

Acct ID: 519444 MTL: 053W350001000 Date: **1/19/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 1542 MATHENY RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 23205 Year: 2024

Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2024 - Tags/Permit (Completion)

Owner: LAKE AND A HALF LLC Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 945502

RMV Land: 1398080 RMV Imp: 942560 RMV Total: 2340640 MAV: 542590 MSAV: 301022 SAV: 845829

Comment: 24-25: L2 1.4.24 JJS
 23-24: L2 01.04.22 GRH

MFG 131169 Gone

Notations

RP/MS	Code	Description	FARM USE OK: HAZELNUT + ROW CROPS
MS	ZONED	FARM EFU ZONED	
RP	ZONED	FARM EFU ZONED	

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 7150 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Update land classes

Site: 2 Code Area: 01600 Size: 120.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 901490 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030/01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 162.0 TTL ACRES/01-02; MOVED 7.50 ACRES OF CLEARABLE PASTURE TO 2 BENCH IRR, 169.50 ACRES TOTAL

Site: 3 Code Area: 01600 Size: 52.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 371800 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 100030

Site: 4 Code Area: 01600 Size: 110.07 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 21460 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1970
 Ryan Lake

Site: 5 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 6180 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1970
 Ryan Lake

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 144 Year Blt: 1951 Eff Year Blt: 1930 Sq.Ft: 2478 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 324570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1652	1	FB-1	1951	1930	BATH - 1, KIT, ROOF, HVAC, FP - 2	Y N
Attic	4	Finished	826	0	0	1951	1930	HVAC	Y N
Basement	4	Unfinished	1652	0	0	1951	1930		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1930	16182	1	Y N

Bldg: 3 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
GARDEN GREENHOUSE	1	450	0	0	1	Exception: Y N		

Bldg: 12 Code Area: 01600 Stat Class: 108 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16950
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
YARD IMPROVEMENTS FAIR	4	0	1989	13894	1	Exception: Y N		

Bldg: 13 Code Area: 01600 Stat Class: 141 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3226 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 598770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 101890 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	3226	4	FB-2	2022	2022	BATH+, BATH - 2, HVAC+, KIT-, ROOF Exception: Y N
Garage Attached	4	Finished	864	0	0	2022	2022	ROOF Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
YARD IMPROVEMENTS AVERAGE	4	0	2022	27900	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 353 Year Blt: 1942 Eff Year Blt: 1979 Sq.Ft: 1000 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 50x20 RMV: 2270
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	4	Finished	1000	0	0	1942	1979	FAIR Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 392 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x14 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	392	0	0	1972	1972	 Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 30x16 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	480	0	0	0	0	 Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Bldg: 6 Code Area: 01600 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	140	0	0	1970	1970	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	160	0	0	1979	1979	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 8 Code Area: 01600 Stat Class: 312 Year Blt: 1982 Eff Year Blt: Sq.Ft: 1800 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 50x36 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	5	Finished	1800	0	0	1982	0	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 9 Code Area: 01600 Stat Class: 353 Year Blt: 1974 Eff Year Blt: Sq.Ft: 880 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 44x20 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	880	0	0	1974	0	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 10 Code Area: 01600 Stat Class: 353 Year Blt: 1979 Eff Year Blt: Sq.Ft: 1584 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 88x18 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	1584	0	0	1979	0	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 11 Code Area: 01600 Stat Class: 312 Year Blt: 1980 Eff Year Blt: Sq.Ft: 3472 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 62x56 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	4	Finished	3472	0	0	1980	0	FAIR	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



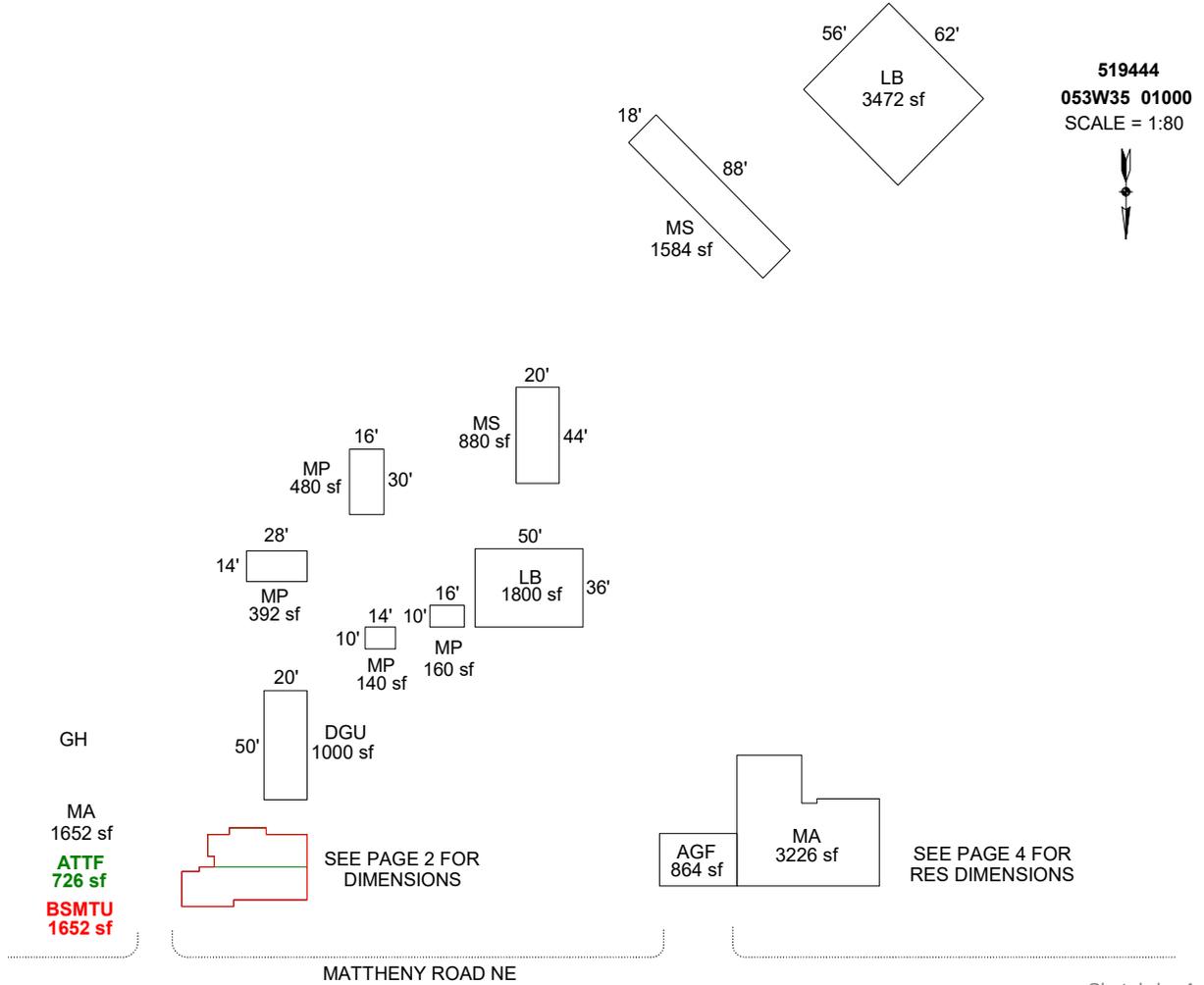
MF6 was behind main house

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519444 Parcel No.: 053W35 01000
 Property Address: 1542 MATHENY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	392.0	84.0	
	MP	1.0	140.0	48.0	
	MP	1.0	160.0	52.0	
	LB	1.0	1800.0	172.0	
	MS	1.0	880.0	128.0	
	MS	1.0	1584.0	212.0	
	LB	1.0	3472.0	236.0	
	MP	1.0	480.0	92.0	8908.0
GLA1	MA	1.0	1652.0	194.0	
	MA	1.0	3226.0	256.0	4878.0
GLA2	ATTF	1.0	726.0	128.0	726.0
BSMT	BSMTU	1.0	1652.0	194.0	1652.0
GAR	DGU	1.0	1000.0	140.0	
	AGF	1.0	864.0	120.0	1864.0
	Net LIVABLE	cnt	0 (rounded)		5,604
	Net BUILDING	cnt	8 (rounded)		8,908

COMMENT TABLE 1

Apex by RW 05/15/08
 UPDATED BY CJURAN 08/09/2022 555-22-005487
 UPDATED BY CJURAN 04/26/2023
 UPDATED BY CJURAN 08/22/2023
 UPDATED BY CLOBERG 04/03/25

COMMENT TABLE 2

GRH 01/04/2023
 JS 08/17/2023
 JJS 01/15/25

COMMENT TABLE 3

TAGS L2
 TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

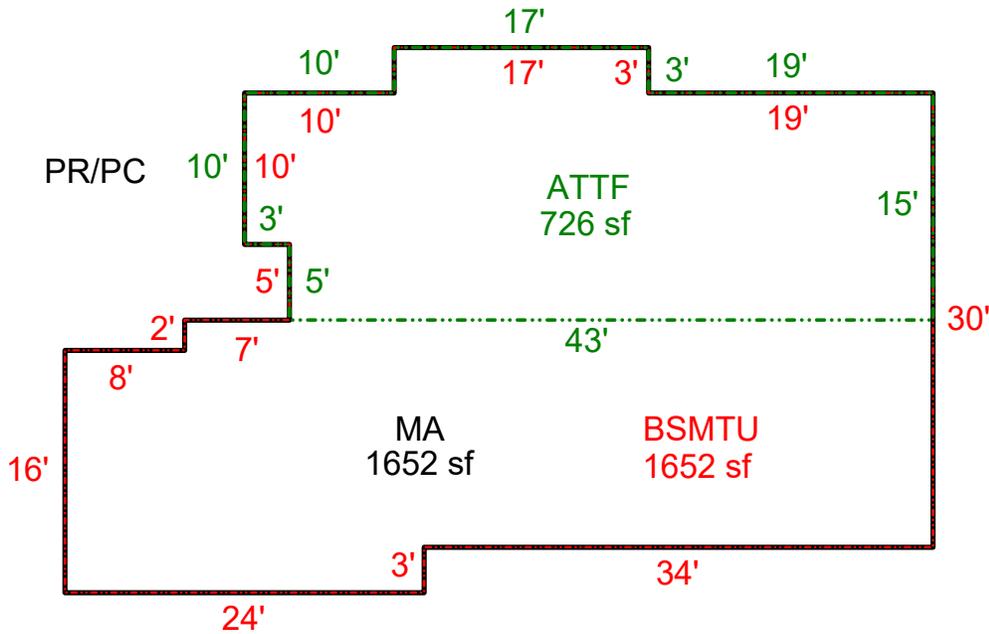
File No.: 519444 Parcel No.: 053W35 01000
 Property Address: 1542 MATHENY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519444
053W35 01000
 SCALE = 1:20



SEE PAGE 1 FOR
PROPERTY LAYOUT



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1652.0	194.0	1652.0
GLA2	ATTF	1.0	726.0	128.0	726.0
BSMT	BSMTU	1.0	1652.0	194.0	1652.0

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Apex by RW 05/15/08
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 UPDATED BY CJURAN 08/22/2023
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COMMENT TABLE 2

GRH 01/04/2023
 JS 08/17/2023
 JJS 01/15/25

COMMENT TABLE 3

TAGS L2
 TAGS L3
 TAGS L2

Net LIVABLE cnt 0 (rounded) 2,378

SKETCH/AREA TABLE ADDENDUM

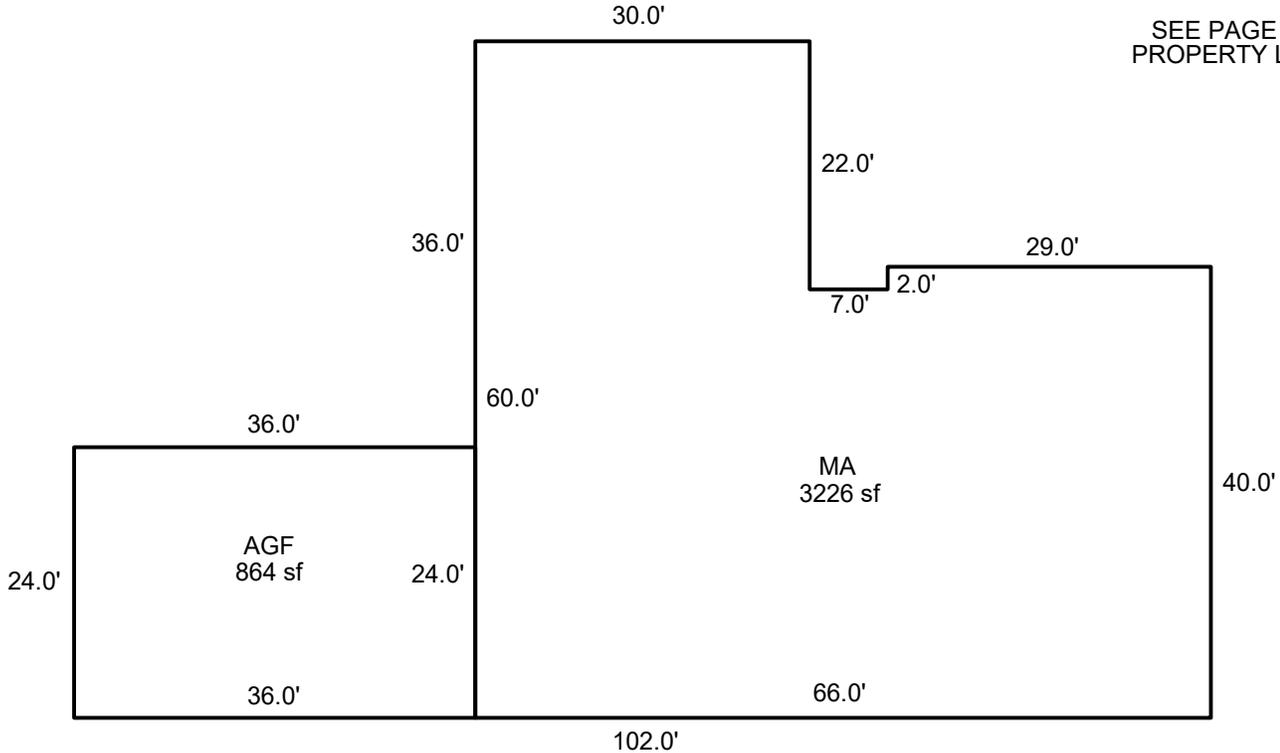
SUBJECT INFO

File No.: 519444 Parcel No.: 053W35 01000
 Property Address: 1542 MATHENY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519444
053W35 01000
 SCALE = 1:20

 SEE PAGE 1 FOR
 PROPERTY LAYOUT



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3226.0	256.0	3226.0
GAR	AGF	1.0	864.0	120.0	864.0

COMMENT TABLE 1

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 UPDATED BY CJURAN 04/26/2023
 UPDATED BY CJURAN 08/22/2023
 UPDATED BY CLOBERG 04/03/25

COMMENT TABLE 2

GRH 01/04/2023
 JS 08/17/2023
 JJS 01/15/25

COMMENT TABLE 3

TAGS L2
 TAGS L3
 TAGS L2

Net LIVABLE cnt 0 (rounded) 3,226