

Acct ID: 515176 MTL: 052W280000400 Date: 8.8.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 13543 MANNING RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 24112 Year: 2025

Last Date Appraised: 03/06/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: MCKAY LAND CO LLC Roll Type: R

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 433857

RMV Land: 1306810 RMV Imp: 182910 RMV Total: 1489720 MAV: 182590 MSAV: 251267 SAV: 629709

Comment:

Notations

Upd Inv

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

Farm use OK: Seed

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: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 8250 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 22-23: Per #77 update soil classes

06-07: RECALC SETUP;#31 11-03-05

Site: 2 Code Area: 01600 Size: 93.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 807740 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Site: 3 Code Area: 01600 Size: 8.88 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 69930 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030: 01-02; COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 17 ACRES TOTAL

Site: 4 Code Area: 01600 Size: 10.16 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 76200 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 100030

Site: 5 Code Area: 01600 Size: 35.72 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 294690 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 131 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 2044 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 182910
 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	1744	2	FB-1/ HB-1	1950	1950	HVAC, KIT+, BTH - 1, BATH - 1, ROOF	Exception: Y N
Garage Attached	3	Unfinished	650	0	0	1950	1950	ROOF	Exception: Y N
Lean-to Heavy Duty	3	Finished	300	0	0	1989	1989	ROOF	Exception: Y N

Accessories

473F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1680	1950	5004	1	Exception: Y N
DECK	3	80	1950	1162	1	Exception: Y N
PATIO	3	168	1950	610	1	Exception: Y N
PATIO	3	260	1950	944	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	260	1950	4976	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 10x8

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
Pump House	0	Finished	80	0	0	0	0	Exception: Y N

Accessories

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



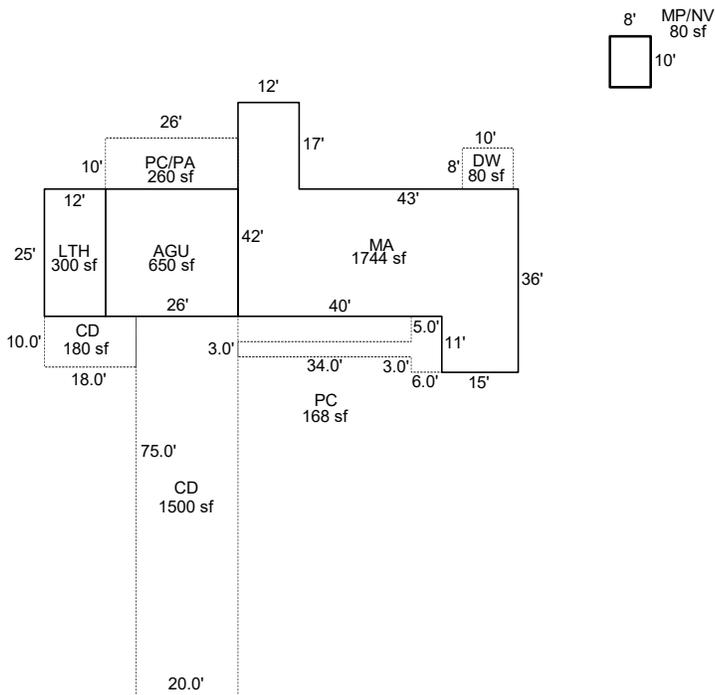
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515176 Parcel No.: 052W28 00400
 Property Address: 13543 MANNING RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515176
052W28 00400
SCALE=1:30



Sketch by ApexSketch

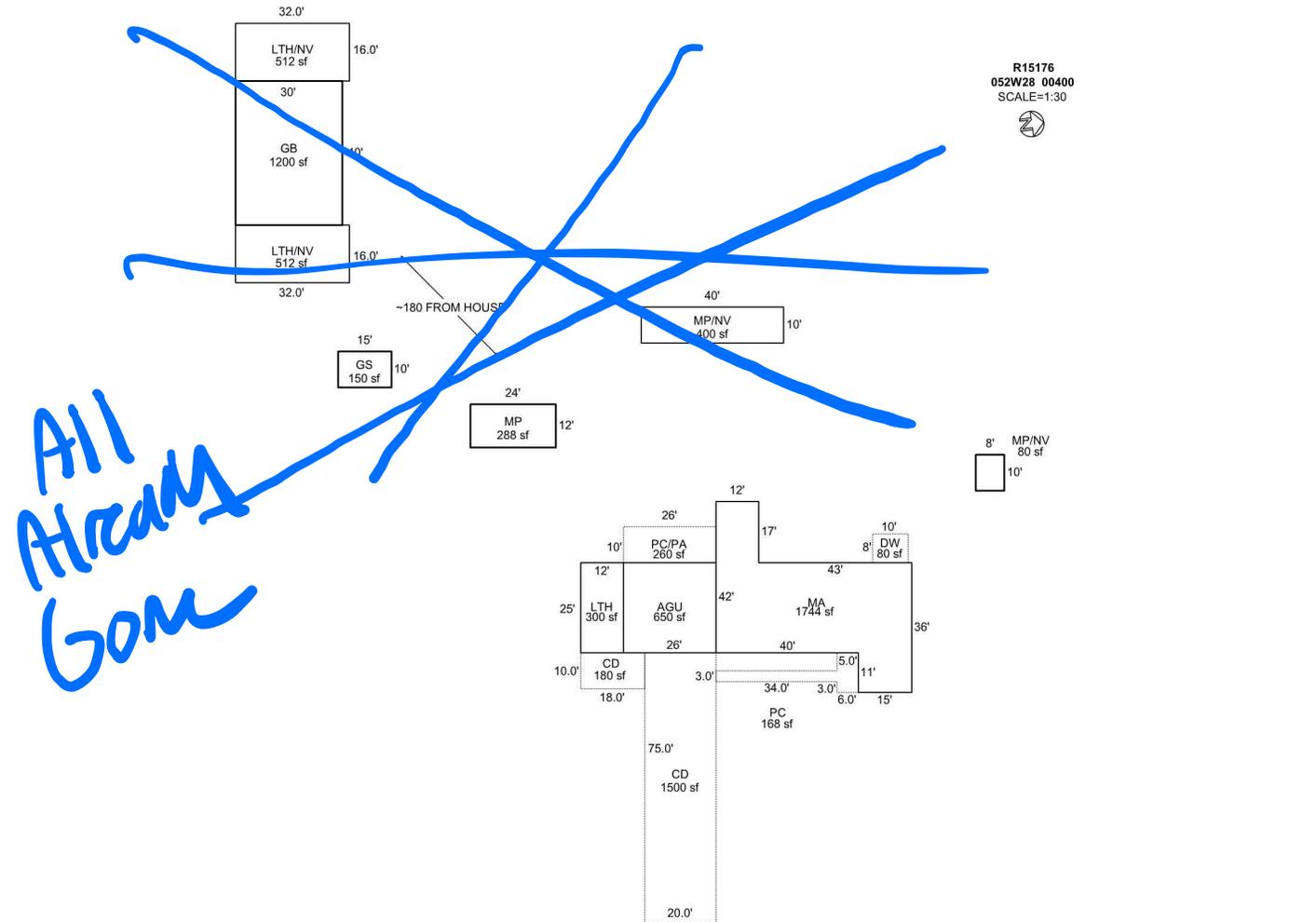
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	300.0	74.0		UPDATED BY CJURAN 02/19/2021 UPDATED BY CLOBERG 10/09/25	
	MP/NV	1.0	80.0	36.0	380.0		
GLA1	MA	1.0	1744.0	216.0	1744.0		
GAR	AGU	1.0	650.0	102.0	650.0		
P/P	PC/PA	1.0	260.0	72.0			
	DW	1.0	80.0	36.0			
	PC	1.0	168.0	102.0			
	CD	1.0	1500.0	190.0			
	CD	1.0	180.0	56.0	2188.0		
	Net LIVABLE	cnt	0 (rounded)		1,744		
	Net BUILDING	cnt	2 (rounded)		380		
						COMMENT TABLE 2	COMMENT TABLE 3
						#10 CL 03/06/2020 JJS 08/08/25	CYCLE L3

SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	
	GS	1.0	150.0	50.0	
	MP	1.0	288.0	72.0	
	MP/NV	1.0	400.0	100.0	
	LTH	1.0	300.0	74.0	
	MP/NV	1.0	80.0	36.0	
	LTH/NV	1.0	512.0	96.0	3442.0
	LTH/NV	1.0	512.0	96.0	
GLA1	MA	1.0	1744.0	216.0	1744.0
GAR	AGU	1.0	650.0	102.0	650.0
P/P	PC/PA	1.0	260.0	72.0	
	DW	1.0	80.0	36.0	
	PC	1.0	168.0	102.0	
	CD	1.0	1500.0	190.0	
	CD	1.0	180.0	56.0	2188.0
		Net LIVABLE	cnt	1 (rounded)	
	Net BUILDING	cnt	8 (rounded)		3,442

COMMENT TABLE 1

UPDATED BY CJURAN 02/19/2021

COMMENT TABLE 2

#10 CL 03/06/2020
JJS
8.8.25

COMMENT TABLE 3

Cycle L3