

1.5.26

Acct ID: 515429 MTL: 053W360000900 Date: 10.23.25 Appr: JJS Prop Class: 551 RMV Prop Class: 501
 Situs: 2272 MATHENY RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 49561 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Residence)
 Owner: HUBBARD LAKE HILLSIDE LLC Last Sales Date: 10/08/2021 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 2 3 4 LCB TTO NSP AV: 272024
 RMV Land: 59 870 RMV Imp: 343640 RMV Total: 1035510 MAV: 132750 MSAV: 50704 SAV: 137122
 Comment: 25-26: L3 1.15.25 JJS

New MA @ 10/25, old MA gone

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CWO 1/22/26 L4 farm use ok - orchard

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01600	0

Land

Site: 1 Code Area: 01600 Size: 0.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 470 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2021 / 19-20: PER #29 CHG LAND SCH, UNFARMABLE SWAMP GROUND UNDER AND NEAR A COUNTY BRIDGE. 06-07: RECALC SETUP;#36 09-02-05

Site: 3 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: 25230 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009

Site: 4 Code Area: 01600 Size: 23.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 606810 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030

Site: 5 Code Area: 01600 Size: 3.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 2690 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 100030

Site: 6 Code Area: 01600 Size: 9.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 6670 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 100030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 121 Year Blt: 1941 Eff Year Blt: 1960 Sq.Ft: 2024 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 143140
 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	2024	2	FB-1	1941	1960	BATH - 1, KIT+, ROOF, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	252	1960	4410	1	Y N

Bldg: 9 Code Area: 01600 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1968 % Complete: 30.50
 Desc: Multi Story above grade Dimensions: RMV: 185640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 88570 Adjust: Adjust RMV: 0

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1152	1	FB-1/ HB-1	2024	2024	HVAC, KIT, ROOF, BATH - 1, BTH - 1	Y N
Second Floor	4	Finished	816	2	FB-1	2024	2024	HVAC, BATH - 1	Y N
Second Floor	4	Unfinished	336	0	0	2024	2024		Y N
Garage Attached	4	Finished	2688	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2024	9630	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 70	% Complete: 100.00
Desc: Accessory Improvements & Misc.			Dimensions: 10x7		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	
Pump House	0	Finished	70	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 321	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 8640	% Complete: 100.00
Desc: Hay Cover (HC)			Dimensions: 96x90		RMV: 13390	
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	
Hay Cover	5	Finished	8640	0	0	1982	1982	FAIR	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 01600	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 320	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x20		RMV: 1470	
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	320	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: #06 DISCOVERED 0.69 ACRES AT MKT SHOULD BE SA. APPROVED FOR 21-22.



Percent Complete Form

Account # SIS429

Additions

New Homes

		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	7%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR JJS
 APPR JJS
 APPR _____
 APPR _____

Date 1/15/25 YR For 25-26
 Date 10.01.25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 30
 % COMP 100
 % COMP _____
 % COMP _____

ACCOUNT # SIS 429

DATE: 1/15/25

RMV CLASS _____

PROP CLASS _____

MTL _____

APPR JSS

TAG Y N _____

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR 1st
 AREA 1152 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR 2nd
 AREA 816 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2021 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT 142 QLTY + - FLOOR 2nd U
 AREA 336 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 30 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Unfinished Area of
2nd Floor

TYPE AGF
 STAT / CLASS _____
 SIZE 2688
 FAIR
 AVERAGE
GOOD
 EXCELLENT

BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 30
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

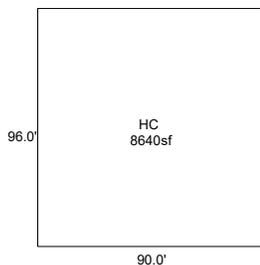
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

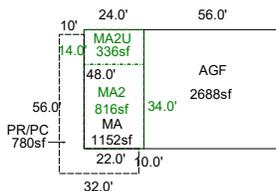
SUBJECT INFO

File No.: 519437 Parcel No.: 053W36 00300
 Property Address: 2272 MATHENY RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



519437
053W36 00300
SCALE=1:80



Sketch by ApexSketch

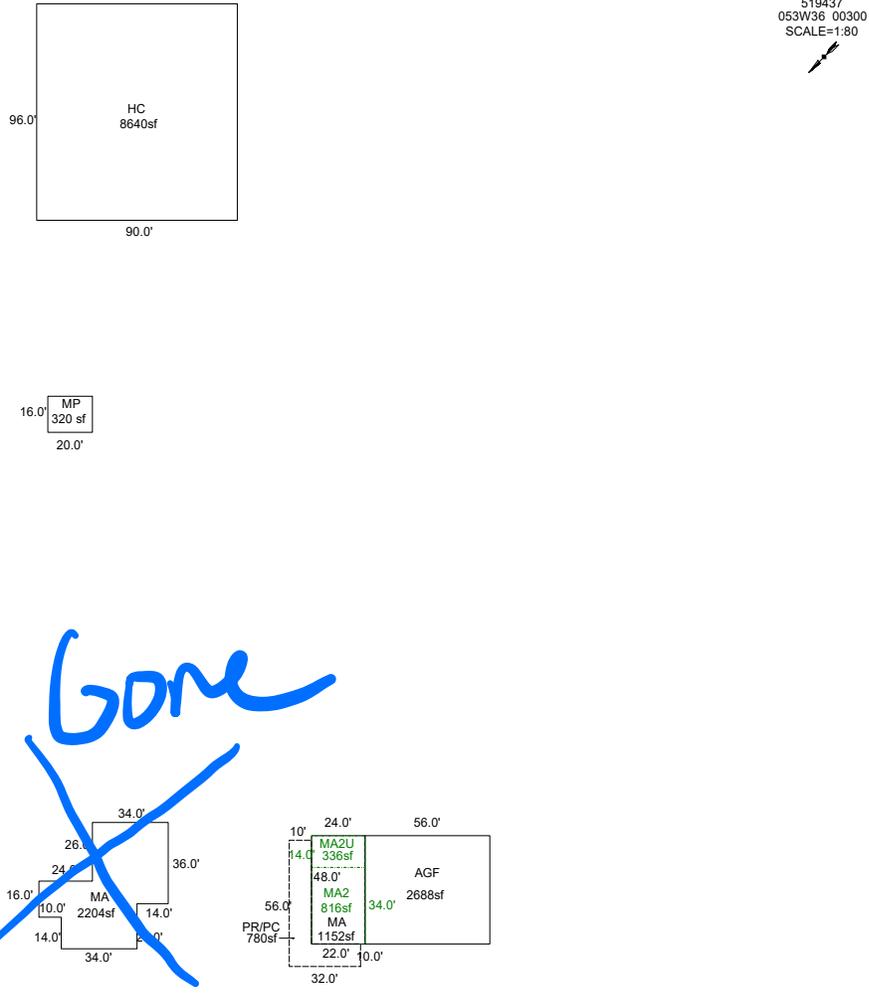
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	320.0	72.0		DRAWN BY JRONDEMA 10/12/15 UPDATED BY CLOBERG 11/19/24 24-006589 MA UPDATED BY CLOBERG 02/20/25 UPDATED BY CLOBERG 11/24/25	
	HC	1.0	8640.0	372.0	8960.0		
GBA2	MA2U	1.0	336.0	76.0			
	MA2	1.0	816.0	116.0	1152.0		
GAR	AGF	1.0	2688.0	208.0	2688.0		
MA	MA	1.0	1152.0	144.0	1152.0		
P/P	PR/PC	1.0	780.0	176.0	780.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						JJS 01/15/25 JJS 10/23/25	TAGS L3 TAGS L2
Net LIVABLE		cnt	1	(rounded)	1,152		
Net BUILDING		cnt	4	(rounded)	10,112		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519437 Parcel No.: 053W36 00300
 Property Address: 2272 MATHENY RD NE
 City: GERVAIS County: MARION 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	320.0	72.0	
	HC	1.0	8640.0	372.0	8960.0
GBA2	MA2U	1.0	336.0	76.0	
	MA2	1.0	816.0	116.0	1152.0
GLA1	MA	1.0	2204.0	228.0	2204.0
GAR	AGF	1.0	2688.0	208.0	2688.0
MA	MA	1.0	1152.0	144.0	1152.0
P/P	PR/PC	1.0	780.0	176.0	780.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/12/15
 UPDATED BY CLOBERG 11/19/24 24-006589 MA
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JJS 01/15/25

COMMENT TABLE 3

TAGS L3

JJS 10.2325 Tags L2

Net LIVABLE	cnt	1	(rounded)		3,356
Net BUILDING	cnt	4	(rounded)		10,112