

Acct ID: 514764 MTL: 052W13BD00900 Date: 8.15.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 15057 STUBB RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 94627 Year: 2025

Last Date Appraised: 04/26/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: CHEREPANOV, GEORGE Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 141731  
 RMV Land: 532030 RMV Imp: 179750 RMV Total: 711780 MAV: 104050 MSAV: 37681 SAV: 96353  
 Comment:

Notations

Upd Inv

Farm use ok: See

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03600	0

Land

Site: 2	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 51300	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis// 10300030						
Site: 3	Code Area: 03600	Size: 8.03 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 430730	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1982 / 10300030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 132	Year Blt: 1920	Eff Year Blt: 1948	Sq.Ft: 1484	% Complete: 100
Desc: Multi Story above grade			Dimensions:	RMV: 136750		
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	3	Finished	852	1	FB-1	1920	1948	KIT-, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	632	2	0	1920	1948		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	3	1	1948	12712	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 341	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x12	RMV: 1500		
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:
Multi-Purpose Bldg	5	Finished	144	0	0	1992	1992	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 03600	Stat Class: 351	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 840	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 35x24	RMV: 3550		
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:
General Purpose Bldg	4	Finished	840	0	0	1987	1987	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 455 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 35x13 RMV: 480  
 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	
Lean-to Light Duty	4	Finished	455	0	0	1987	1987		Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 03600 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 280 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 0  
 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	
Multi-Purpose Bldg	4	Finished	280	0	0	1987	1987	F	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 03600 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 2040 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x34 RMV: 20820  
 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	
General Purpose Bldg	5	Finished	2040	0	0	1999	1999	FAIR	Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 03600 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 3360 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 11340  
 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	
Lean-to Heavy Duty	4	Finished	3360	0	0	1999	1999		Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 03600 Stat Class: 321 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 720 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 20x36 RMV: 3370  
 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	5	Finished	720	0	0	2005	2005		Exception: Y N

**Accessories**

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

Bldg: 9 Code Area: 03600 Stat Class: 353 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 400 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 20x20 RMV: 930  
 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	
Machine Shed	4	Finished	400	0	0	1981	1981	F	Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 03600 Stat Class: 353 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 128 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 8x16 RMV: 1010

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: Y N
Machine Shed	4	Finished	128	0	0	2008	2008	F	

**Accessories**

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



No trespassing

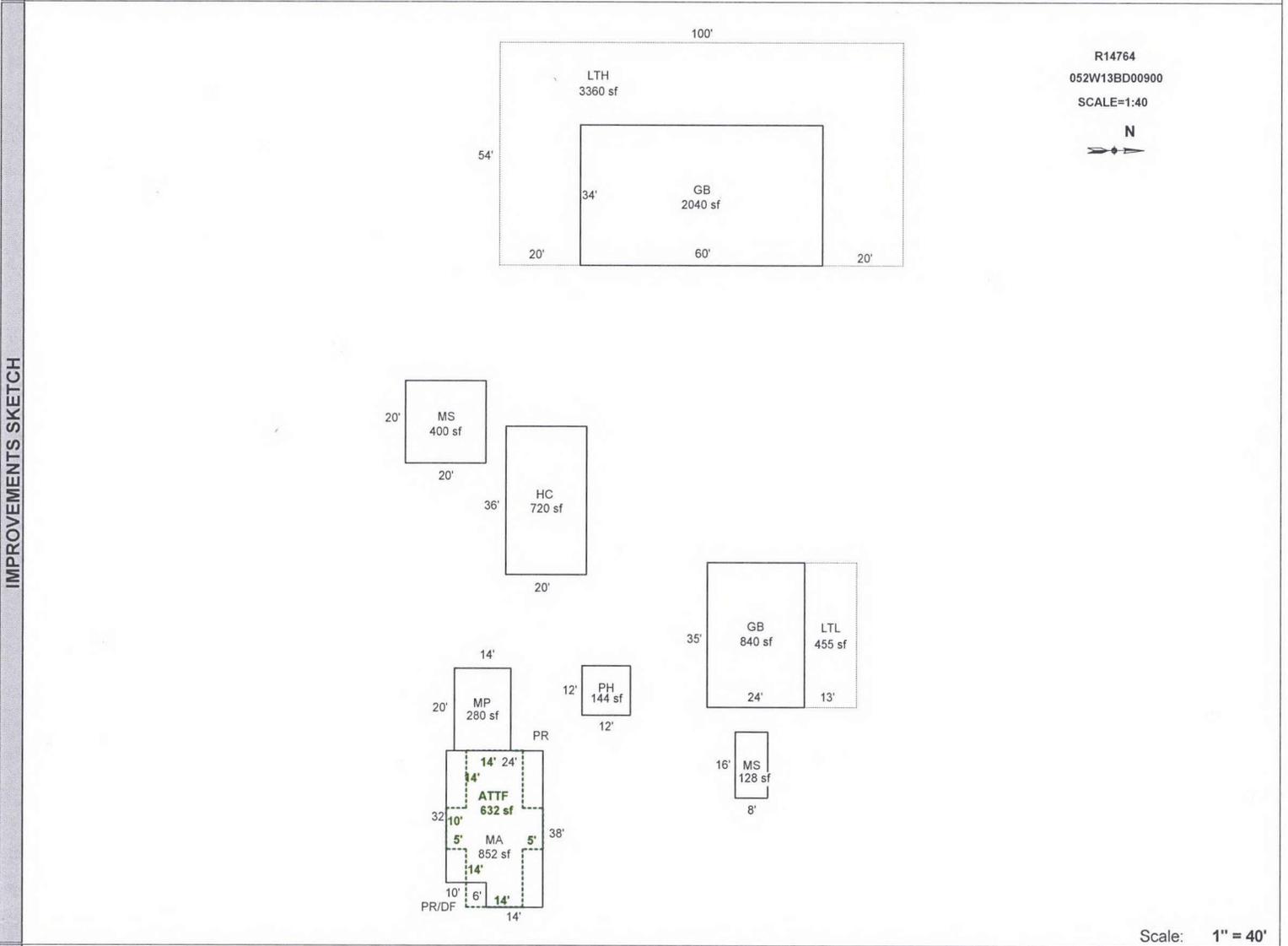


# SKETCH/AREA TABLE ADDENDUM

Parcel No 052W13BD00900

File No R14764

SUBJECT	Property Address <b>15057 STUBB RD NE</b>	County <b>MARION</b>	State <b>OR</b>	Zip <b>97026</b>
	City <b>GERVAIS</b>			
	Owner			
	Client			
	Appraiser Name			



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	852	124	852	DRAWN BY JRONDEMA 8/22/17	
GLA2	ATTF	1.00	632	124			
GBA1	PH	1.00	144	48	8367	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Comment Table 2</p> <p style="font-size: 2em; color: blue; font-family: cursive;">JJS 815.25</p> </div> <div style="width: 45%;"> <p>Comment Table 3</p> <p style="font-size: 2em; color: blue; font-family: cursive;">CYCLE L3</p> </div> </div>	
	GB	1.00	840	118			
	LTL	1.00	455	96			
	MP	1.00	280	68			
	GB	1.00	2040	188			
	LTH	1.00	3360	376			
	HC	1.00	720	112			
	MS	1.00	400	80			
	MS	1.00	128	48			
Net LIVABLE Area (rounded w/ factors)							
Net BUILDING Area (rounded w/ factors)					8367		