

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: Amy 9/22/23 Appr: CWO

Acct ID: 515305 MTL: 052W35B001200 Date: 5/25/23 Prop Class: 551 RMV Prop Class: 551
Situs: _____ MaSaNh: 02 06 000 Unit: 146248 JS Year: 2023

Last Date Appraised: 12/08/2022 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: 2023 - FARM/FOREST (L2: ON-SITE REVIEW EXTERIOR)
HERNANDEZ

Owner: MALONE, CARL PHILLIP Roll Type: R
Cycle Tag Sales Verification Other: FF Inspection level: 1 3 4 LCB TTO INSP AV: 539479
RMV Land: 340250 RMV Imp: 609050 RMV Total: 949300 MAV: 210420 MSAV: 54489 SAV: 108853
Comment: 23-24: L2 12/8/22 GRH
1/4/22 L3 MHamilton
LEVEL 2 6.2.21 JS29

Send Mtn letter

Notations

No notation data available.

No farm use

OSDs

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

Sent inquiry letter 9-22-23

Land

Site: 1 Code Area: 01600 Size: 0.74 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 250 Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 79480 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1976 / 22-23: Change 1.0 acre 4bd to SA homesite
 21-22: #29 SV, NO CHG / 21-22: UPDATE PART TOTALS / 16-17: UPDATED PART TOTALS & K SCREEN
 / 00-01: 100030, UPDATED MKT VAL. 06-07: RECALC SETUP:#36 08-22-05

Site: 2 Code Area: 01600 Size: 1.21 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 118140 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 100030

Site: 3 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 485 Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 97630 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 152 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2930 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 584190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 274570 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2089	2	FB-2	2021	2021	BATH - 2, KIT-, BATH+, HVAC, FP, ROOF	Y N
Attic	5	Finished	841	2	FB-1	2021	2021	BATH - 1, HVAC, BATH+	Y N
Attic	5	Unfinished	69	0	0	2021	2021		Y N
Garage Attached	5	Finished	792	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2021	34800	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 24860
 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	5	Finished	1152	0	0	2021	2021	FAIR	Y N

Accessories

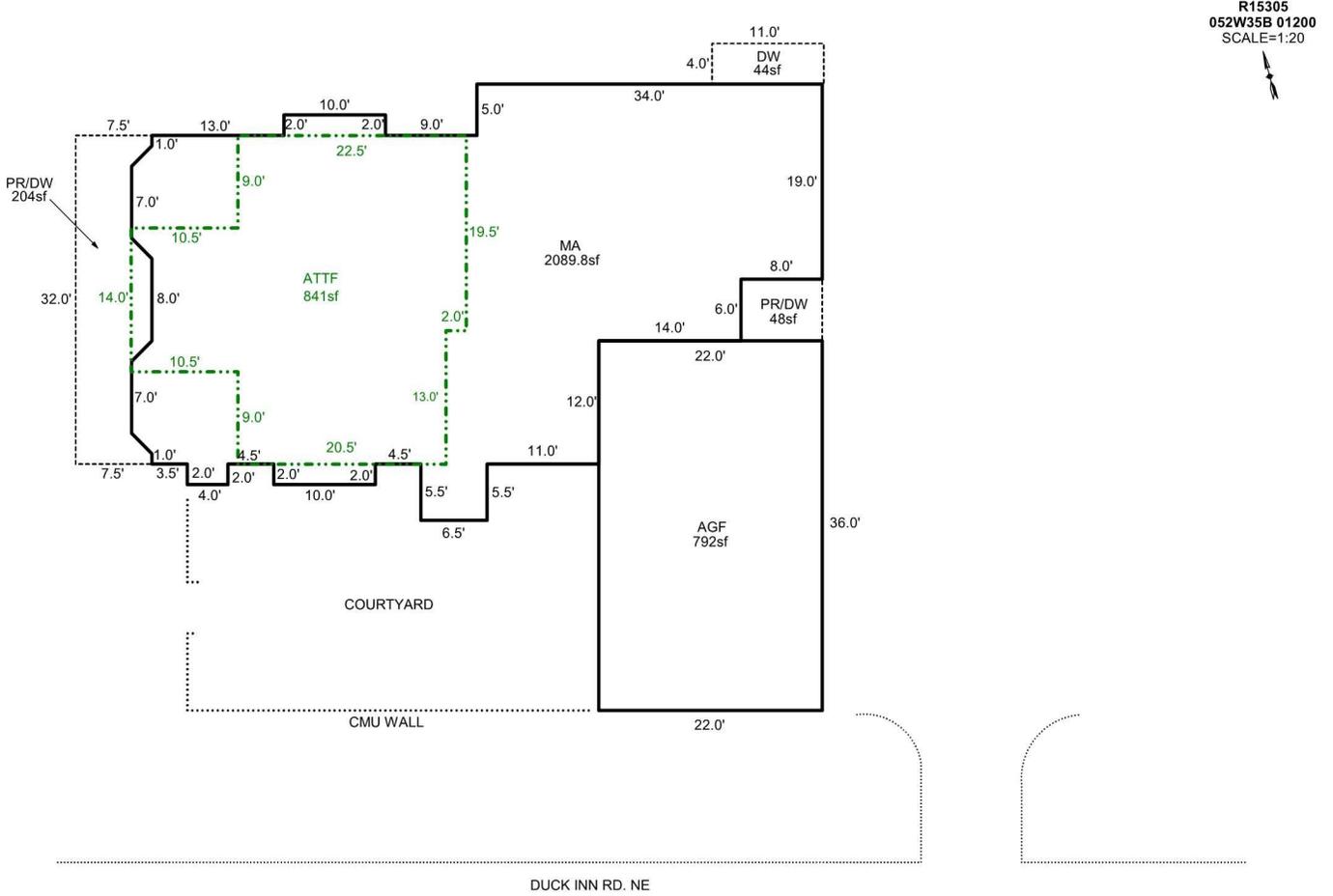
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	192	2021	1014	1	Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15305 Parcel No.: 052W35B 01200
 Property Address: 11998 DUCK INN RD. NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2089.8	232.3	2089.8
GLA2	ATTF	1.0	841.0	130.0	841.0
GAR	AGF	1.0	792.0	116.0	792.0
P/P	PR/DW	1.0	48.0	28.0	
	PR/DW	1.0	204.0	82.3	
	DW	1.0	44.0	30.0	296.0

COMMENT TABLE 1

APEX BY CJURAN 03/15/2021 555-20-009339

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,931

R15305



358 052W
052W-35B -01200 44606-000
552 (550) 0-4C A90 001-00-03-0
ADELMAN, ANTON A & DOROTHY M

~~5.49~~ ^{2.95} ACRES
ANNEXATION NO 92-689

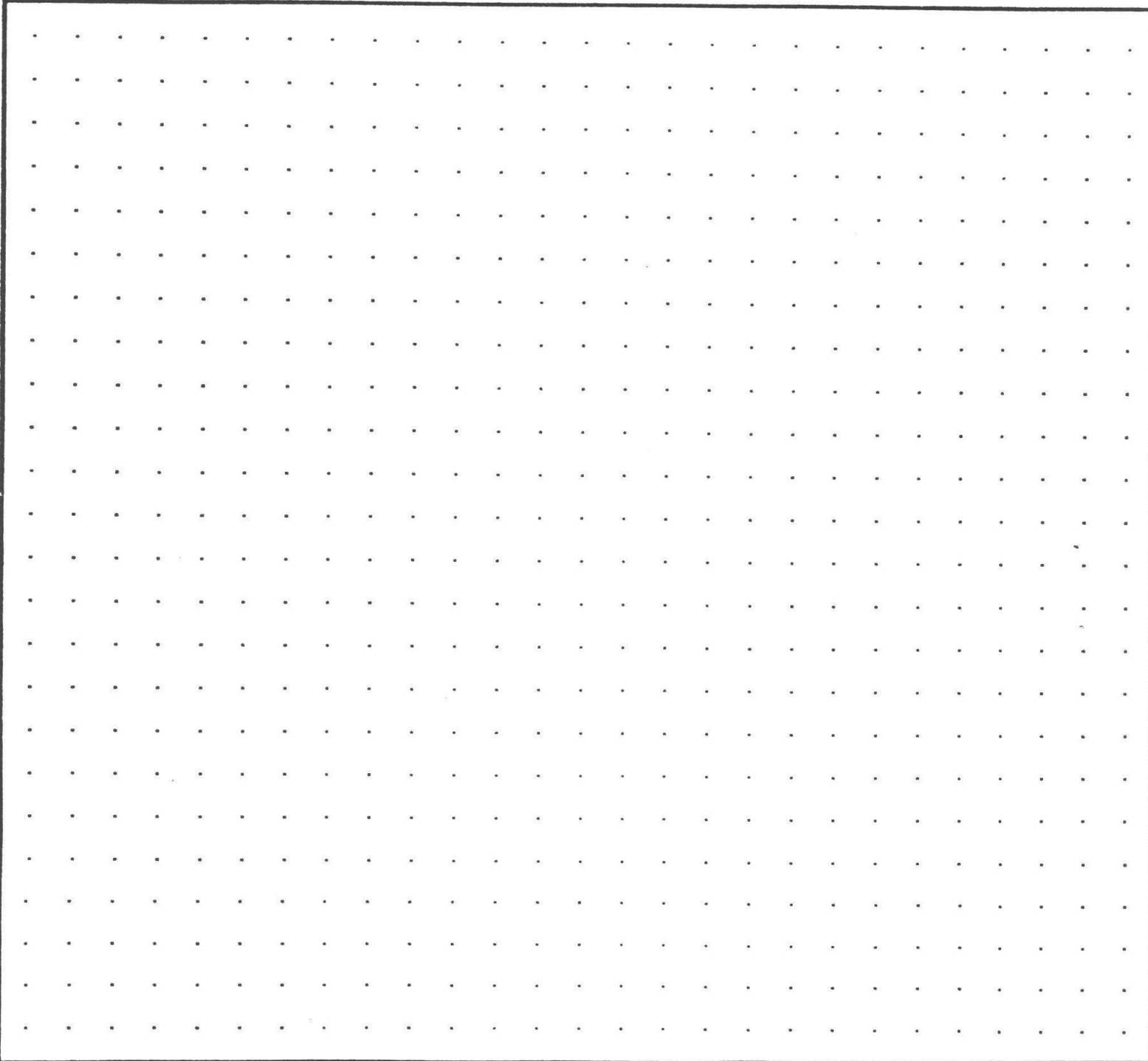
V0012P0990RD V0374P0248RD 07/18/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

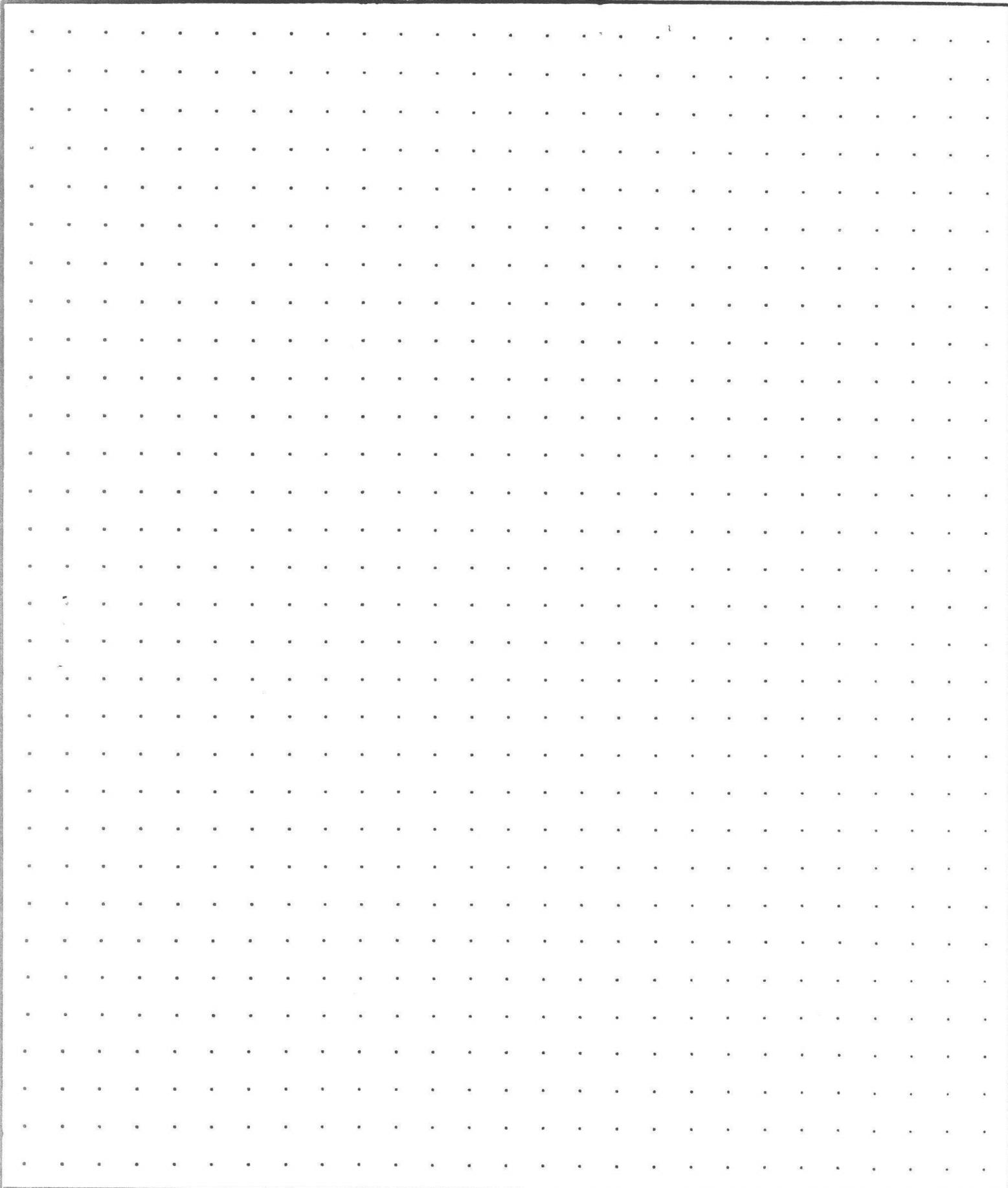
ADDRESS:

DATE

BY

REMARKS:

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

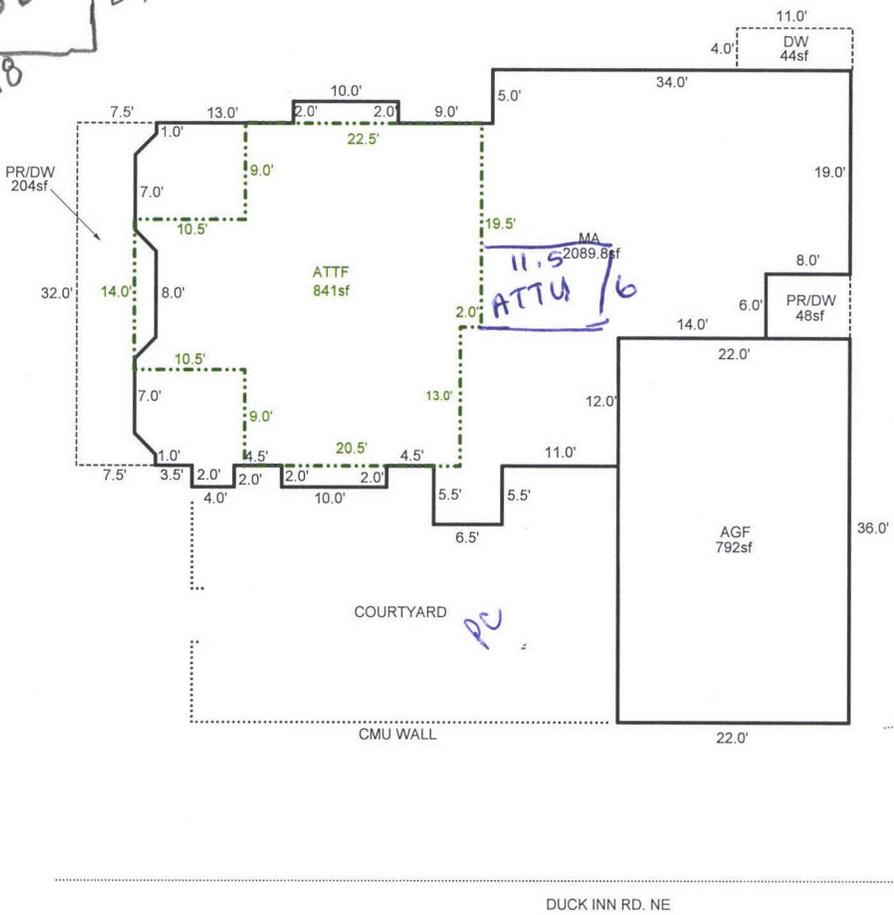
File No.: R15305 Parcel No.: 052W35B 01200
 Property Address: 11998 DUCK INN RD. NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner: Client Address:
 Client: Appraiser Name: Inspection Date:

SKETCH

GB

4
24
48

R15305
052W35B 01200
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2089.8	232.3	2089.8
GLA2	ATTF	1.0	841.0	130.0	841.0
GAR	AGF	1.0	792.0	116.0	792.0
P/P	PR/DW	1.0	48.0	28.0	
	PR/DW	1.0	204.0	82.3	
	DW	1.0	44.0	30.0	296.0

APEX BY CJURAN 03/15/2021 555-20-009339

COMMENT TABLE 2

COMMENT TABLE 3

T49 1/4/22

Tags L3

Net LIVABLE cnt 2 (rounded) 2,931

R15305 052W35B 01200 Appr #: _____ Date _____ Prop Class 551 Prop Code A80
 Situs Address Franchise Code 31 Year For: 2010-2011
 Owner DUCK INN GROUP LLC

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 19,400 RMV Imp: 0 RMV Total: 19,400 M50 Total: 1,980

Segment								Land
Class								
Dim/Size								
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code								

GIS # 20100062 ROW TAKING REDUCES ACRES SLIGHTLY
 4/20/10 (21)

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH DRY	008N	2.00		
1980 2	WASTELAND	WASTE	3.59 3.49		
Eff Acres 98.27		Companion Accounts R62869 R15273 052W35 01700;052W35 02100;052W35 R15298 R15304 01600;052W35B 01300;052W35 R15295 R62868 01500;052W35 01900			

Date 3/23 Clerk Amy **ROUTING SLIP**
Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments _____
 APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
 Appraiser response _____
 Reviewed by lead appraiser/comments _____

R15305 052W35B 01200 Appr #: 19 Date 3-17-10 Prop Class 551 Prop Code A80
Situs Address Franchise Code 31 Year For: 2010-2011
Owner DUCK INN GROUP LLC
Tags Cycle Sales Verification N/C Other: _____
Notes: _____
RMV Land: 19,400 RMV Imp: 0 RMV Total: 19,400 M50 Total: 1,980

Accessory Improvements

Out Buildings

R15305 052W35B 01200

Prop Class: 550 Prop Code: A90 Fran: 29

Appr #: 25 Date: 6-2-21

Situs Address

TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner DUCK INN GROUP LLC

Pictom Sales Verif. Other: _____

RMV Land: 80,080

RMV Imps: 0

RMV Total: 80,080

M50 Total: 3,500

For: 2021-2022

Notes: Previously had Poplar + Xmas trees. Looks like most are gone now.
Noted new shop + house being built.
✓ 1-1-22

Accessory Improvements

Out Buildings

Account # R/5305 Prop CLASS _____ Prop CODE _____
 MTL _____ Situs _____
 APPR # _____ Date _____
 Comments _____ Tag? No Yes _____

Segment MA Class 5 Area 2089
 Qty _____ Eff Area 2089
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style Gambrel/Hip
 Plumbing bath 2.0 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms 2 Yr blt 2021 Eff yr 2027
 %Comp 53 Func/Adj _____
 Except Code new Lump Sum _____
 Comments _____

Segment ATTU Class 5 Area 69
 Qty _____ Eff Area 910
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt 2021 Eff yr 2021
 %Comp 53 Func/Adj _____
 Except Code new Lump Sum _____
 Comments _____

Segment ATTF Class 5 Area 841
 Qty _____ Eff Area 910
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing bath 1.0 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms 2 Yr blt 2021 Eff yr 2027
 %Comp 53 Func/Adj _____
 Except Code new Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp 53 Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

YI's, Garages & Outbuildings

Segment	AGF	PRA	DN	_____	OSD's
Class	<u>5</u>				
Dimensions/Area	<u>792</u>	<u>204</u>	<u>204</u>		
Foundation	<u>36x22</u>				
Exterior Wall					
Ext Wall Height					
Interior Finish					
Roof Cover	<u>arcmp</u>				
Roof Style	<u>Gable</u>				
Flooring				<u>0</u>	
Plumbing					
Heat					CHECK
Electric					OTHER
Misc					SIDE →
Year Built	<u>2021</u>	<u>2021</u>	<u>2021</u>		
Eff Year	<u>2021</u>	<u>2021</u>	<u>2021</u>		
% Complete	<u>53</u>	<u>100</u>	<u>100</u>	<u>per wv</u>	
Lump Sum					
Exception Code	<u>new</u>	<u>new</u>	<u>new</u>		

R15305 052W35B 01200

Prop Class: 551 Prop Code: A90 Fran: 29

Appr #: _____ Date: _____

Situs Address

TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner DUCK INN GROUP LLC

Pictom

Sales Verif Other: _____

RMV Land: 177,660

RMV Imps: 0

RMV Total: 177,660

M50 Total: 3,500

For: 2022-2023

Notes: _____

Farms

Segment	6B	CD								Land
Class	5									
Dim/Size	24x48	48x4								
Foundation	Pole									
Exter Wall	BRENAM									
Wall Height	8ft									
Inter Finish										
Roof Cover	BRENAM									
Roof Style	gable									
Flooring	concrete									
Plumbing										
Electric	None									
Misc.										
Yr Blt	2021	2021								
Eff Yr	2021	2021								
Cond.										
% Good										
% Comp	100									
Lump Sum										
Except. Code	New	<i>E/O New</i>								

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH DRY	008NG	1.03		
2	FOUR BENCH DRY	008N	<i>0.92</i> 1.92		<i>4B 1.91</i>

Eff Acres Companion Accounts
1001 Homesite 008N 1.0
 Zone: EFU *1001 USDA, RUR*

Routing Slip

Date: *5/11/22* Clerk: *Chammy* Clerk Comments: _____

Appraiser Response: *OK MLH 5/11/22*

Return to appraiser after input

Review by lead appraiser *(P)*

R15305 052W35B 01200 Prop Class: ⁵⁵⁷550 Prop Code: A90 Fran: 29 Appr #: T49 Date: 1/4/22

Situs Address TTO LCB Insp: 1 2 3 4 Cycle (Tags) Farm Forest
Owner DUCK INN GROUP LLC Pictom Sales Verif Other: _____

RMV Land: 177,660 RMV Imps: 0 RMV Total: 177,660 M50 Total: 3,500 For: 2022-2023

Notes: New MA @ 53% Recheck 1/1/23

Farm Inquiry Letter
check 5/1/23
addn'l livestock

Accessory Improvements

Out Buildings

SPECIALLY ASSESSED LAND APPRAISAL CARD

Page ____ of ____

Input Date: ____/____/____ By _____

Print Date: 4/7/2006

Account # **R15305** Code Area 00100030

Map Tax Lot: 052W35B 01200

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
 (That make up this tax lot)

Date Appraised ____/____/____ Appraiser _____ Year For 2007-08 Account # Acres 5.59

Property Class 550 Prop Code A80 Maint. Area 04C Zoning EFU

Prop Situs Addr:

LAND REAL MARKET VALUE FOR ACREAGE:

<u>Land Seg #</u>	<u>Yr. of Liab.</u>	<u>Land Type</u>	<u>Soil Class/Land Description</u>	<u>Acres</u>	<u>Land Sched.</u>	<u>Land Adj.</u>	<u>Exception Codes</u>
R15305.1	76	3230	TWO BENCH DRY	2.00	_____	_____	_____
R15305.2	80	3980	WASTELAND	3.59	_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
R15295	052W35B 01300	_____	_____	_____
R15298		_____	_____	_____
R62869		_____	_____	_____
R62868		_____	_____	_____
R15273		_____	_____	_____
R15304		_____	_____	_____

APPR INITIALS & #: (10) DATE: 6-9-06 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

XMAS TREES

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

APPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

Percent Complete Form

Account # R15305

Additions

New Homes

		No Basement		Basement		
% Item	% Sum	% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	3%	0%	
2%		Excavation	2%	4%		
3%		Foundation	3%	10%		
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%		60%	
3%		Insulation	3%	2%		
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR T49 Date 1/4/22 YR For 22-23 % COMP 53%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding

Type: _____

Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Work Order Processing Form

Page 2 of 2

Acct #: R15305 Map/Tax: 052W35B 01200

Year 2020 - 2021

Log #(s) Involved: GIS# 20200230

Remarks: (* soil class change) AC correction on R15305 from 5.49 ac to 5.31 ac, and on R15304 from .65 ac to .59 ac. 2.36 ac is adjusted from R15305 to R15304. NO imps.

Account Details

Zone: EFU Prop Class: 550 Nbhd Code: NOR.RUR Franchise Area: 29

Code Area: 00100030 Prop Code: A90 Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
<u>R15305</u>	<u>1976</u>	<u>TWO BENCH DRY</u>	<u>1.03</u>	<u>008NG</u>	<u>----</u>
<u>R15305</u>	<u>1980</u>	<u>FOUR BENCH DRY</u>	<u>1.92</u>	<u>008N</u>	<u>----</u>
					<u>----</u>

Total Acres: 2.95

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
		<u>NO IMPS</u>			

Values

Land: SYSCALC Imp: 0 MAV: 0 Exception Code: LLA

Completed By: MH #31 Date: 6/11/2020

Reviewed By: _____ Date: _____ / Clerk: Chris Date: 6/17/20