

Acct ID: 518272 MTL: 062W060001500 Date: 10.23.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 3777 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 52997 Year: 2025

Last Date Appraised: 03/20/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: CLARK, SUZAN L Last Sales Date: Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 405121
 RMV Land: 929240 RMV Imp: 559770 RMV Total: 1489010 MAV: 350870 MSAV: 54251 SAV: 144247
 Comment: 24-25: L2 3.20.24 JJS
 22-23 L4 6/15/22 CLUKE

CWO 1/22/26 L4 farm use ok - row crops, orchard Christmas trees

Solar @ 100%

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

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: 29020	Exception: Y	N	
Adjustment(s): GSOIL, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 20-21: CYCLE WORK #10 C19 CHG WASTE TO WOOD// 06-07: RECALC SETUP, APPR NO 10, 10/5/05						
Site: 2	Code Area: 01600	Size: 21.32 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 647020	Exception: Y	N	
Adjustment(s): GSOIL, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100030						
Site: 3	Code Area: 01600	Size: 7.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT	RMV: 203200	Exception: Y	N	
Adjustment(s): GSOIL, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 142 +	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 3196	% Complete: 100.00
Desc: Multi Story above grade			Dimensions:		RMV: 498680	
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	4 +	Finished	2476	3	FB-1/ HB-1	1977	1977	BATH - 1, BTH - 1, KIT+, HVAC+, FP - 1, ROOF	Y N
Second Floor	4 +	Finished	720	3	FB-1	1977	1977	BATH - 1, HVAC+	Y N
Garage Attached	4	Finished	528	0	0	1977	1977	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	1977	24717	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01600	Stat Class: 355	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 792	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions: 36x22		RMV: 3210	
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
Lean-to Heavy Duty	4	Finished	792	0	0	2004	2004		Y N

Accessories

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

Bldg: 4	Code Area: 01600	Stat Class: 352	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 3520	% Complete: 100.00
Desc: Utility Building (UB)			Dimensions: 88x40		RMV: 57500	
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	3520	0	0	2004	2004	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	6	868	1930	955	1	Exception: Y N

Bldg: 5 Code Area: 01600 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 100 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 380
 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	4	Finished	100	0	0	2021	2021	FAIR	Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004544	83504	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	17864	0	R	SOLAR ARRAY 25.52kW ON RES ROOF @ \$17,864

905 Solar 2025 @ \$17,864

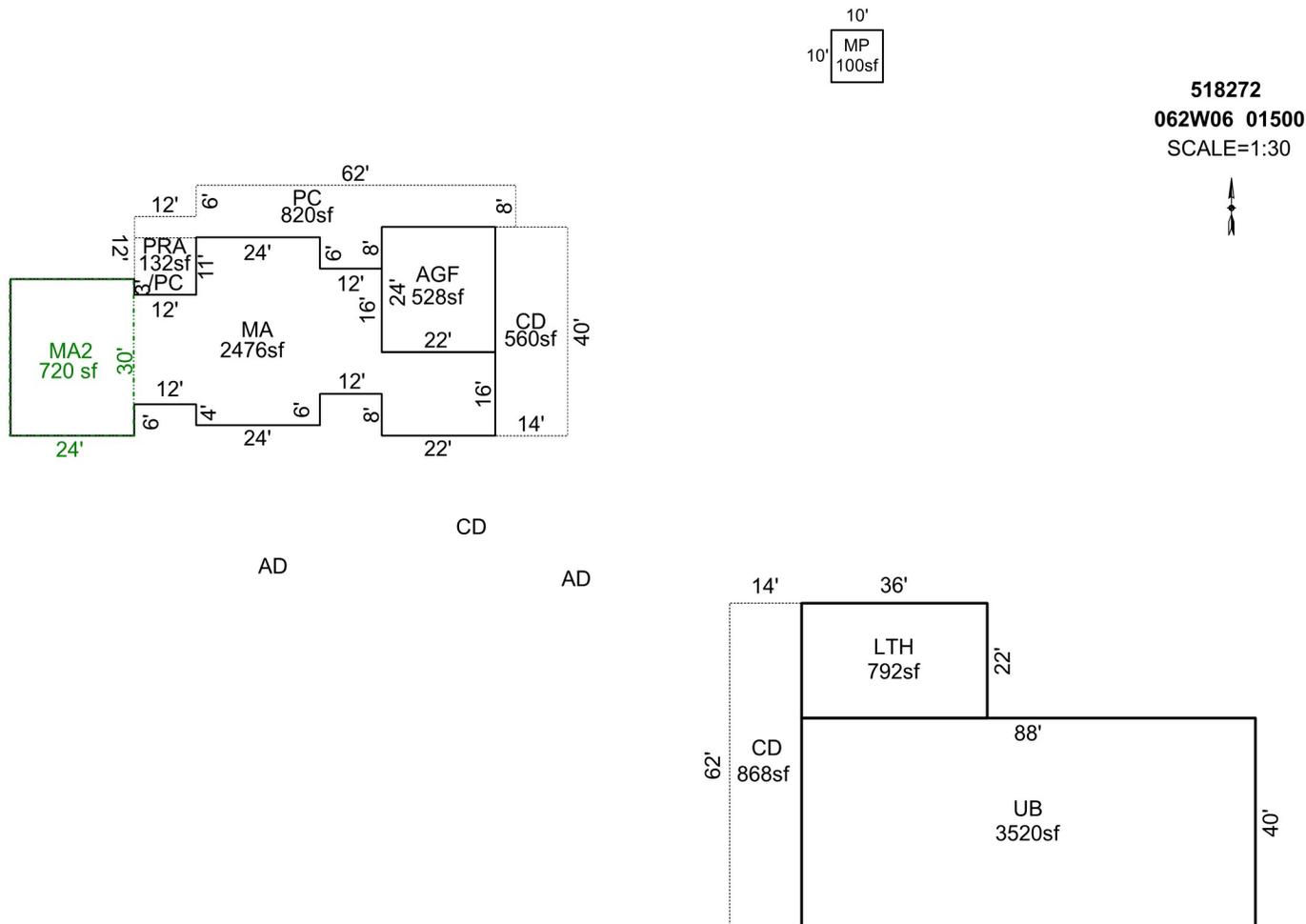


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518272 Parcel No.: 062W06 01500
 Property Address: 3777 WACONDA RD 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	UB	1.0	3520.0	256.0	
	LTH	1.0	792.0	116.0	4312.0
GBA3	MP	1.0	100.0	40.0	100.0
GLA1	MA	1.0	2476.0	294.0	2476.0
GLA2	MA2	1.0	720.0	108.0	720.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	CD	1.0	560.0	108.0	
	PC	1.0	820.0	202.0	
	PRA	1.0	132.0	46.0	
	CD	1.0	868.0	152.0	2380.0
	Net LIVABLE	cnt	2 (rounded)		3,196
	Net BUILDING	cnt	3 (rounded)		4,412

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPD BY PHU 09.17.20
 UPD BY WW 5.1.24

COMMENT TABLE 2

04.16.20 CL #10: CYCLE;
 JJS 3.20.24

COMMENT TABLE 3

CYCLE L2

JJS 10.23.25 Tays L2

Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-25-004544-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 6/18/2025
 SUB-TYPE: Structural ISSUED: 6/18/2025
 CATEGORY: Comprehensive EXPIRES: 12/15/2025

OFFICE: MC

PARCEL#: 062W060001500 R18272

ACRES: 30.02

SUBDIV:

LOT/BLOCK: /

ADDRESS: 3777 WACONDA RD NE GERVAIS, OR 97026

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	ION DEVELOPER LLC	3214 N UNIVERSITY AVE #503 PROVO, UT 84604	8887817074
APPLICANT	DAVE RASMUSSEN	44 EAST 800 NORTH OREM, UT 84057	8887817074
CCB	ION DEVELOPER LLC	44 E 800 N OREM, UT 84057	8887817074
OWNER	PETERKA FAM TR & PETERKA, DUANE E TRE	PO BOX 61765 VANCOUVER, WA 98666	

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE - Installation of solar panels on existing residential roof. 25.52 kW. Addition of 5 0-100A circuits. 58 panels.

VALUATION: \$17,864.00

STORIES: 2

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 4530.52

NEW: 1218

TOTAL SQ. FT.: