

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: CJURAN 2/18/26

Print Date: 12/26/2025
INP: 2/17/26 CS

Acct ID: 515207 MTL: 052W190001500 Date: 2/5/26 Appr: CS Prop Class: 551
Situs: 13722 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 37241

RMV Prop Class: 451
Year: 2026

Last Date Appraised: 02/24/2023 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2023 - Tags/Permit (Residence)

64x48 Pole
Bldg

Owner: LUCAS LT & LUCAS, PERRY L TRE & Last Sales Date: 09/12/2011 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 23 4 LCB TTO INSP

AV: 945707

RMV Land: 1296070 RMV Imp: 916260 RMV Total: 2212330 MAV: 693260 MSAV: 252447

SAV: 608538

Comment: 23-24: L2 02.24.23 GRH
1/20/22 L3 GRH

Updated Inv. see below

Notations

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

Farm: Hazel nuts,
Berries, 3 Seed

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	40000	01600	0
2	SAN	SA OSD - NO LANDSCAPE	40000	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: 9030	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 2009 / 100030					
Site: 4	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: 9030	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 2009 / 100030					
Site: 5	Code Area: 01600	Size: 66.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 623380	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 1976 / 100030: 03-04: COMBINED LAND SEGS, ALL HAVE SAME SOIL CLASS AND YEAR, TOTAL ACRES 81.00					
Site: 6	Code Area: 01600	Size: 45.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 390650	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 1976 / 100030					
Site: 7	Code Area: 01600	Size: 3.69 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 910	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 1976 / 00-01; UPDATED MARKET VALUES, 100030					
Site: 8	Code Area: 01600	Size: 9.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 85010	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 2006 / 100030 03-04: 14.0 AC DISQ FARM USE/WAS 2BENCH IRR //06-07: APPROVE FARM DEFERRAL ON A PORTION OF THE PROPERTY					
Site: 9	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: 9030	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:	Liability year - 2023					
Site: 10	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: 9030	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE		Fire Patrol:		Description:	
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 143 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 1280 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 230700
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1970
eyocalc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4	Finished	1280	3	FB-1	1950	1950	HVAC, KIT, BATH - 1, ROOF+	Exception: Y N
Basement	4	Unfinished	1280	0	0	1950	1950		Exception: Y N
Garage Detached	4	Unfinished	440	0	0	1950	1950	ROOF+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	1950	17919	1	Exception: Y N

Bldg: 10 Code Area: 01600 Stat Class: 142 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3215 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 513920
 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	
First Floor	4 +	Finished	2452	3	FB-2/ HB-1	2022	2022	FP - 1, HVAC+, ROOF, KIT, BTH - 1, BATH - 2	Exception: Y N
Attic	4	Finished	763	0	0	2022	2022	HVAC+ 1/0	Exception: Y N
Garage Attached	4 +	Finished	864	0	0	2022	2022	HVAC+, ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2022	26879	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 120 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 770
 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	120	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1728 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 72x24 RMV: 3840
 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	1728	0	0	1979	1979	FAIR	Exception: Y N

*Old MS+LT combined
+ added to*

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

*now MS+GB since before 2016
onsites computed 21+23*

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 2592 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 72x36 RMV: 27420
 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	
General Purpose Bldg	5	Finished	2592	0	0	1999	1999	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 342 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 7200 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 80x90 RMV: 136390
 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	
Metal Componet Bldg	5	Finished	7200	0	0	2000	2000	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	5	1620	2000	3790	1

Exception: Y N

Bldg: 8 Code Area: 01600 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 24x36 RMV: 3220
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

J

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	864	0	0	2000	2000	Exception: Y N

Accessories

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

V

Bldg: 9 Code Area: 01600 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 96 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 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
Multi-Purpose Bldg	4	Finished	96	0	0	2021	2021	Exception: Y N

V

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
25-005580	85484	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 64X48 BUILDING FOR FARM EQUIPMENT STORAGE AND REPAIR, NO PLM

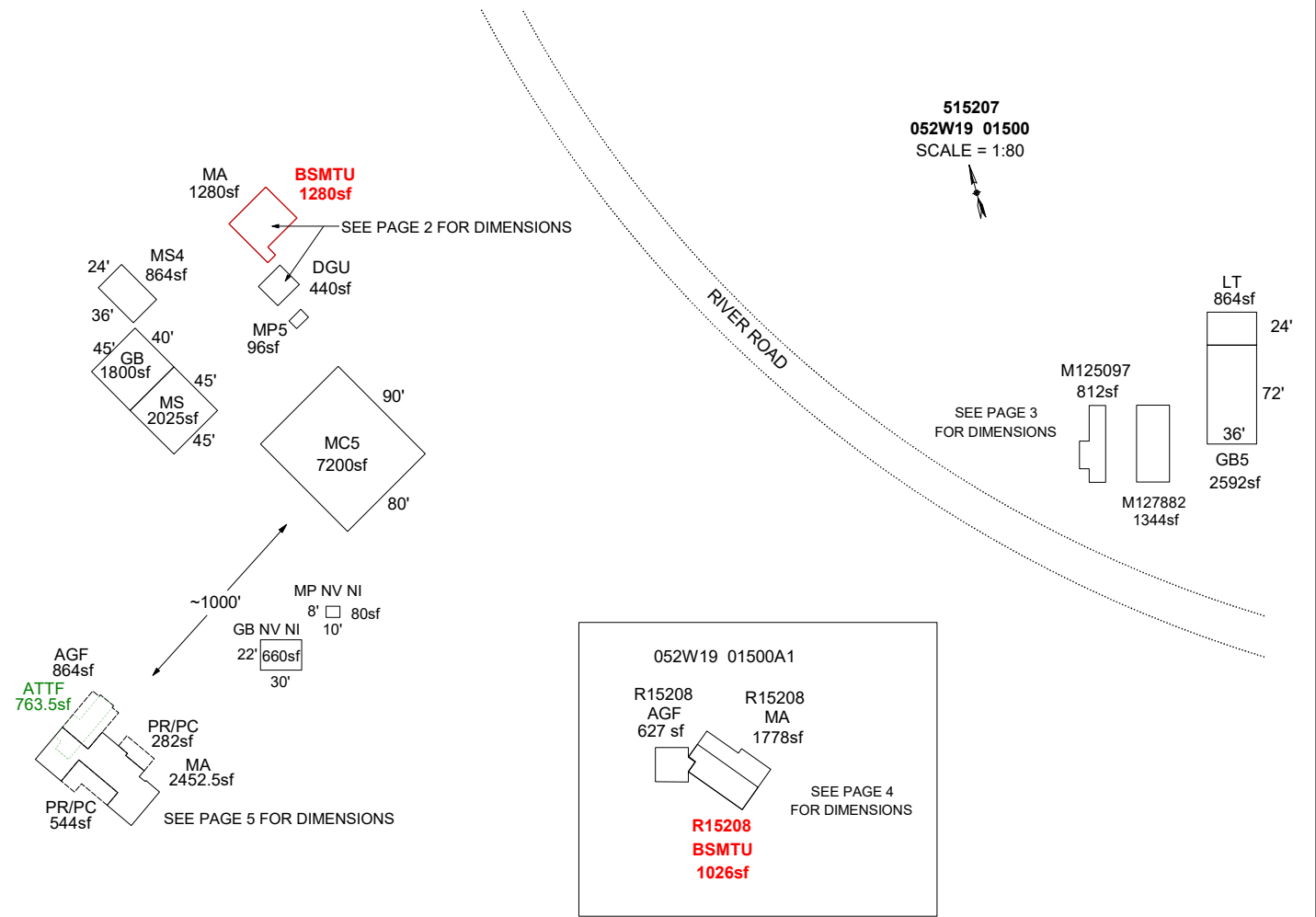
351 GB5 1979/2004 40x45 Avg (Reallocate to include in man)

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515207 Parcel No.: 052W19 01500
 Property Address: 13722-13761 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	MP5	1.0	96.0	40.0	
	MS4	1.0	864.0	120.0	
	GB5	1.0	2592.0	216.0	
	MC5	1.0	7200.0	340.0	
	LT	1.0	864.0	120.0	11616.0
GLA1	MA	1.0	1280.0	156.0	
	MA	1.0	2452.5	288.0	3732.5
GLA2	ATTF	1.0	763.5	139.0	763.5
BSMT	BSMTU	1.0	1280.0	156.0	1280.0
GAR	DGU	1.0	440.0	84.0	440.0
GENERA	GB	1.0	1800.0	170.0	
	GB NV NI	1.0	660.0	104.0	2460.0
MACHIN	MS	1.0	2025.0	180.0	2025.0
MULTI P	MP NV NI	1.0	80.0	36.0	80.0
OTH	M125097	1.0	812.0	150.0	
	M127882	1.0	1344.0	160.0	2156.0
	3 addl items				
	Net LIVABLE	cnt	1 (rounded)		5,776
	Net BUILDING	cnt	5 (rounded)		16,621

COMMENT TABLE 1

Apex by RW 06/18/08
 UPDATED BY CJURAN 05/12/2021
 UPDATED BY CJURAN 12/07/2021 555-21-009156
 UPDATED BY CJURAN 03/15/2023
 UPDATED BY WWILLIAMS 1/8/26

COMMENT TABLE 2

#29 JS 03/02/2021
 GRH 02/24/2023

COMMENT TABLE 3

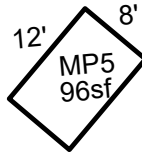
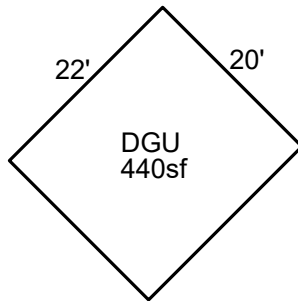
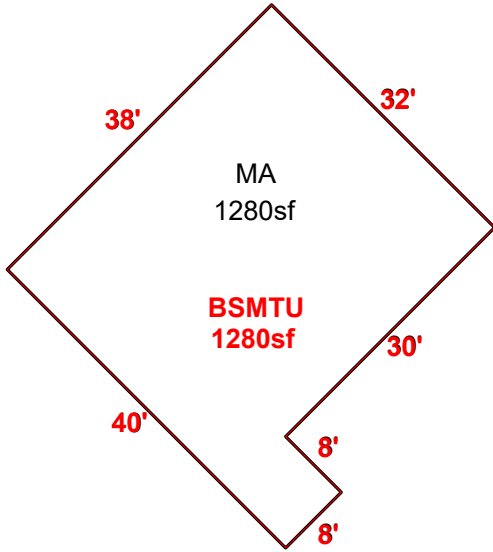
TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515207 Parcel No.: 052W19 01500
 Property Address: 13722-13761 RIVER ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



515207
052W19 01500
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP5	1.0	96.0	40.0	96.0
GLA1	MA	1.0	1280.0	156.0	1280.0
BSMT	BSMTU	1.0	1280.0	156.0	1280.0
GAR	DGU	1.0	440.0	84.0	440.0

COMMENT TABLE 1

Apex by RW 06/18/08
 UPDATED BY CJURAN 05/12/2021
 UPDATED BY CJURAN 12/07/2021 555-21-009156
 UPDATED BY CJURAN 03/15/2023
 UPDATED BY WWILLIAMS 1/8/26

COMMENT TABLE 2

#29 JS 03/02/2021
 GRH 02/24/2023

COMMENT TABLE 3

TAGS L3
 TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,560
Net BUILDING	cnt	1	(rounded)	536

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

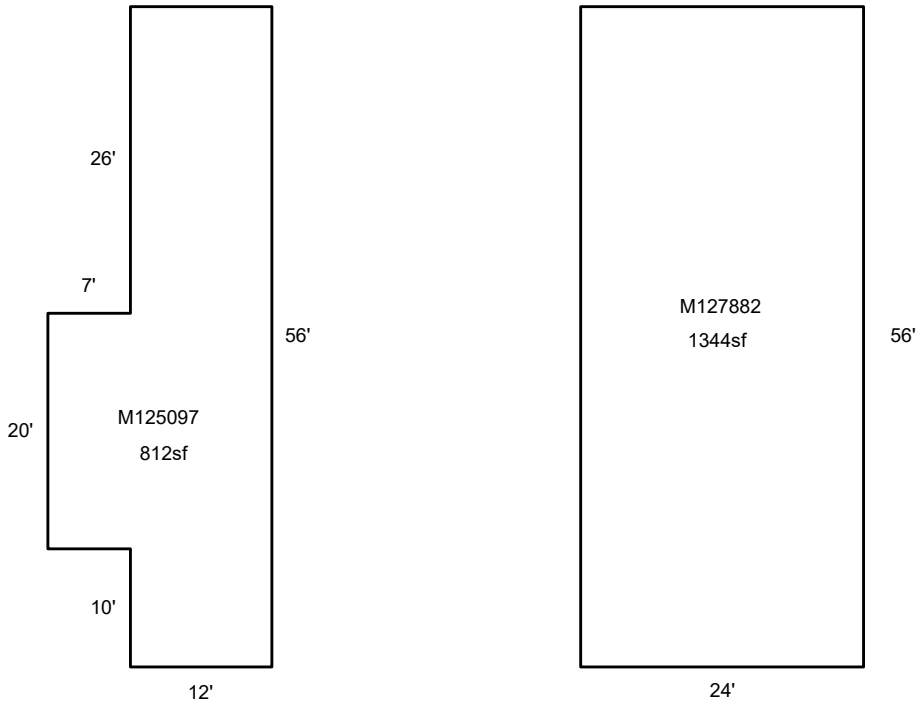
File No.: 515207 Parcel No.: 052W19 01500
 Property Address: 13722-13761 RIVER ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515207
052W19 01500
SCALE = 1:10



SEE PAGE 1 FOR
ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	M125097	1.0	812.0	150.0	
	M127882	1.0	1344.0	160.0	2156.0

COMMENT TABLE 1

Apex by RW 06/18/08
 UPDATED BY CJURAN 05/12/2021
 UPDATED BY CJURAN 12/07/2021 555-21-009156
 UPDATED BY CJURAN 03/15/2023
 UPDATED BY WWILLIAMS 1/8/26

COMMENT TABLE 2

#29 JS 03/02/2021
 GRH 02/24/2023

COMMENT TABLE 3

TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

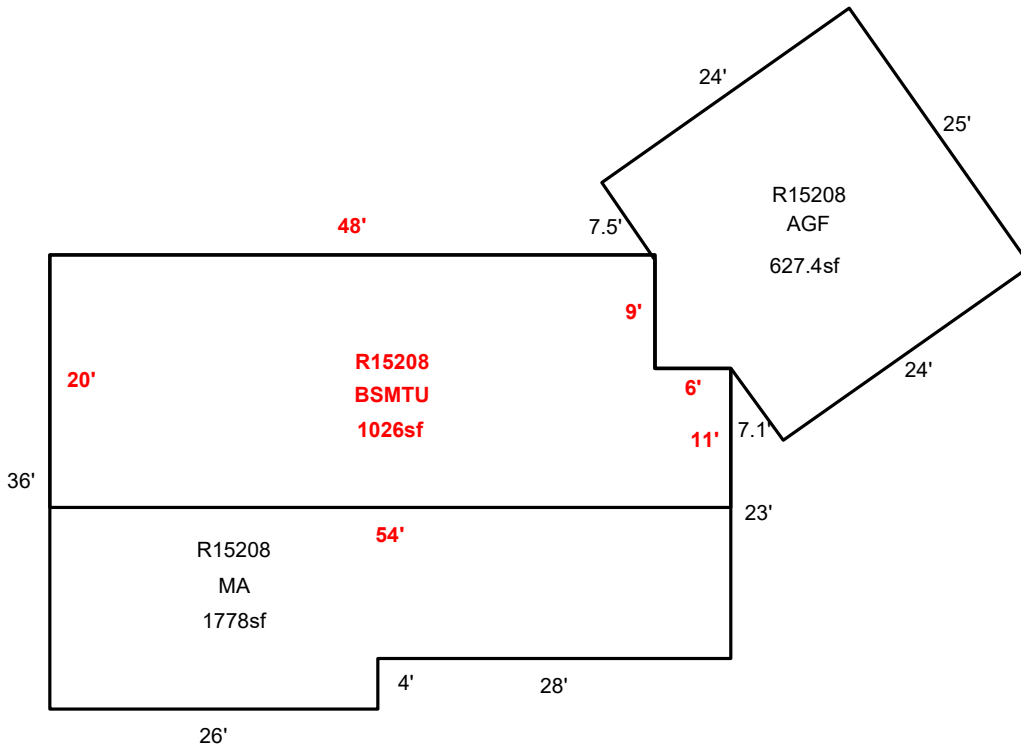
File No.: 515207 Parcel No.: 052W19 01500
 Property Address: 13722-13761 RIVER ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515207
052W19 01500
 SCALE = 1:10



**SEE PAGE 1 FOR
 ALL BLDGS**



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals

COMMENT TABLE 1

Apex by RW 06/18/08
 UPDATED BY CJURAN 05/12/2021
 UPDATED BY CJURAN 12/07/2021 555-21-009156
 UPDATED BY CJURAN 03/15/2023
 UPDATED BY WWILLIAMS 1/8/26

COMMENT TABLE 2

#29 JS 03/02/2021
 GRH 02/24/2023

COMMENT TABLE 3

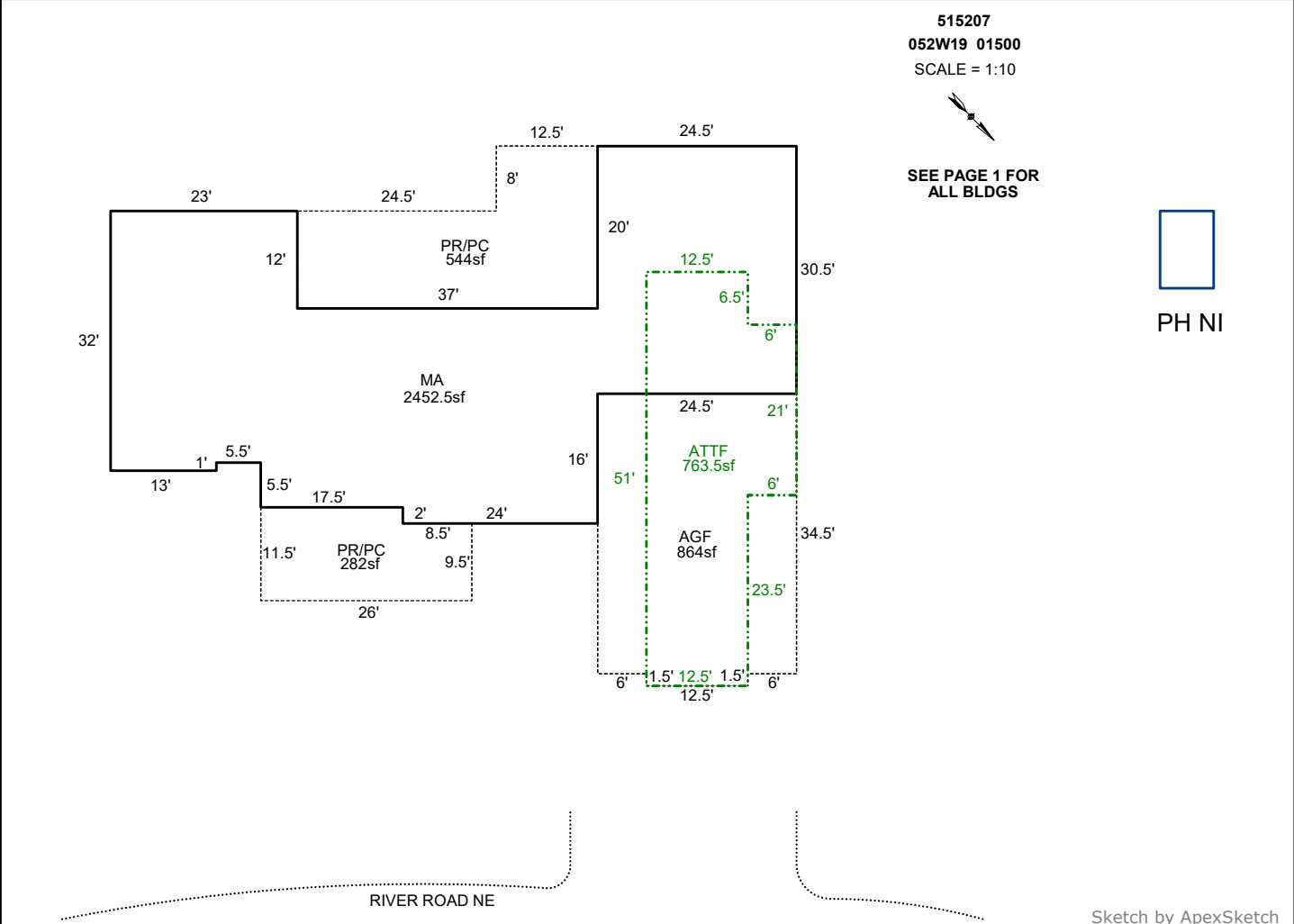
TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515207 Parcel No.: 052W19 01500
 Property Address: 13722-13761 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
GLA1	MA	1.0	2452.5	288.0	2452.5
GLA2	ATTF	1.0	763.5	139.0	763.5
P/P	AGF	1.0	864.0	121.0	
	PR/PC	1.0	544.0	114.0	
	PR/PC	1.0	282.0	75.0	1690.0

COMMENT TABLE 1

Apex by RW 06/18/08
 UPDATED BY CJURAN 05/12/2021
 UPDATED BY CJURAN 12/07/2021 555-21-009156
 UPDATED BY CJURAN 03/15/2023
 UPDATED BY WWILLIAMS 1/8/26

COMMENT TABLE 2

#29 JS 03/02/2021
 GRH 02/24/2023

COMMENT TABLE 3

TAGS L3
 TAGS L2

Net LIVABLE cnt 0 (rounded) 3,216

