

Acct ID: 514537 MTL: 052W030000400 Date: 12.23.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 6639 STATE HWY 219 NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 88110 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Outbuilding)
 Owner: CORTES, ROSIE Last Sales Date: 08/30/2004 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO MSP AV: 183363
 RMV Land: 903900 RMV Imp: 289390 RMV Total: 1095290 MAV: 140800 MSAV: 42563 SAV: 92662
 Comment: 25-26: L2 1.15.25 JJS
 24-25 L3 1.4.24 JJS
 24-25: L2 10.12.23 JJS
 23-24: L3 12.25.22 GRH
 22-23: L2 12.01.21 GRH

Notations

NIC in 2+ years, close tag

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	03600	0
1	SAA	SA OSD - AVERAGE	50000	03600	0

Land

Site: 2	Code Area: 03600	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: 33830	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 24-25: Update land classes					
Site: 4	Code Area: 03600	Size: 10.21 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 379990	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 10300030 25-26 CORR SOIL					
Site: 5	Code Area: 03600	Size: 1.03 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 40080	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 10300030					
Site: 6	Code Area: 03600	Size: 0.69 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Woodlot	Description: FOUR BENCH DRY	RMV: 23350	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//10300030					
Site: 7	Code Area: 03600	Size: 1.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY	RMV: 46530	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / //25-26 CORR SOIL 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//10300030					
Site: 8	Code Area: 03600	Size: 1.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 44410	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 10300030					
Site: 9	Code Area: 03600	Size: 4.07 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 137710	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 10300030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 131 +	Year Blt: 1960	Eff Year Blt: 1975	Sq.Ft: 1909	% Complete: 100.00
Desc: One Story Only	Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Dimensions: RMV: 253790

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3 +	Finished	1909	3	FB-2	1960	1975	BATH - 2, KIT-, ROOF, HVAC, FP - 1	Y N
Garage Attached	3	Unfinished	550	0	0	1964	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
YARD IMPROVEMENTS AVERAGE	3	0	1975	14638	1			
Exception: Y N								
Bldg: 4	Code Area: 03600	Stat Class: 443	Year Blt: 1967	Eff Year Blt: 1967	Sq.Ft: 576	% Complete: 100.00		
Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE			Dimensions:			RMV: 17380		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: E		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	576	2	FB-1	1967	1967	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT
Exception: Y N								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 341	Year Blt: 1968	Eff Year Blt: 1968	Sq.Ft: 288	% Complete: 100.00		
Desc: Multi Purpose Shed (MP)			Dimensions: 24x12			RMV: 1440		
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	5	Finished	288	0	0	1968	1968	FAIR
Exception: Y N								

Accessories

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

Bldg: 3	Code Area: 03600	Stat Class: 312	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 1200	% Complete: 100.00		
Desc: Loft Barn (LB)			Dimensions: 40x30			RMV: 8160		
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
Loft Barn	5	Finished	1200	0	0	1983	1983	FAIR
Exception: Y N								

Accessories

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

Bldg: 5	Code Area: 03600	Stat Class: 357	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 1440	% Complete: 100.00		
Desc: Frost Control			Dimensions: 20x72			RMV: 4070		
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
Frost Control	4	Finished	1440	0	0	2018	2018	
Exception: Y N								

Accessories

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

Bldg: 6	Code Area: 03600	Stat Class: 353	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 192	% Complete: 100.00		
Desc: Machine Shed (MS)			Dimensions: 16x12			RMV: 2350		
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
Machine Shed	4	Finished	192	0	0	2021	2021	FAIR
Exception: Y N								

Accessories

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

Bldg: 7	Code Area: 03600	Stat Class: 357	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 760	% Complete: 100.00		
Desc: Frost Control			Dimensions: 38x20			RMV: 2200		
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
Frost Control	4	Finished	760	0	0	2019	2019	
Exception: Y N								

Accessories

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

Farm Notes

2024FARM

2/1/24: Inspected by cWO L4 farm use ok - livestock, grass seed/hay

2025FARM

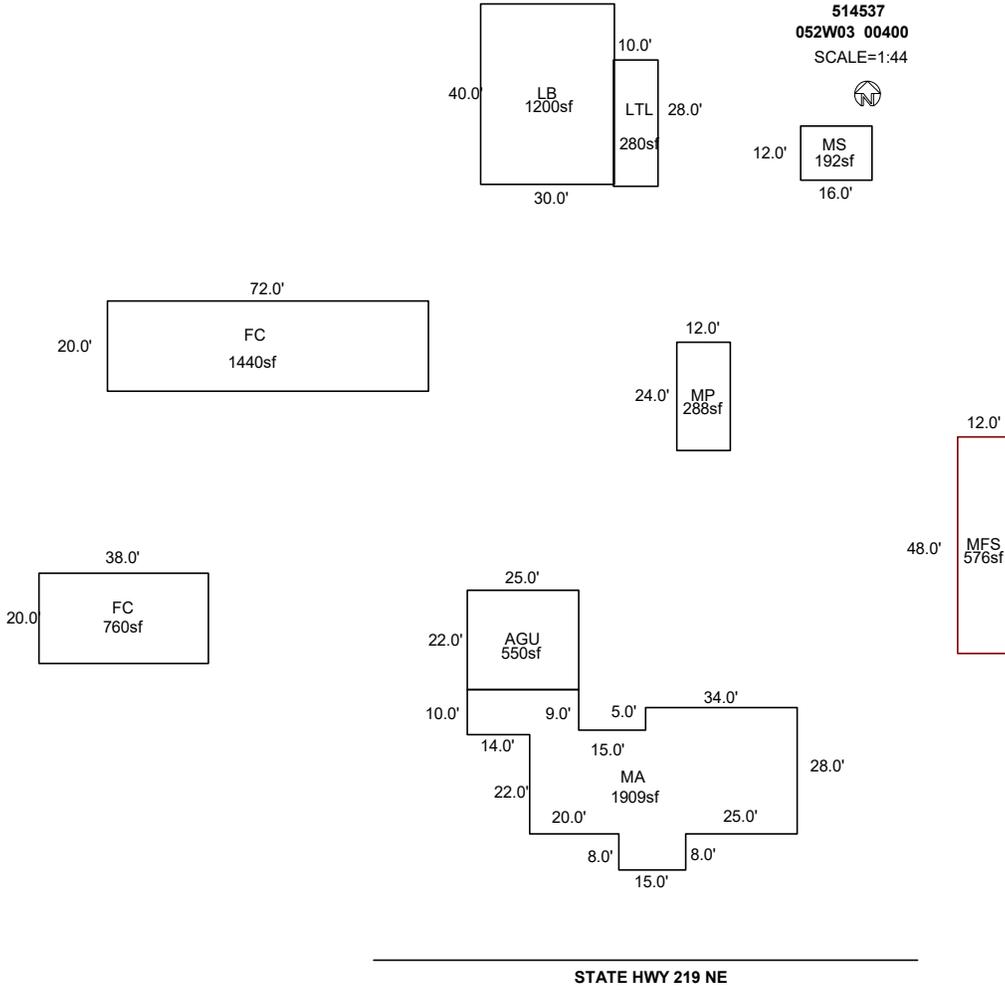
2/19/25: Inspected by WW L during tags, farm use ok - grass seed

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514537 Parcel No.: 052W03 00400
 Property Address: 6639 STATE HY 219 NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	288.0	72.0	
	LB	1.0	1200.0	140.0	
	MS	1.0	192.0	56.0	
	LTL	1.0	280.0	76.0	
	FC	1.0	760.0	116.0	2720.0
GLA1	MA	1.0	1909.0	238.0	
	MFS	1.0	576.0	120.0	2485.0
GAR	AGU	1.0	550.0	94.0	
	FC	1.0	1440.0	184.0	1990.0
	Net LIVABLE	cnt	0 (rounded)		2,485
	Net BUILDING	cnt	5 (rounded)		2,720

COMMENT TABLE 1

APEXED BY NRC 03/24/2009
 UPDATED BY WWILLIAMS 9/21/23
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JJS 10/12/23
 JJS 01/15/25

JJS 12.23.25 TAGS L2

COMMENT TABLE 3

TAGS L2
 TAGS L3