

Summary Lead Appr: 11-17-25 Clerk: _____ Lead Clerk: _____ Appr: WW Print Date: 9/29/2025

Acct ID: 518301 MTL: 052W310001300 Date: 11-4-25 Appr: WW Prop Class: 551 RMV Prop Class: 501
Situs: 11524 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 150530 Year: 2025

Last Date Appraised: 04/09/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
Owner: SCENIC PROPERTIES NORTHWEST LLC Last Sales Date: 04/25/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 219351
RMV Land: 762420 RMV Imp: 75920 RMV Total: 838340 MAV: 100630 MSAV: 143431 SAV: 384502
Comment:

delete gbt + LT upol eye

CWO 1/27/26

20 farm seed

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:	Value Source: Farm Homesite	Description:			RMV: 8030	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 2009 / 100030					
Site: 2	Code Area: 01600	Size: 68.29 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 630240	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1976 / 100030					
Site: 3	Code Area: 01600	Size: 8.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 74150	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1976 / 100030					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 121	Year Blt: 1955	Eff Year Blt: 1930	Sq.Ft: 884	% Complete: 100.00
Desc: One Story Only					Dimensions:	RMV: 75920
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	884	2	FB-1	1955	1930	KIT-, ROOF, HVAC, BATH - 1	Exception: Y N
Garage Attached	2	Unfinished	220	0	0	1955	1930	ROOF	Exception: Y N

eye case, same as 2008 photo except windows - gouge

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	216	1930	3132	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 351	Year Blt:	Eff Year Blt:	Sq.Ft: 600	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions: 30x20	RMV: 0
Func Obsc: 0	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
General Purpose Bldg	5	Finished	600	0	0	0	0		Exception: Y N

gone

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 354	Year Blt:	Eff Year Blt:	Sq.Ft: 675	% Complete: 100.00
Desc: Lean-to Light (LTL)					Dimensions:	RMV: 0
Func Obsc: 0	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
Lean-to Light Duty	4	Finished	675	0	0	0	0		Exception: Y N

gone

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 4/9/20 BY #10 C19 FARM USE OK - GRASS SEED OR HAY



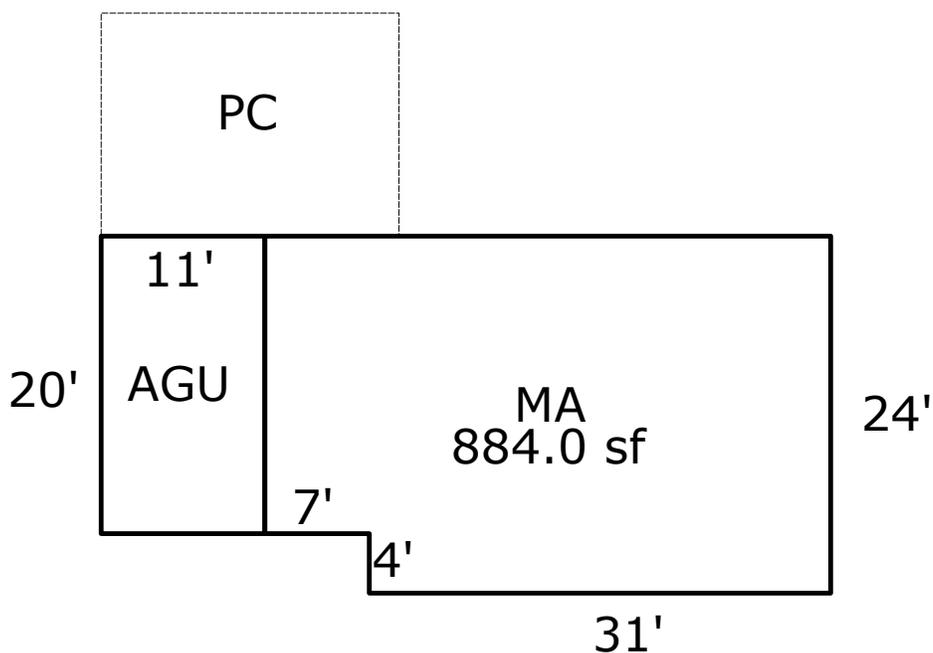
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518301 Parcel No.: 052W31 01300
 Property Address: 11524 River Rd N
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518301
 052W 31 01300
 N



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	884.0	124.0	884.0
GAR	AGU	1.0	220.0	62.0	220.0
P/P	PC	1.0	300.0	70.0	300.0

COMMENT TABLE 1

Apex 9/27/2011 Jane
 UPDATED BY WWILLIAMS 12/17/25

COMMENT TABLE 2

4.9.20 CLUKE

COMMENT TABLE 3

Net LIVABLE	cnt	0	(rounded)		884
Net BUILDING	cnt	1	(rounded)		220