

Acct ID: 514903 MTL: 052W210003500 Date: 8.8.25 Appr: JJS Prop Class: 559 RMV Prop Class: 459
 Situs: 13689 MANNING RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 145805 Year: 2025

Last Date Appraised: 02/18/2021 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: _____
 Owner: TODD NELSON FAMILY LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 275527
 RMV Land: 1168760 RMV Imp: 170170 RMV Total: 1338930 MAV: 204930 MSAV: 115987 SAV: 307821

Comment:

Notations MP Gone, upd Inv

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

Farm use ok: row crops

OSDs

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

Land

Site: 2 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: 17740 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / LY 2009

Site: 3 Code Area: 01600 Size: 44.45 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 824480 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / LY 2009 100030

Site: 4 Code Area: 01600 Size: 16.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 276060 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / LY 1976 100030
 22-23 AC CORR +1.30

Site: 5 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 480 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: LY 1976 East Champoeg Creek

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 468 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2318 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 113400
 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	6	Finished	2318	4	FB-2	1997	1997	SKRT+, ROOF, HVAC+, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	234	1997	2471	0	Y N
ROOF EXTENSION OR PATIO COVER	6	234	1997	3257	0	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 352 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 3000 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 60x50 RMV: 29860
 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	
Utility Building	6	Finished	3000	0	0	1992	1992	AVG	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 2430
 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	200	0	0	1987	1987	FAIR	Exception: N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 540 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 27x20 RMV: 24480
 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	540	0	0	1994	1994	F	Exception: Y N
GP Building Attic	5	Finished	1000	0	0	1992	1992	FAIR	Exception: Y N

Accessories

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

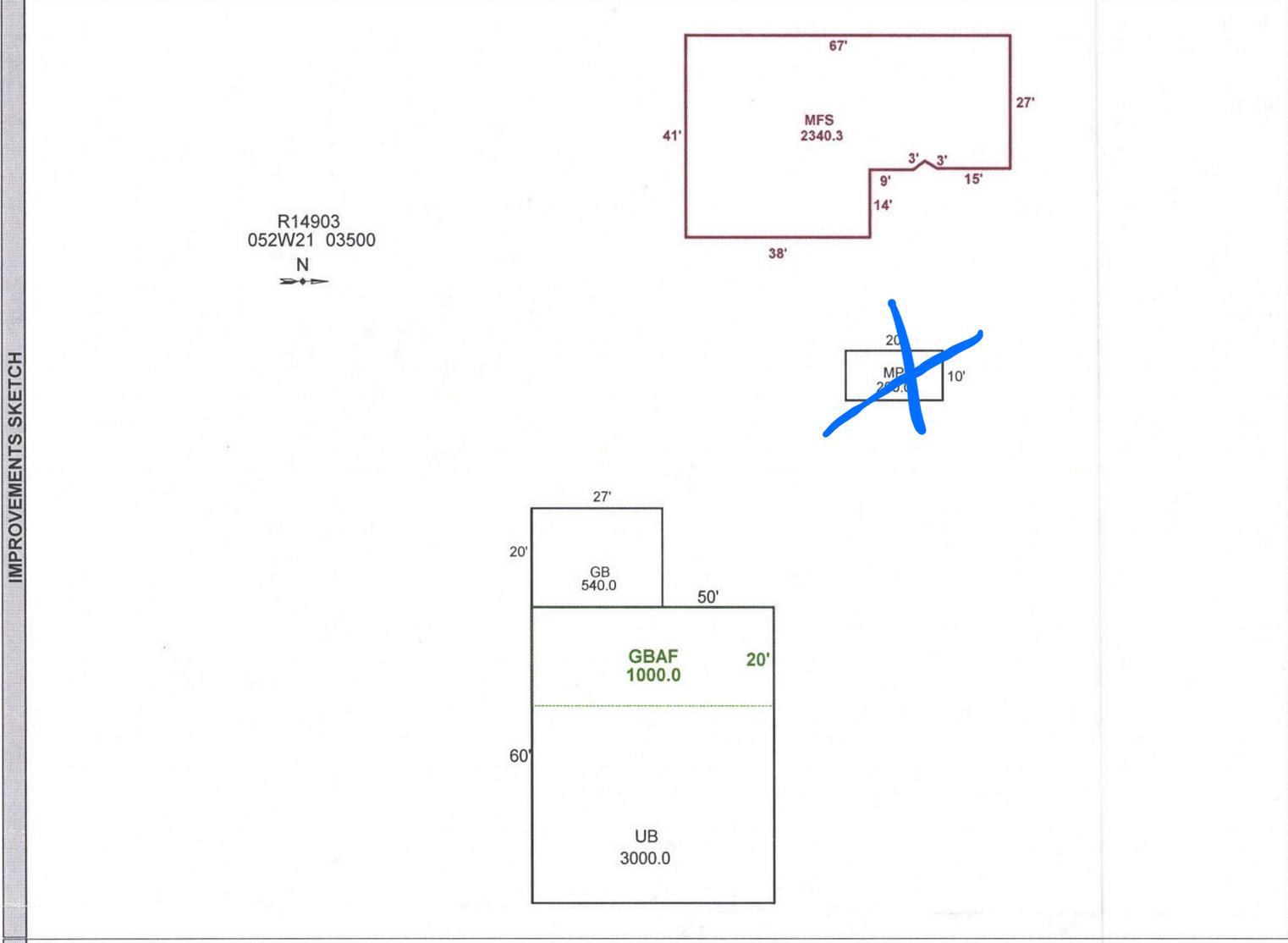


SKETCH/AREA TABLE ADDENDUM

Parcel No R14903

File No 052W21 03500

SUBJECT	Property Address 13693 Manning Rd NE	
	City Gervais	State OR Zip 97026
	Owner	
	Client	
	Appraiser Name	



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MFS	1.00	2340.3	216.7	2340.3
	OTH	MP	1.00	200.0	60.0	
		GB	1.00	540.0	94.0	
	UB	1.00	3000.0	220.0		
	GBAF	1.00	1000.0	140.0	4740.0	
Net LIVABLE Area (Rounded w/ Factors) 2340						

Comment Table 1	
Apex by JA 10/23/09	
Comment Table 2	Comment Table 3
JJS 8.8.25	Cycle 63