

Acct ID: 519455 MTL: 063W030000500 Date: **8.13.25** Appr: **GRH** Prop Class: 963 RMV Prop Class: 500
 Situs: 10991 WHEATLAND RD NE GERVAIS OR 97026 MaSaNh: 04 06 000 Unit: 25025 Year: 2024
 Last Date Appraised: 08/11/2020 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: STATE OF OREGON-PARKS & REC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 352388
 RMV Land: 2167390 RMV Imp: 729580 RMV Total: 2896970 MAV: 0 MSAV: 352388 SAV: 1122686
 Comment: LEVEL 2 8.11.20 WV06

Update inv

Notations

RP/MS	Code	Description	
RP	ZONED	FARM EFU ZONED	Farm seed & orchard Check farm notation

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	01600	0

Land

Site: 1	Code Area: 01600	Size: 198.65 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR			RMV: 1028020	Exception: Y N
Adjustment(s): IRR, FSOIL, GSOIL		Fire Patrol:		Description:		
Comments: 18-19: PER #31 EDIT #3A, CHG LAND SCH//01-02:COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 200.0 TTL ACRES .02-03: CALLED AND TALKED TO BETH REEVES AT PARK&REC; ONLY 169 ACRES IS BEING LEASED OUT AND FARMED BY LAFOLLETTE FARMS 06-07: RECALC SETUP;#42 11-1-05 06-07: RECALC SETUP;#42 11-1-05						
Site: 3	Code Area: 01600	Size: 2.22 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Farm Use - EFU	Description: SIX BENCH			RMV: 9990	Exception: Y N
Adjustment(s): IRR, FSOIL, GSOIL		Fire Patrol:		Description:		
Comments:						
Site: 4	Code Area: 01600	Size: 1.96 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 9260	Exception: Y N
Adjustment(s): IRR, FSOIL, GSOIL		Fire Patrol:		Description:		
Comments:						
Site: 5	Code Area: 01600	Size: 42.82 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 221590	Exception: Y N
Adjustment(s): IRR, FSOIL, GSOIL		Fire Patrol:		Description:		
Comments:						
Site: 6	Code Area: 01600	Size: 163.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 843530	Exception: Y N
Adjustment(s): IRR, FSOIL, GSOIL		Fire Patrol:		Description:		
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 143	Year Blt: 1968	Eff Year Blt: 1987	Sq.Ft: 3966	% Complete: 100
Desc: One Story with basement			Dimensions:		RMV: 462640	
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	1983	3	FB-2	1968	1987	BATH - 2, KIT+, ROOF, FP - 1, HVAC+	Y N
Basement	4	Finished	792	1	FB-1	1968	1987	HVAC+, BATH - 1	Y N
Basement	4	Low Cost	1191	0	0	1968	1987	HVAC+	Y N
Garage Attached	4	Finished	528	0	0	1968	1987	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	400	1987	1066	1	Y N
DECK	4	150	1987	2706	1	Y N
ROOF EXTENSION OR PATIO COVER	4	150	1987	3567	1	Y N

Bldg: 4	Code Area: 01600	Stat Class: 108	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 7320	
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 part of YI, move to MA								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
DECK	1	432	1976	7318	1	Exception: Y N		

Bldg: 5 Code Area: 01600 Stat Class: 108 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 24710
 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			
ASPHALT DRIVEWAY	1	12672	1978	24710	1	Exception: Y N		

Bldg: 13 Code Area: 01600 Stat Class: 108 Year Blt: 1955 Eff Year Blt: 1955 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 52390
 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			
ASPHALT DRIVEWAY	1	30818	1955	52391	1	Exception: Y N		

Bldg: 14 Code Area: 01600 Stat Class: 108 Year Blt: 1955 Eff Year Blt: 1955 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 47070
 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			
ASPHALT DRIVEWAY	1	27688	1955	47070	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x26 RMV: 7150
 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	
General Purpose Bldg	5	Finished	1560	0	0	1984	1984	FAIR	Exception: Y N

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

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 3744 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 72x26 RMV: 59440
 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	
General Purpose Bldg	5	Finished	1872	0	0	2000	2000		Exception: Y N
Finished Office	5	Finished	1872	0	FB-1/ HB-1	2000	2000	AVG, BTH - 1	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	5	1008	1955	907	1	Exception: Y N		

Bldg: 6 Code Area: 01600 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1080 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 30x36 RMV: 8970

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	5	Finished	1080	0	0	2000	2000	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: 1996 Eff Year Blt: 1996 Sq.Ft: 128 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 2960
 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	6	Finished	128	0	0	1996	1996	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: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 2030
 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	5	Finished	120	0	0	2007	2007	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: 2007 Eff Year Blt: 2007 Sq.Ft: 288 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 12x24 RMV: 3430
 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	5	Finished	288	0	0	2007	2007	

Exception: Y N

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 2002 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 4200
 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	6	Finished	144	0	0	1998	2002	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: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors *Novalite*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	80	0	0	2007	2007	

Exception: Y N

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 648 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x18 RMV: 13470
 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	648	0	0	2017	2017	FAIR	Exception: Y N

Accessories part of YI

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	72	2017	348	1	Exception: Y N

Bldg: 15 Code Area: 01600 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x24 RMV: 12390
 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	5	Finished	864	0	0	2020	2020	Average	Exception: Y N

Accessories GB doors added, doors.

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

Bldg: 16 Code Area: 01600 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x16 RMV: 12460
 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	576	0	0	2020	2020	Average	Exception: Y N

Accessories

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

Bldg: 17 Code Area: 01600 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 8950
 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	720	0	0	2000	2000	Average	Exception: Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 063W03 00500

File No R19455

SUBJECT

Property Address 10991 WHEATLAND RD NE

City GERVAIS

State OR

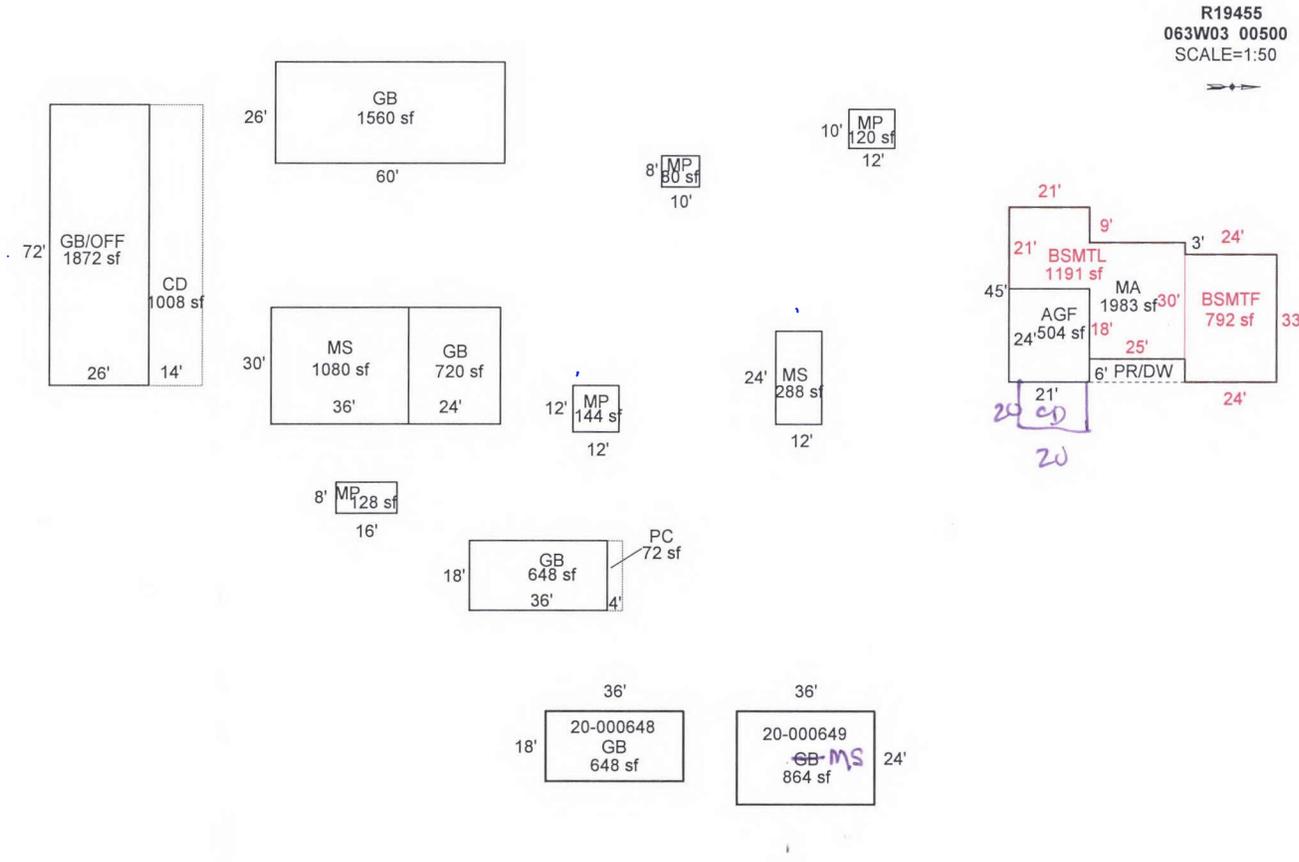
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	1983	230	1983	
GLA0	BSMTF	1.00	792	114	792	
GBA1	GB/OFF	1.00	1872	196		
	GB	1.00	1560	172		
	MS	1.00	1080	132		
	GB	1.00	720	108		
	MP	1.00	144	48		
	MS	1.00	288	72		
	MP	1.00	80	36		
	MP	1.00	120	44		
	MP	1.00	128	48		
	GB	1.00	648	108		
	GB	1.00	648	108		
	GB	1.00	864	120	8152	
	BSMT	BSMTL	1.00	1191	170	1191
	GAR	AGF	1.00	504	90	504
Net LIVABLE Area		(rounded w/ factors)			2775	
Net BUILDING Area		(rounded w/ factors)			8152	

Comment Table 1

APEX BY CE 8/31/10
UPDATED BY JRONDEMA 10/16/18
UPD BY PH 03.11.20

Comment Table 2

GBs/20-000648 & ...649

8-11-20 #06W Tag

Comment Table 3

