

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr:

Print Date: 6/27/2025

Acct ID: 560706

MTL: 052W21BD02000

Date: 8.8.25

Appr: JJS

Prop Class: 451

RMV Prop Class: 451

Situs: 13943 MANNING RD NE GERVAIS OR 97026

MaSaNh: 02 06 000

Unit: 106018

Year: 2025

Last Date Appraised: 08/19/2020

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info:

Owner: WEDDING,JASON & WEDDING,CHRISTINA DIANE

Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP

AV: 347770

RMV Land: 173940

RMV Imp: 380310

RMV Total: 554250

MAV: 347770

MSAV: 0

SAV: 0

Comment:

Notations

Upd Inv

No notation data available.

OSDs

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

Land

Site: 1

Code Area: 01600

Size: 0.51 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Rural Restrictive

Description:

RMV: 123940

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 100X200 06-07: RECALC SETUP, APPR NO 29, 10/25/05.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 01600

Stat Class: 141

Year Blt: 2019

Eff Year Blt: 2019

Sq.Ft: 1953

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 373550

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	
First Floor	4	Finished	1953	3	FB-2	2019	2019	HVAC, ROOF, BATH+, KIT, BATH - 2	Exception: Y N
Garage Attached	4	Finished	704	0	0	2019	2019	ROOF	Exception: Y N

Accessories

414F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	305	2020		1	Exception: Y N
PATIO	4	117	2020	630	1	Exception: Y N
PATIO	4	132	2020	711	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	110	2019	3126	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	117	2019	3325	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 01600

Stat Class: 351

Year Blt: 1991

Eff Year Blt: 1991

Sq.Ft: 864

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x24

RMV: 6760

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	864	0	0	1991	1991	FAIR	Exception: Y N

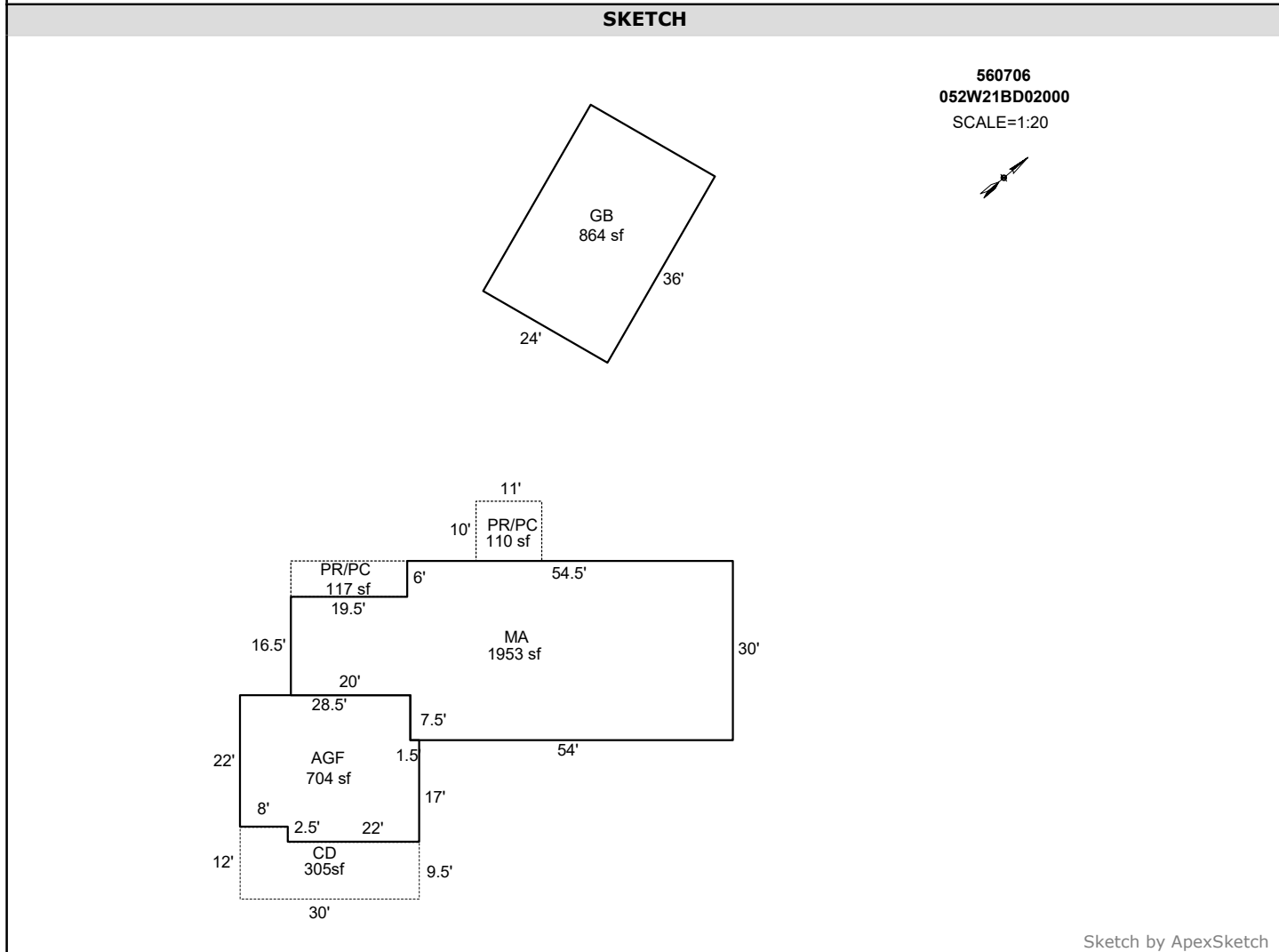
Accessories

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



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 560706		Parcel No.: 052W21BD02000	
Property Address: 13943 MANNING RD NE			
City: GERVAIS	County: MARION	State: OR	ZipCode: 97026
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 8/22/17 UPD BY PH 10.18.19: NSFD/BP#19-005957 UPDATED BY CLOBERG 10/09/25	
GBA1	GB	1.0	864.0	120.0	864.0		
GLA1	MA	1.0	1953.0	208.0	1953.0		
GARG	AGF	1.0	703.8	109.0	703.8		
P/P	PR/PC	1.0	117.0	51.0			
	PR/PC	1.0	110.0	42.0			
	CD	1.0	305.0	84.0	532.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						08.19.20 JS #29: TAGS (L JJS 08/08/25	CYCLE L3
Net LIVABLE		cnt	0	(rounded)	1,953		
Net BUILDING		cnt	1	(rounded)	864		

SKETCH/AREA TABLE ADDENDUM

Parcel No **052W21BD02000**

File No **R60706**

Property Address **13943 MANNING RD NE**

City **GERVAIS**

County **MARION**

State **OR**

Zip **97026**

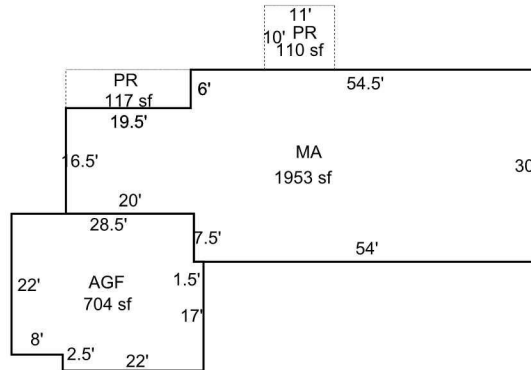
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: **1" = 35'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1953	208	1953
GBA1	GB	1.00	864	120	
	LTL	1.00	384	80	1248
GARG	AGF	1.00	704	109	704
YI1	PR	1.00	117	51	
	PR	1.00	110	42	227

Net LIVABLE Area (rounded w/ factors) 1953
Net BUILDING Area (rounded w/ factors) 1248

Comment Table 1

DRAWN BY JRONDEMA 8/22/17
UPD BY PH 10.18.19

Comment Table 2

NSFD/BP#19-005957

Comment Table 3

Handwritten: 555 8.8.25 CYCLE L3