

Acct ID: 515062 MTL: 051W300000300 Date: 12/10/25 Appr: GHT Prop Class: 551 RMV Prop Class: 551
 Situs: 13070 HOWELL PRAIRIE RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 33943 Year: 2025

Last Date Appraised: 09/14/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: BAUMAN, RICHARD Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 291370
 RMV Land: 1399150 RMV Imp: 157950 RMV Total: 1557100 MAV: 147350 MSAV: 144020 SAV: 388943
 Comment: _____

*Farm: Row crops
Nursery*

Notations

New house 100% / New FC 100%

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CWO 3/11/26

OSDs

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

*25-001091 CSD 9-10-25
24-009818*

Land

Site: 2 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 15330 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis// 10300030

Site: 3 Code Area: 03600 Size: 71.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 1256550 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 10300030

Site: 4 Code Area: 03600 Size: 4.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 77270 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 131 Year Blt: 1901 Eff Year Blt: 1963 Sq.Ft: 1212 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 153700
 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	3	Finished	1212	2	FB-1	1901	1963	BATH - 1, KIT-, HVAC, ROOF	Y N
Garage Attached	3	Unfinished	400	0	0	1963	1963	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	576	1963	1329	1	Y N
ENCLOSED PORCH	3	220	1963	4686	1	Y N

VIZ Aug

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 353 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 1344 % Complete: 100.00
 Desc: Machine Shed (MS) *w/ depreciated* Dimensions: 48x28 RMV: 2460
 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	4	Finished	1344	0	0	1963	1963	<i>Fair package</i>	Y <u>N</u>

Still being used

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1790
 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	6	Finished	192	0	0	1963	1963	FAIR

Exception: Y N

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
24-009818	83653	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 300 X 90 Green House for Nursery, No plmg
25-001091	83731	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	366000	0	R	REPLACEMENT SFD 3 BDRM 3 BATH

A	B	C	D	E	F
Account Number					
Design	Average				
Building Code	Yes				
Size					1800
Footprint	Rectangle				
Foundation	Yes				
Siding	Beveled T111				
Exterior Trim	All_sides_thick				
Entry	Average_entry				
Roof	Multiple_gables_or_hip				
Doors/windows	Minimal_windows_average_doors				
Bedrooms					3
Bathrooms					2.5
Heating	AC				
CLASS					4
	3.975				
To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.					
To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number					



Attached Class calculator



ACCOUNT # 515062 DATE: 12/10/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR WJ TAG Y N _____
 COMMENTS: _____ GRH

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 1040 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: Concrete drive, patio concrete, front porch

TYPE GB
 STAT / CLASS 4
 SIZE _____
 FAIR 30X24
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

TYPE MP
 STAT / CLASS _____
 SIZE 6
 FAIR 12X12
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

STAT 142 QLTY + - FLOOR MA2
 AREA 1040 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE FC
 STAT / CLASS 5
 SIZE _____
 FAIR 300X90
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N

STAT 142 QLTY + - FLOOR AGF
 AREA 440 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: Exempt F.C.
 COMMENT: _____

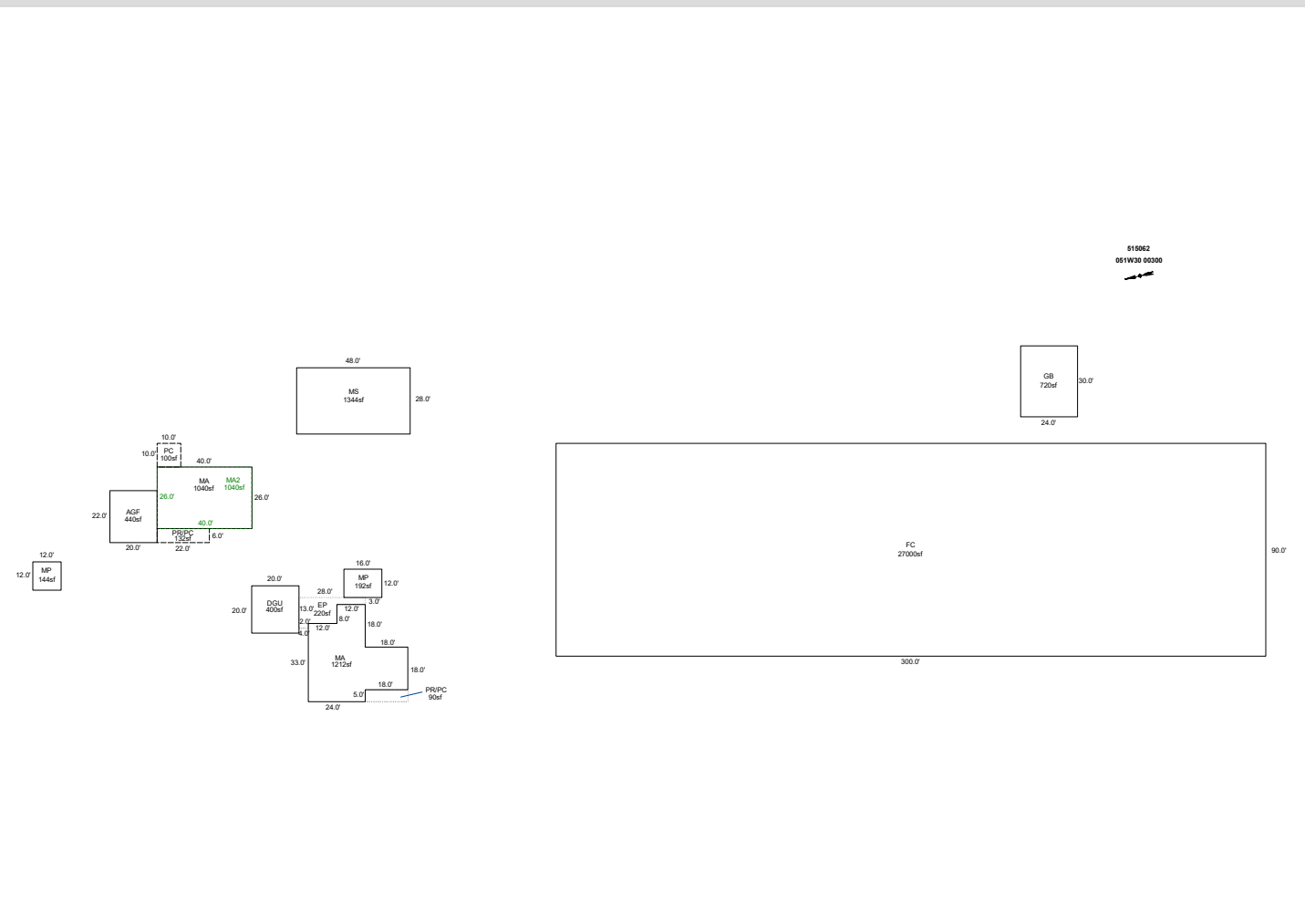
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515062 Parcel No.: 051W30 00300
 Property Address: 13070 HOWELL PRAIRIE RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

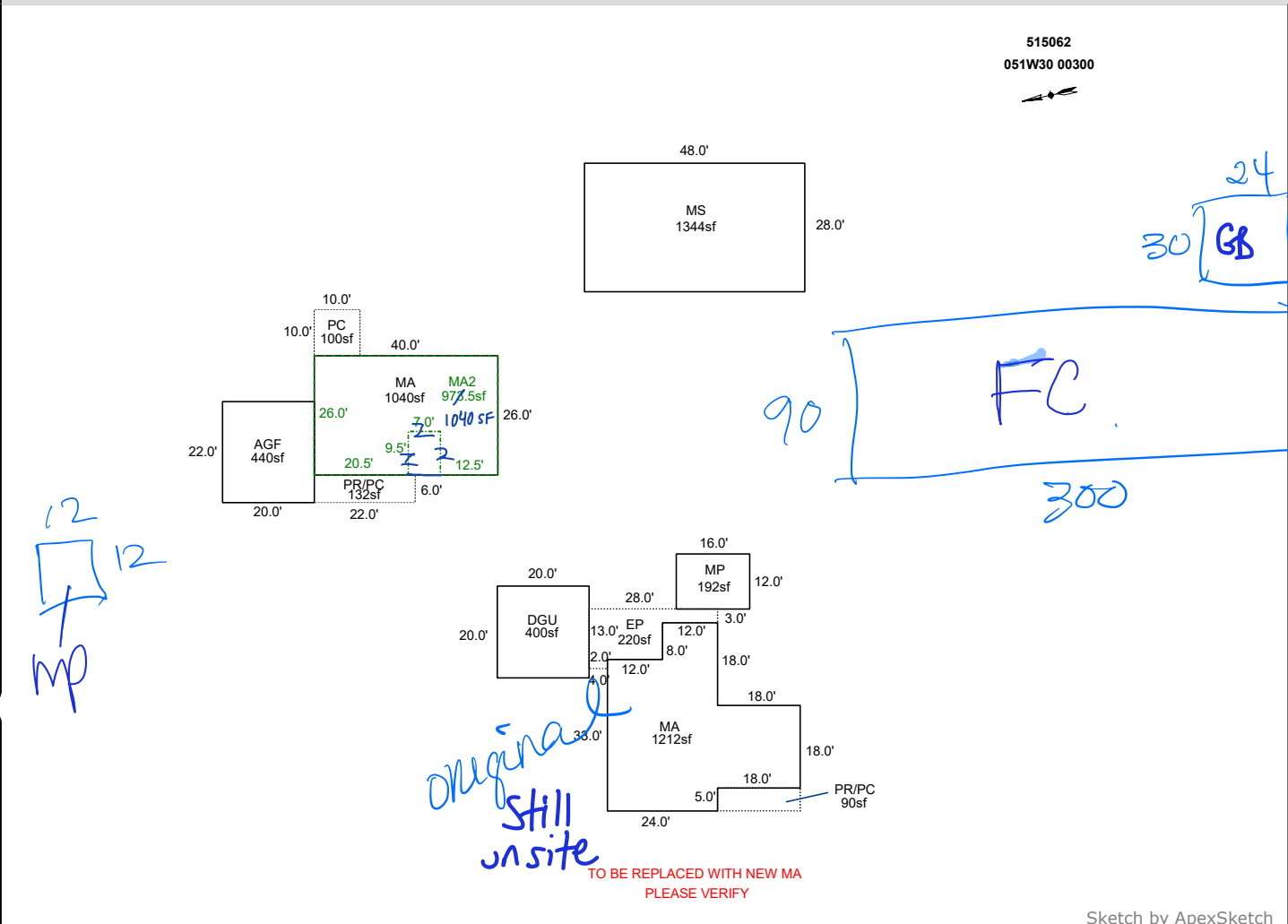
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	192.0	56.0		APEX BY CE 12/13/10 UPDATED BY CLOBERG 05/06/25 25-001091 MA	
	MS	1.0	1344.0	152.0	1536.0		
GLA1	MA	1.0	1212.0	166.0	1212.0		
	MA2	1.0	1040.0	132.0	1040.0		
DGF	DGU	1.0	400.0	80.0	400.0		
FC	FC	1.0	27000.0	780.0	27000.0		
GAR	AGF	1.0	440.0	84.0	440.0		
GB	GB	1.0	720.0	108.0	720.0		
MA	MA	1.0	1040.0	132.0	1040.0		
MP	MP	1.0	144.0	48.0	144.0		
P/P	EP	1.0	220.0	82.0		COMMENT TABLE 2	COMMENT TABLE 3
	PR/PC	1.0	90.0	46.0			
	PR/PC	1.0	132.0	56.0			
	PC	1.0	100.0	40.0	542.0		
	Net LIVABLE	cnt	5 (rounded)		30,556		
	Net BUILDING	cnt	0 (rounded)		1,536		

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 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	192.0	56.0	
	MS	1.0	1344.0	152.0	1536.0
GLA1	MA	1.0	1212.0	166.0	1212.0
	MA2	1.0	973.5	151.0	973.5
DGF	DGU	1.0	400.0	80.0	400.0
GAR	AGF	1.0	440.0	84.0	440.0
MA	MA	1.0	1040.0	132.0	1040.0
P/P	EP	1.0	220.0	82.0	
	PR/PC	1.0	90.0	46.0	
	PR/PC	1.0	132.0	56.0	
	PC	1.0	100.0	40.0	542.0
	Net LIVABLE	cnt	2 (rounded)		3,226
	Net BUILDING	cnt	2 (rounded)		1,536

COMMENT TABLE 1

APEX BY CE 12/13/10
 UPDATED BY CLOBERG 05/06/25 25-001091 MA

COMMENT TABLE 2

GRH 12/10/25

COMMENT TABLE 3

TAGS L2