

Acct ID: 514904 MTL: 052W210003501 Date: 8.8.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 13693 MANNING RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 24114 Year: 2025

Last Date Appraised: 02/03/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2023 - Tags/Permit (Completion)

Owner: KERNES, TRAVIS Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 438112

RMV Land: 487850 RMV Imp: 863470 RMV Total: 1351320 MAV: 416280 MSAV: 21832 SAV: 94022

Comment: 23-24: L2 2.3.23 GRH  
 22-23 L2 12.30.21 GRH

Notations

NIC

Farm 4x OK: seed

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 63060 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / LY 2009  
 06-07: RECALC SETUP, APPR NO 19, 10/03/05

Site: 3 Code Area: 01600 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 197800 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / LY 1976  
 100030

Site: 4 Code Area: 01600 Size: 2.94 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 176990 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / LY 1976  
 22-23 AC CORR +.21

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 152 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 4024 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 861960  
 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	5	Finished	2203	2	FB-2/ HB-1	2016	2016	ROOF, FP - 1, HVAC+, BATH+, KIT, BTH - 1, BATH - 2	Y N
Second Floor	5	Finished	1275	3	FB-1	2016	2016	HVAC+, BATH - 1, ROOF	Y N
Attic	5	Finished	546	0	0	2016	2016	ROOF, HVAC	Y N
Garage Attached	5	Finished	902	0	0	2016	2016		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2016	42816	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 196 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x14 RMV: 1070  
 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	196	0	0	1973	1973	FAIR	Y N

Accessories

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

Bldg: 3    Code Area: 01600    Stat Class: 321    Year Blt: 1901    Eff Year Blt: 1973    Sq.Ft: 336    % Complete: 100  
 Desc: Hay Cover (HC)    Dimensions: 24x14    RMV: 440  
 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	336	0	0	1901	1973	Exception: Y N

**Accessories**

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



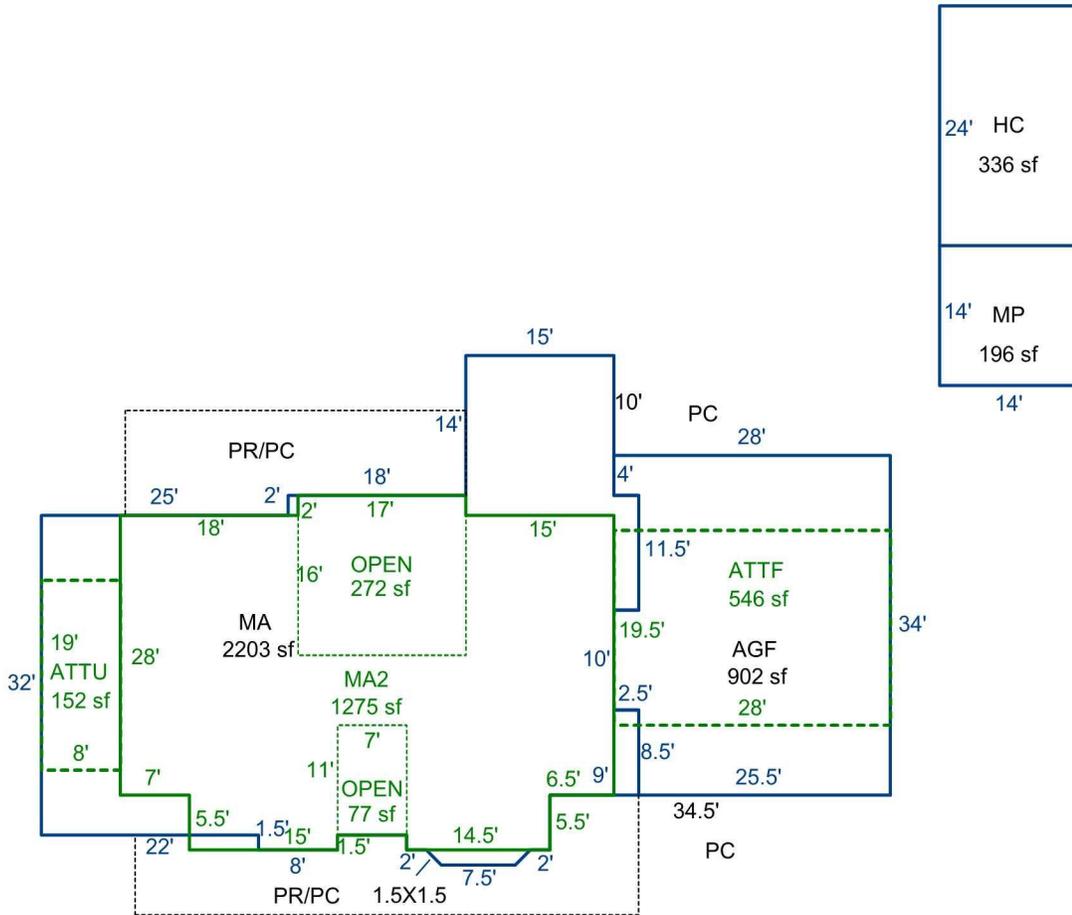
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R14904 Parcel No.: 052W21 03501  
 Property Address: 13693 MANNING RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**R14904**  
**052W21 03501**  
 SCALE=1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	196.0	56.0	
	HC	1.0	336.0	76.0	532.0
GLA1	MA	1.0	2203.3	229.2	2203.3
GLA2	MA2	1.0	1275.3	174.0	
	ATTF	1.0	546.0	95.0	1821.3
GAR	AGF	1.0	902.0	129.0	902.0
Net LIVABLE		cnt	3 (rounded)		4,025
Net BUILDING		cnt	2 (rounded)		532

### COMMENT TABLE 1

APEXED BY NRC 09/22/2009  
 UPDATED BY JRONDEMA 4/7/16  
 UPD BY PHU 09.22.20  
 UPDATED BY CJURAN 01/21/2021 555-20-008689

### COMMENT TABLE 2

08.19.20 JS #29: TAGS (L)  
**JS 8.8.25**

### COMMENT TABLE 3

**cycle L3**