

Acct ID: 515003 MTL: 052W230001300 Date: 10-23-25 Appr: WW Prop Class: 551 RMV Prop Class: 551
 Situs: 14145 BUTTEVILLE RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 29747 Year: 2025

Last Date Appraised: 03/28/2013 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: JACOBO-ANAYA, CARLOS Last Sales Date: 04/18/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 343903
 RMV Land: 710200 RMV Imp: 437680 RMV Total: 1147880 MAV: 306720 MSAV: 37183 SAV: 93177
 Comment:

add packages tag for renovations

add farm tag - was a nursery before 5/2026

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| MS | ZONED | FARM EFU ZONED |
| MS | ZONED | FARM EFU ZONED |

Posted

investor special MS 823894 DOM 124

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 50000 | 01600 | 0 |
| 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: 4BD Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 40290 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 00100030

Site: 3 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Market Homesite Description: FOUR BENCH DRY RMV: 40290 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 00100030

Site: 4 Code Area: 01600 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 92670 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 00100030

Site: 5 Code Area: 01600 Size: 8.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 376520 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 00100030

Site: 7 Code Area: 01600 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 60430 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 00100030 11-12: DISQ FARM USE

CWO to Review of FIF

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 01600 Stat Class: 148 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 62960
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *40x26* Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|---------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Oversized Detached | 4 | Unfinished | 1040 | 0 | 0 | 1975 | 1975 | ROOF | Y N |

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 131 Year Blt: 1950 Eff Year Blt: 1960 Sq.Ft: 2023 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 177820
 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 | 2023 | 3 | FB-2 | 1950 | 1960 | FP - 1, HVAC, ROOF, BATH - 2, KIT- | Y N |

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 128 Year Blt: 1950 Eff Year Blt: 1920 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements

Dimensions:

RMV: 19740

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: Y N |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Garage Detached | 2 | Unfinished | 576 | 0 | 0 | 1950 | 1920 | ROOF | |

Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 232 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 2181 % Complete: 100.00
 Desc: Multi-Family Res, 2 Units Dimensions: RMV: 167550
 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: Y N |
|-------------|-------|---------------|------------|------|-------|--------|------------|--|----------------|
| First Floor | 3 | Finished | 936 | 4 | FB-3 | 1950 | 1950 | KIT-, ROOF, FP - 2, BATH - 3, ROOF, HVAC | |
| First Floor | 3 | Finished | 624 | 0 | 0 | 1950 | 1950 | | |
| Attic | 3 | Finished | 621 | 0 | 0 | 1950 | 1950 | HVAC | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
| PATIO | 3 | 260 | 1950 | 729 | 0 |

Y13F

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 360 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x18 ✓ RMV: 1460
 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: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 360 | 0 | 0 | 1968 | 1968 | FAIR | |

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 13x24 ✓ RMV: 2720
 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: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 312 | 0 | 0 | 2000 | 2000 | <i>fair</i> | |

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x6 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 | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 96 | 0 | 0 | 0 | 0 | | |

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2011 Sq.Ft: 480 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 40x12 RMV: 5430
 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: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 480 | 0 | 0 | 2012 | 2011 | <i>fair</i> | |

Accessories

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available



MLS photo
no change seen on L3

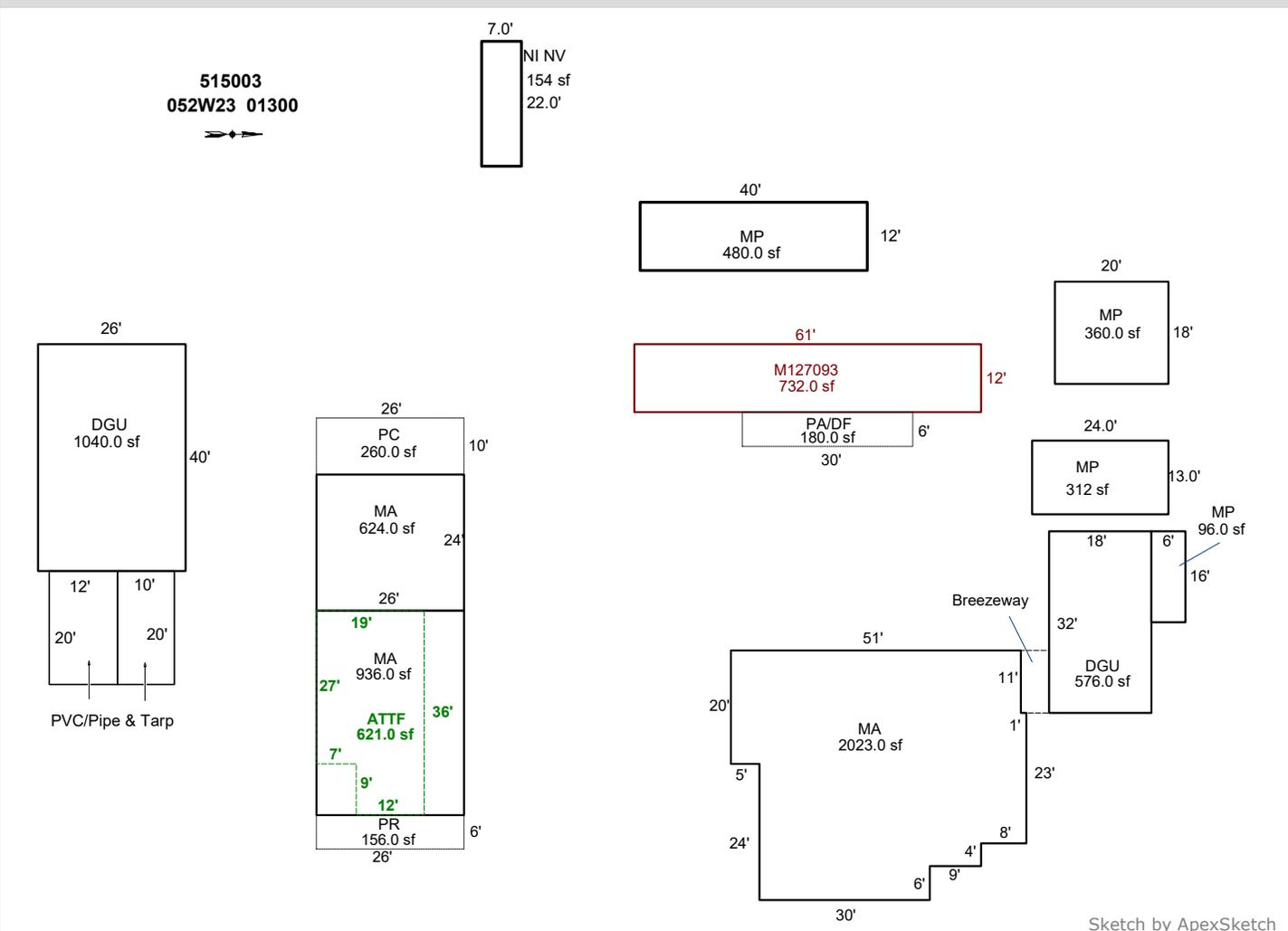
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515003 Parcel No.: 052W23 01300
 Property Address: 14145 BUTTEVILLE RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|-----------------|-------------|----------|-----------|------------|---|--|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | NI NV | 1.0 | 154.0 | 58.0 | | APEX BY CE 5/13/10 Edited to add MP (40x12) 4/10/13 - Jane UPDATED WWILLIAMS 12/17/25 | |
| | MP | 1.0 | 312.0 | 74.0 | | | |
| | MP | 1.0 | 96.0 | 44.0 | | | |
| | MP | 1.0 | 480.0 | 104.0 | | | |
| | MP | 1.0 | 360.0 | 76.0 | 1402.0 | | |
| GLA1 | MA | 1.0 | 936.0 | 124.0 | | | |
| | MA | 1.0 | 2023.0 | 192.0 | | | |
| | MA | 1.0 | 624.0 | 100.0 | 3583.0 | | |
| GLA2 | ATTF | 1.0 | 621.0 | 110.0 | 621.0 | | |
| OTH | M127093 | 1.0 | 732.0 | 146.0 | | | |
| | PVC/Pipe & Tarp | 1.0 | 240.0 | 64.0 | | | |
| P/P | Perimeter | 1.0 | 200.0 | 60.0 | 1172.0 | | |
| | PC | 1.0 | 260.0 | 72.0 | | | |
| | PA/DF | 1.0 | 180.0 | 72.0 | | | |
| | PR | 1.0 | 156.0 | 64.0 | 596.0 | | |
| | | Net LIVABLE | cnt | 0 | (rounded) | 4,204 | |
| | Net BUILDING | cnt | 0 | (rounded) | 1,402 | | |

| COMMENT TABLE 2 | COMMENT TABLE 3 |
|-----------------|-----------------|
| 10.23.25 WW | SV L3 |