

Acct ID: 515192 MTL: 052W200002300 Date: 12.23.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 5073 KEENE RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 37226 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Outbuilding)
 Owner: CAIN, TERRY L Last Sales Date: 06/04/2018 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 75287
 RMV Land: 437550 RMV Imp: 53910 RMV Total: 491460 MAV: 33750 MSAV: 41537 SAV: 92105
 Comment: 25-26: L3 1.15.25 JJS
 24-25 L2 1.4.24 JJS
 23-24: L3 1.4.23 GRH

Dem not done, K/T, upn GB PKG

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
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: 81980 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020
 25-26: Land classes ok
 20-21: APPROVED FOR FARM USE
 16-17: COMB LIKE SEGS
 15-16: 05/21/15 PER KH 90, CHANGED LAND SCH IN PREPARATION FOR DISQUALIFICATION.
 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M
 03-04: DISQ FARM USE // 03-04: PER #29, ONE ACRE OF WASTE FROM 2BENCH

Site: 3 Code Area: 01600 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 122970 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020

Site: 4 Code Area: 01600 Size: 2.45 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 182600 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 122 Year Blt: 1930 Eff Year Blt: 1885 Sq.Ft: 1120 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 42050
 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	2	Finished	800	1	FB-1	1930	1885	BATH - 1, KIT, ROOF, FP - 1, HVAC	Y N
Attic	2	Finished	320	1	FB-1/ HB-1	1930	1885	BTH - 1, HVAC	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1768 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 68x26 RMV: 5220
 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	5	Finished	1768	0	0	1984	1984	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 3	Code Area: 01600	Stat Class: 351	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 864	% Complete: 100.00			
Desc: General Purpose Building (GB)			Dimensions: 36x24			RMV: 4930			
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	6	Finished	864	0	0	1984	1984	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: 1984	Eff Year Blt: 1984	Sq.Ft: 432	% Complete: 100.00			
Desc: Multi Purpose Shed (MP)			Dimensions: 36x12			RMV: 1710			
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	432	0	0	1984	1984	FAIR	
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

✓ AVG

Farm Notes

2021FARM
 12/14/21 Farm Use: Sheep and Ostriches; Same owners just a name change, no change in farm use.

11/22/21 Sent new owner self-reporting letter

2024FARM
 1/4/24: Inspected by JJS L2 farm use ok for most of the property - livestock. Check 1/1/25 during tag for iris farm in the back part of the property.

2025FARM
 3/11/25: Inspected by WW L4 during tags, farm use ok - sheep



12/23/25
 Demo started
 but house still
 there

Oct 2025 photos



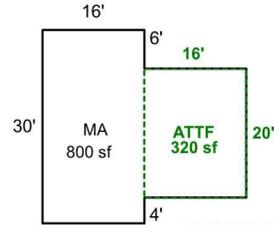
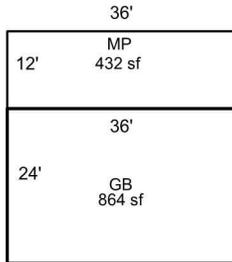
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515192 Parcel No.: 052W20 02300
 Property Address: 5073 KEENE ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

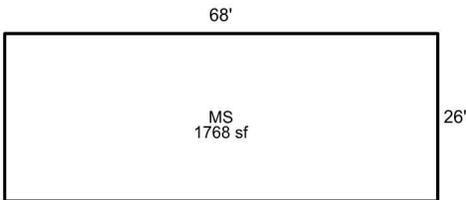
SKETCH

515192
052W20 02300
SCALE = 1:30



HOUSE TO BE REMOVED
TO BE REPL W/ HOUSE ON PG 2
PLEASE VERIFY

Still there
12/23/25



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1768.0	188.0	
	GB	1.0	864.0	120.0	
	MP	1.0	432.0	96.0	3064.0
GLA1	MA	1.0	800.0	124.0	800.0
GLA2	ATTF	1.0	320.0	72.0	320.0

COMMENT TABLE 1

Apex 9/22/2011 Jane
 UPDATED BY CHRIS 10/30/19
 UPDATED BY CJURAN 06/06/2022 555-21-009376

COMMENT TABLE 2

JJS 12.23.25
 JJS 12.23.25

COMMENT TABLE 3

Tays L3
 Tays L2

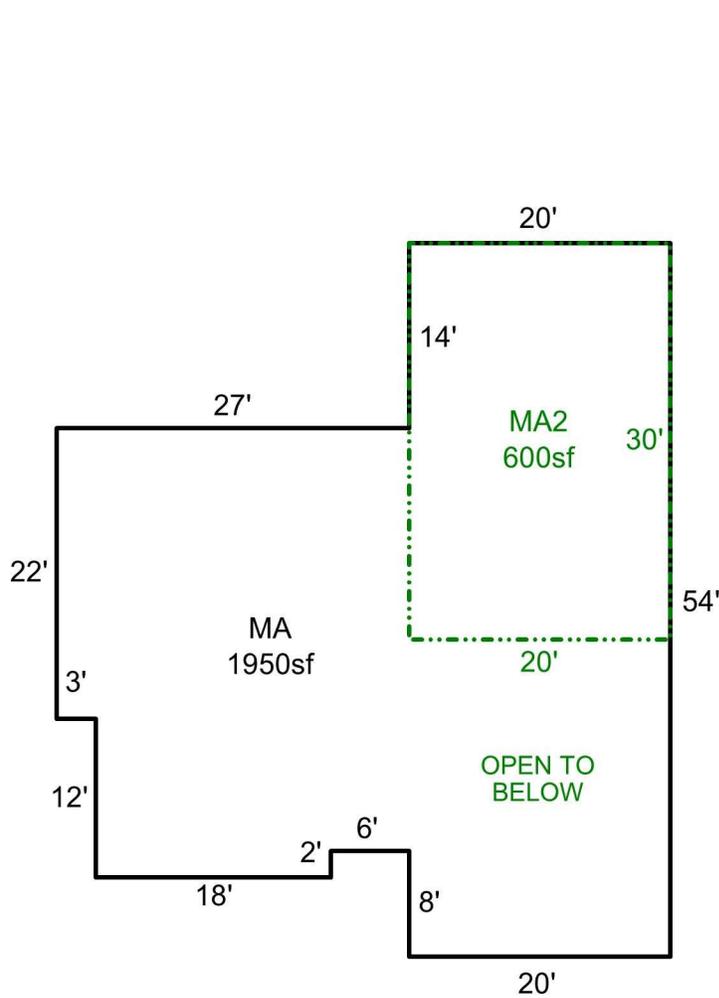
Net LIVABLE	cnt	2	(rounded)		1,120
Net BUILDING	cnt	3	(rounded)		3,064

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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1950.0	206.0	1950.0
GLA2	MA2	1.0	600.0	100.0	600.0

COMMENT TABLE 1

Apex 9/22/2011 Jane
 UPDATED BY CHRIS 10/30/19
 UPDATED BY CJURAN 06/06/2022 555-21-009376

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,550