

Acct ID: 515398 MTL: 053W130000500 Date: **10.23.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 14881 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 48494 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y **N** Tag info: 2026 - Tags/Permit (Addition)
 Owner: HERTEL, ADAM R & HERTEL, ANASTASIA M Last Sales Date: 02/14/2018 Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 272892
 RMV Land: 489040 RMV Imp: 339750 RMV Total: 828790 MAV: 187250 MSAV: 34162 SAV: 74911
 Comment: 25-26: L3 1.15.25
 24-25 L2 1.26.24 JJS

Notations *Addition @ 100%*

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs *CWO 1/22/26*

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: 45880 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Changed 4.43 acres woodlot to waste

24-25: Updated land classes

Site: 3 Code Area: 01600 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 335770 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 4 Code Area: 01600 Size: 1.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 51850 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 100030

Site: 5 Code Area: 01600 Size: 4.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 5540 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 3324 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 307710
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 47630 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1910	3	FB-2/ HB-1	1981	1981	BATH - 2, KIT-, FP - 2, ROOF+, HVAC	Y N
First Floor	4	Finished	1414	0	0	1981	1981		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	208	1981	5587	1	Y N
YARD IMPROVEMENTS AVERAGE	4	0	1981	25359	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 353 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 1040 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 40x26 RMV: 2180
 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
Machine Shed	4	Finished	1040	0	0	1982	1982	FAIR	Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 01600 Stat Class: 312 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 960 % Complete: 100.00
Desc: Loft Barn (LB) Dimensions: 40x24 RMV: 7720
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
Loft Barn	5	Finished	960	0	0	1985	1985	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 240 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1090
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	240	0	0	1982	1982	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 252 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 1640
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	5	Finished	252	0	0	1987	1987	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1800 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 8250
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
General Purpose Bldg	5	Finished	1800	0	0	1985	1985	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 01600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1012 % Complete: 100.00
Desc: Machine Shed (MS) Dimensions: 46x22 RMV: 2120
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
Machine Shed	4	Finished	1012	0	0	1984	1984	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 01600 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 216 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 1130
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	5	Finished	216	0	0	1980	1980	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 01600 Stat Class: 321 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 480 % Complete: 100.0
 Desc: Hay Cover (HC) Dimensions: 48x10 RMV: 3720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1810 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Hay Cover	4	Finished	480	0	0	2023	2023	FAIR	

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1056 % Complete: 100.0
 Desc: Lean-to Light (LTL) Dimensions: 48x22 RMV: 4190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 2040 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	1056	0	0	2023	2023		

Accessories

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

Farm Notes

2025FARM

3/17/25: Inspected by JJS L4 during tags, farm use ok - seed, horses

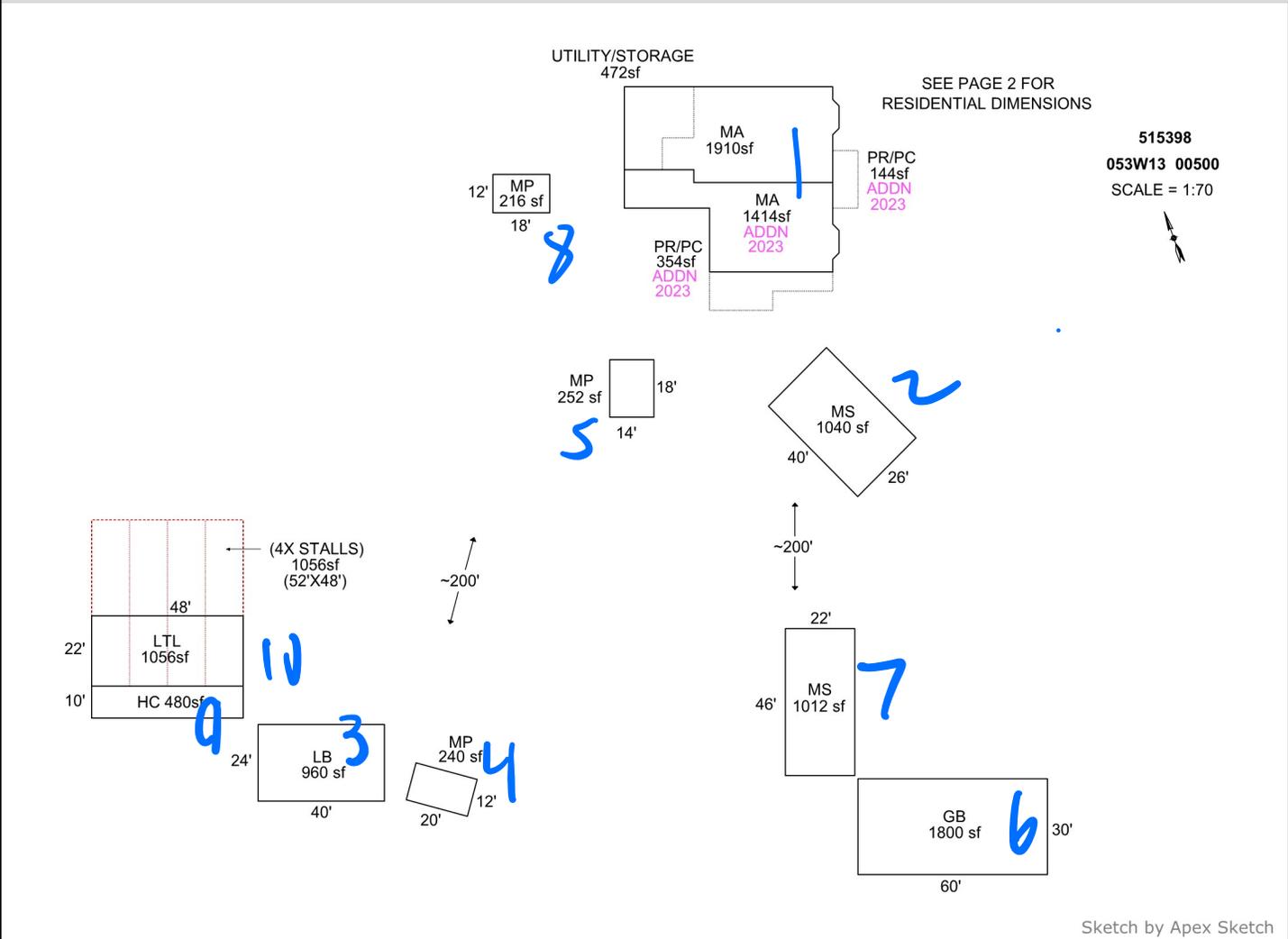


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515398 Parcel No.: 053W13 00500
 Property Address: 14881 RIVER ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	960.0	128.0	
	MS	1.0	1040.0	132.0	
	MP	1.0	240.0	64.0	
	GB	1.0	1800.0	180.0	
	MS	1.0	1012.0	136.0	
	MP	1.0	252.0	64.0	
	MP	1.0	216.0	60.0	
	LTL	1.0	1056.0	140.0	
	HC	1.0	480.0	116.0	7056.0
	GLA1	MA	1.0	1414.0	197.7
MA		1.0	1910.0	193.7	3324.0
P/P	PR/PC	1.0	354.0	102.0	
	PR/PC	1.0	144.0	52.0	498.0
	Net LIVABLE	cnt	2 (rounded)		3,324
	Net BUILDING	cnt	9 (rounded)		7,056

COMMENT TABLE 1

Apex by RW 05/19/08
 UPDATED BY JRONDEMA 3/22/18
 UPDATED BY JRONDEMA 4/3/18
 UPDATED BY CJURAN 10/31/2023 23-005762 AD
 UPDATED BY CJURAN 02/29/2024

COMMENT TABLE 2

JJS 01/26/2024

COMMENT TABLE 3

TAGS L1

JJS 1023.25 Tags L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515398 Parcel No.: 053W13 00500
 Property Address: 14881 RIVER ROAD NE
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SKETCH

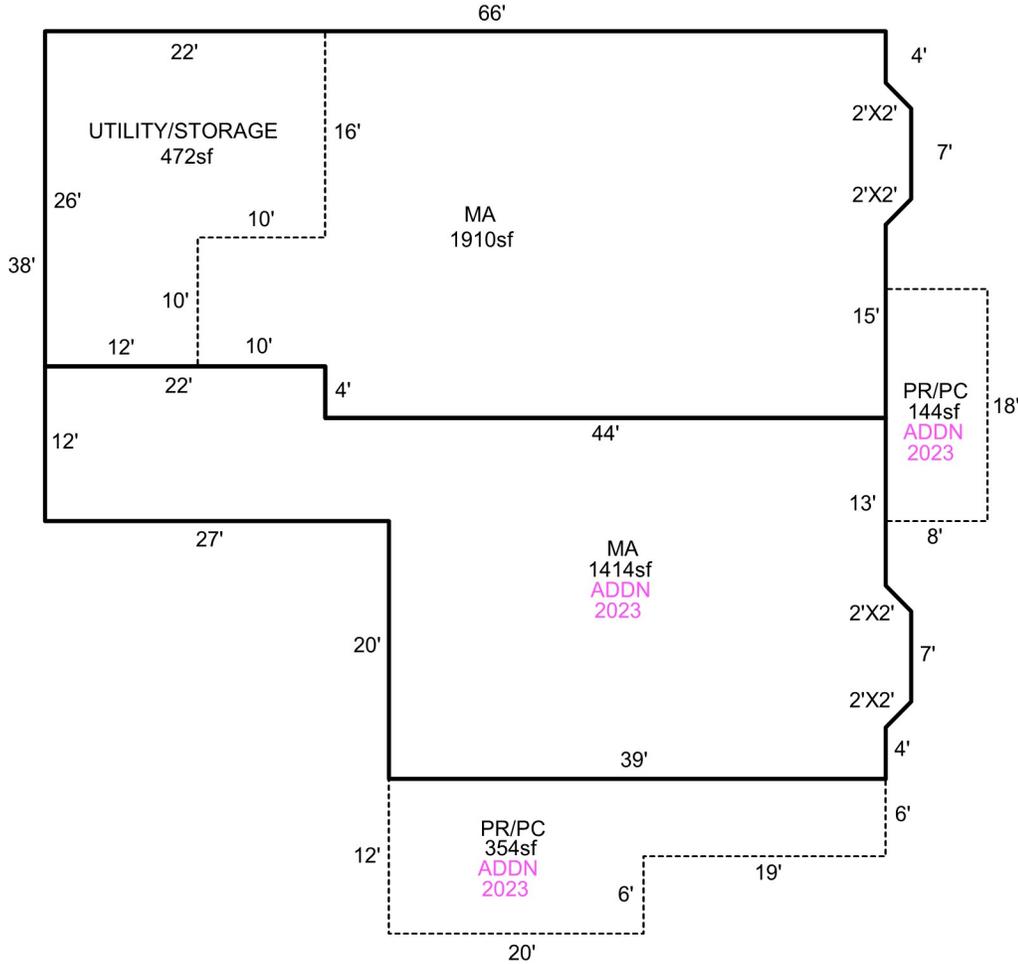
515398

053W13 00500

SCALE = 1:20



SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1910.0	193.7	
	MA	1.0	1414.0	197.7	3324.0
P/P	PR/PC	1.0	144.0	52.0	
	PR/PC	1.0	354.0	102.0	498.0

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COMMENT TABLE 2

JIS 01/26/2024

COMMENT TABLE 3

TAGS L1

Net LIVABLE cnt 2 (rounded) 3,324

Percent Complete Form

Account # 515398

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR 555
 APPR 556
 APPR _____
 APPR _____

Date 1/15/25 YR For 25-26
 Date 10.23.25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 65
 % COMP 100
 % COMP _____
 % COMP _____

Jan 2024 Photos



Assessor Monthly Issued Permit Report

For 9/1/2023 to 9/30/2023

PERMIT#: 555-23-005762-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/7/2023
 SUB-TYPE: Structural ISSUED: 9/15/2023
 CATEGORY: Comprehensive EXPIRES: 3/13/2024

OFFICE: MC
 PARCEL#: 053W13 00500 R15398
 ACRES: 13.56
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 14881 RIVER RD NE GERVAIS, OR 97026

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	HERTEL, ADAM	14881 RIVER RD NE GERVAIS, OR 97026	503-516-2199
OWNER	HERTEL, ADAM R & HERTEL, ANASTASIA M	14881 RIVER RD NE GERVAIS, OR 97026	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	HERTEL, ADAM	14881 RIVER RD NE GERVAIS, OR 97026	503-516-2199

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: 1,415 SQFT ADDITION - ADDING HALF BATH, MASTER BED, & 650 COVERED PATIOS -
NO CHANGE IN BDRM COUNT

VALUATION: \$217,230.15

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 1199

EXISTING: 0

NEW: 1697

TOTAL SQ. FT.: 1697

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1199 Sq Ft
U Utility, misc. - half rate	VB	498 Sq Ft