

Acct ID: 518184 MTL: 062W030000900 Date: **7/25/24** Appr: **GRH/WW** Prop Class: 921 RMV Prop Class: 451
 Situs: 10653 71ST AVE NE BROOKS OR 97305 MaSaNh: 02 06 000 Unit: 45915 Year: 2024
 Last Date Appraised: 04/09/2024 Appraiser: JORDAN SCHULTZ Retag: **Y** Tag info: _____
 Owner: GERVAIS SCHOOL DISTRICT #1 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 340220 RMV Imp: 569700 RMV Total: 909920 MA: 0 MSAV: 0 SAV: 0
 Comment: 24-25: L1 4.9.24 JJS
 22-23; PUT SCHOOL ON M&S #40 ML; LEVEL 4 C19 4.14.20 CL10

Update Inv

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01600	0

Add OSDA I/O

Land

Site: 1 Code Area: 01600 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 300220 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: ORIG VAL = 100540 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07:
 RECALC SETUP, APPR NO 19, 10/6/05

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1760 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x44 RMV: 27640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	6	Finished	1760	0	0	2004	2004	1 Avg	Y N 0

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2004 Sq.Ft: 2304 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x64 RMV: 29160
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	2304	0	0	2000	2004	1 Avg	Y N 0

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 301 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: _____ RMV: 3300
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	4	6600	1957	3300	0
Exception: Y N					

leave

Bldg: 6 Code Area: 01600 Stat Class: 820 Year Blt: 1938 Eff Year Blt: _____ Sq.Ft: 4032 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: _____ RMV: 442520
 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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 7	Code Area: 01600	Stat Class: 820	Year Blt: 1989	Eff Year Blt:	Sq.Ft: 768	% Complete: 100		
Desc: OTHER SCHOOLS	<i>modular classroom</i>				Dimensions:	RMV: 63550		
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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 8	Code Area: 01600	Stat Class: 321	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 720	% Complete: 100		
Desc: Hay Cover (HC)					Dimensions:	RMV: 3530	<i>I/O</i>	
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
Hay Cover	4	Finished	720	0	0	2004	2004	FIR <i>/ Aug</i>
								Exception: Y N <i>0</i>
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

6403017 AD 7056
6604001 FENCE 1312 6'
6604010 GATE 2 @ 12 6'
6601014 PC 820

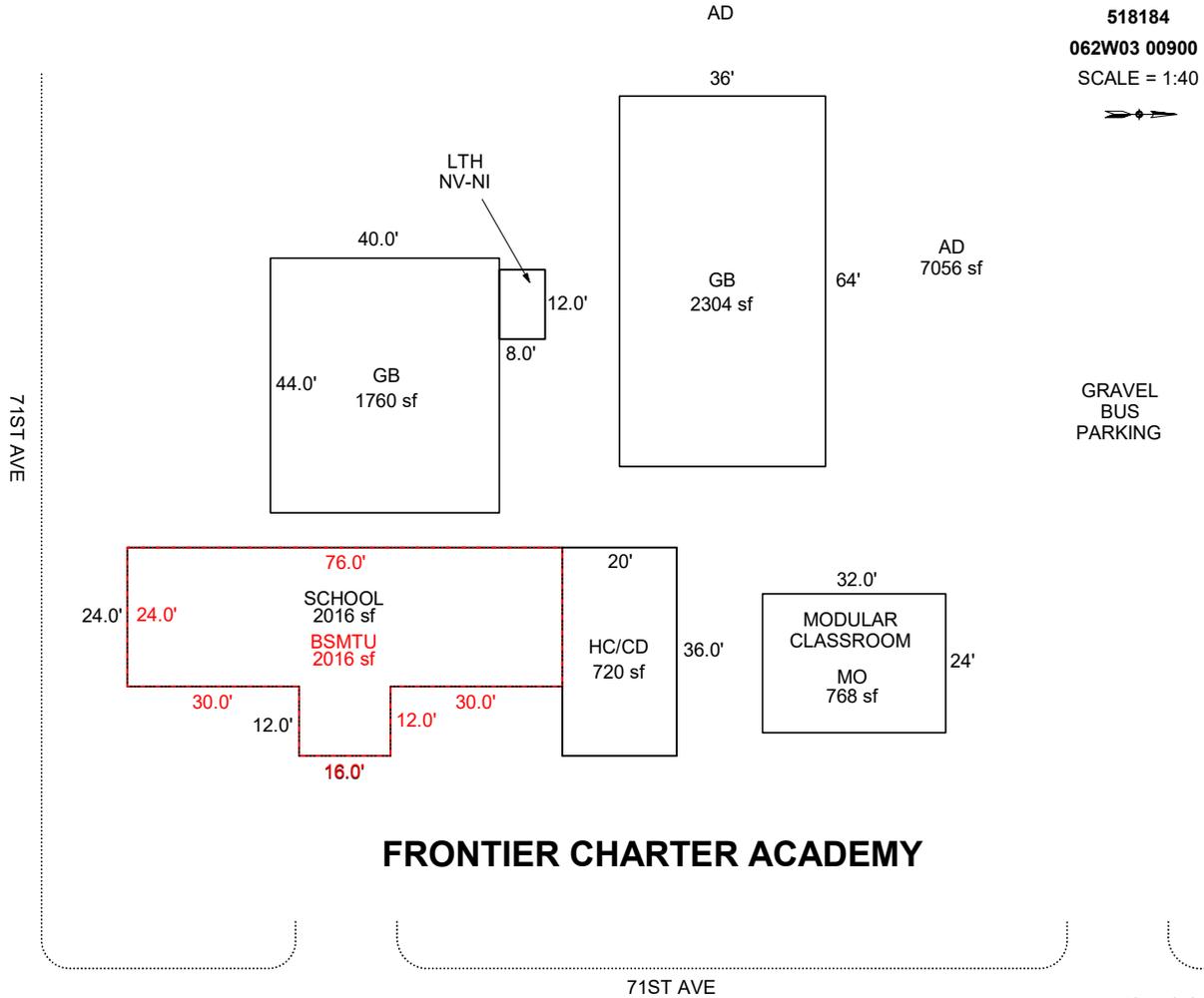


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518184 Parcel No.: 062W03 00900
 Property Address: 10653 - 10673 71st Ave NE
 City: Brooks County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC/CD	1	720	112	720
GLA1	SCHOOL	1	2016	224	2016
BSMT	BSMTU	1	2016	224	2016
OTH	GB	1	1760	168	
	GB	1	2304	200	
	MO	1	768	112	4832
	Net LIVABLE	cnt	1 (rounded)		2,016
	Net BUILDING	cnt	1 (rounded)		720

COMMENT TABLE 1

Apex by JA 4/15/09
 UPDATED BY CJURAN 10/13/2021
 UPD BY WW 8/12/24

COMMENT TABLE 2

CL #10 04/14/2021
 GRH/WW 7.25.24

COMMENT TABLE 3

CYCLE C-19
 CYCLE L2

Commercial Property Appraisal

Marion County

Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 518184

Notes 24-25: CYCLE UPDATE INV PER GRH & WW//20-21: #10
CYCLE C19, ADD AD, UPDATE INV / 09-10: #19 ON
CYCLE WORK, L/S INSURED VALUE PER SCHOOL
BUS MGR./ LUMP SUM VALUE ATTACHED 06-07 AS
PER APPR #19, MS CHANGED TO GB.

Total Sq Ft 4,032

MA-SA-NH 02-06-000

Component - Elementary School

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Elementary School

Type Building

Size 2,016 sq ft

Perimeter 224 ft

of Stories 1 (1 in building)

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	2,016	\$180.55	\$363,989	\$225,673	\$138,316
6604001	Chain Link Fence, Galvanized	1,312	\$25.17	\$33,023	\$0	\$33,023
6601014	Concrete Sidewalk	820	\$7.21	\$5,912	\$0	\$5,912
3	Default Heating	2,016	\$18.65	\$37,598	\$23,311	\$14,287
764	Fire Alarm System	4,032	\$2.78	\$11,209	\$6,950	\$4,259
6604010	Gate, Chain Link	2	\$1,266.00	\$2,532	\$0	\$2,532
6403017	Paving, Asphalt	7,056	\$5.41	\$38,173	\$23,667	\$14,506
681	Sprinklers	2,016	\$8.04	\$16,209	\$10,050	\$6,159
896	Stud Walls-Wood Siding	2,016	\$26.33	\$53,081	\$32,910	\$20,171
				\$561,726	\$322,561	\$239,165

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% of RCN)		\$56,172.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 30 yrs

Additional Functional 0.0 %

External 0.0 %

Section - Basement

Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 518184

Notes 24-25: CYCLE UPDATE INV PER GRH & WW//20-21: #10
CYCLE C19, ADD AD, UPDATE INV / 09-10: #19 ON
CYCLE WORK, L/S INSURED VALUE PER SCHOOL
BUS MGR./ LUMP SUM VALUE ATTACHED 06-07 AS
PER APPR #19, MS CHANGED TO GB.

Total Sq Ft 4,032

MA-SA-NH 02-06-000

Type Basement

Associated Section 264

Size 2,016 sq ft

Perimeter 224 ft

of Stories 1 (1 in building)

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire), Type: Finished Basement	100	2.0	C Masonry Bearing Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
4	Basement Base Cost	2,016	\$133.77	\$269,680	\$167,202	\$102,478
51	Basement Fireproofing	2,016	\$10.53	\$21,228	\$13,161	\$8,067
3003	Default Heating	2,016	\$14.91	\$30,059	\$18,637	\$11,422
				\$320,967	\$199,000	\$121,967

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O		\$32,096.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

None
 Additional Functional 0.0 %
 External 0.0 %

Reconciliation	Base Value	Calculation Type					Marshall & Swift	Improvements (S + M/E - P)
Land	Structures	Mach/Equip	Personal Prop	Total				
\$0	+	\$429,500	+	\$0	-	\$0	=	\$429,500

Commercial Property Appraisal

Marion County

Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 518184

Notes

Total Sq Ft 768

MA-SA-NH 02-06-000

Component - Relocatable Classroom
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classroom

Type Building

Size 768 sq ft

Perimeter 112 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	768	\$159.32	\$122,358	\$86,874	\$35,484
3	Default Heating	768	\$10.32	\$7,926	\$5,627	\$2,299
764	Fire Alarm System	768	\$2.78	\$2,135	\$1,516	\$619
				\$132,419	\$94,017	\$38,402

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$13,241.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$51,643 Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$51,643	+		-		=	\$51,643	\$51,643