

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: **INPUT MDL** Print Date: _____

Acct ID: 514994 MTL: 052W230001700 Date: 12/10/25 Appr: GRH Prop Class: 991 RMV Prop Class: 451
 Situs: 13925 BUTTEVILLE RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 148209 Year: 2025

3.23.26

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Completion)

Owner: WOODBURN FIRE DISTRICT Last Sales Date: 08/28/2023 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0

RMV Land: 480060 RMV Imp: 289430 RMV Total: 769490 MAV: 0 MSAV: 0 SAV: 0

Comment: 25-26: L3 1.15.25 JJS

fire station @ 100% ✓

*mailed 9-15-25
24-00 2973
fire station*

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	01600	0

EMAIL SHEET TO BRADLI FOR EXEMPTION

Land

Site: 1 Code Area: 01600 Size: 2.84 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 28I Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 242010 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#36 11-18-05

Site: 2 Code Area: 01600 Size: 2.16 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 48I Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 168050 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1985 / 100030

Improvements - Commercial Industrial

Bldg: 1 Code Area: 01600 Stat Class: 390 Year Blt: 2024 Eff Year Blt: Sq.Ft: 5279 % Complete: 100
 Desc: Farm Marshall Swift Dimensions: RMV: 289430
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Section 1

SC Desc: FIRESTATION SqFt: 5279 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: Shape: Exception: Y N Depreciation Value: 0

Occupancies

Code	Description	Quality	Class	Description	Height	%Area
322	Fire Station (Staff)	3.00	D	Wood or Steel Framed Exterior Walls	12	100

Components

Code	Description	%	Quality	Depr %	Input 1 Value	Input 2 Value	Input 3 Value	Input 4 Value	Input 5 Value
1	Base Cost	100							
2	Default Walls	100							
3	Default Heating	100				2			
681	Sprinklers	100							

Farm Notes

2023FARM
 23-24: Extend SA Farm Add Tax of \$4,471.13 for Cert of Taxes Paid, due to sale to Exempt body. Remains specially assessed. PAT LIAB will be paid through 2022-2023.
 2024FARM
 8/8/24: CWO spoke to Korrin Peterson with the Woodburn Fire District who confirmed this property is no longer being farmed. Disqual for 2024-25.



12.10.25



12.10.25



12.10.25



12.10.25



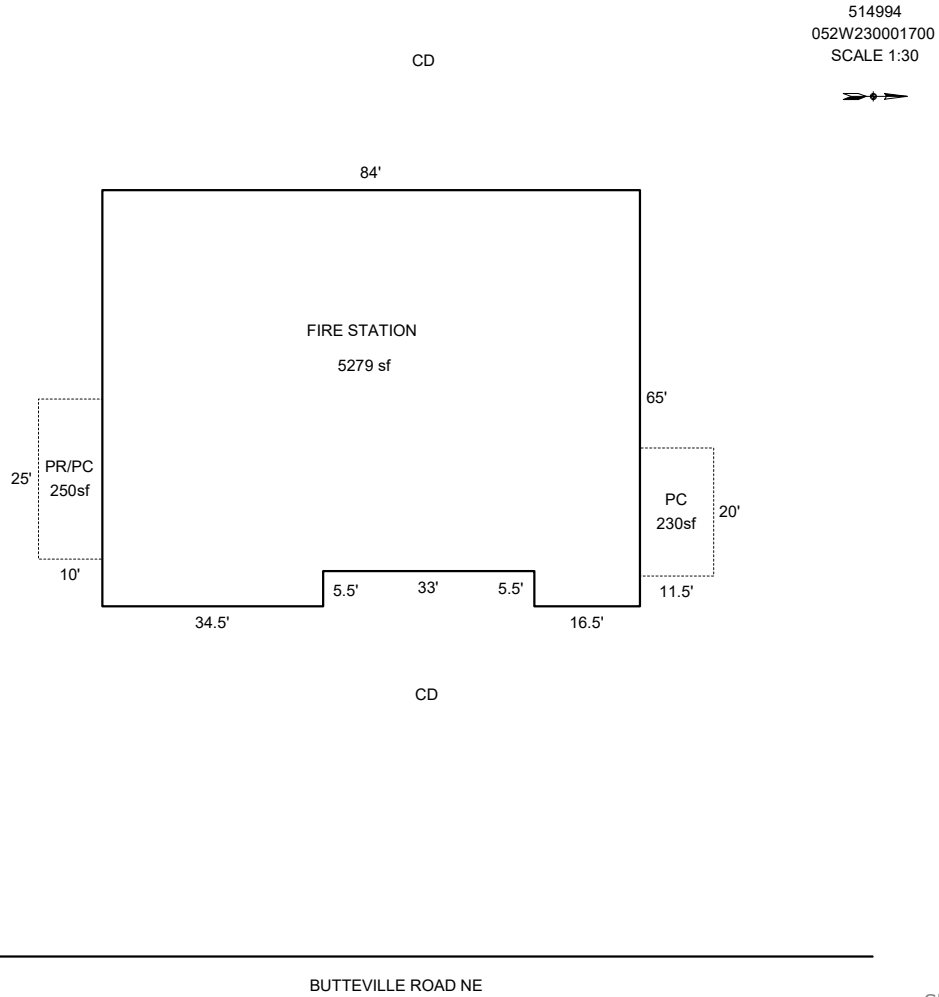
12.10.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514994 Parcel No.: 052W230001700
 Property Address: 13925 BUTTEVILLE RD 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	FIRE STATION	1.0	5278.5	309.0	5278.5
P/P	PR/PC	1.0	250.0	70.0	
	PC	1.0	230.0	63.0	480.0

COMMENT TABLE 1

APEX BY CLOBERG 09/11/24 24-002973 FIRE STATION

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 5,279

Percent Complete Form

Account # 514994

Additions

New Homes

		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR <u>555</u>	Date <u>1/15/25</u>	YR For <u>25-26</u>	% COMP <u>20</u>
APPR <u>GPH</u>	Date <u>12/10/25</u>	YR For <u>26-27</u>	% COMP <u>100</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Cost Approach FIRESTATION

ZIP Code	97026	Date Collected	1/15/2025	Appraisal Area	02-06-000	Local Multiplier	(Default)
Reporting Date	01/2025	Cost Data Set	01/2025			Architect's Fees	(Default)
Notes	26-27: NEW FIRESTATION 100% COMPLETE					Eff. Age Adjustment	(N/A)

Included Improvements

Account	Bldg #	Code Area	Description	Stat Class	Size	%	Value
514994	1	01600	FIRESTATION	390	5279	100.00	\$1,932,860

Section FIRESTATION

Type	Building						
Size	5,279 sq ft	Shape	2	# of Stories	1	(1 in building)	

Occupancy

Code	Description	%	Quality	Class	Height (ft)
322	Fire Station (Staff)	100	3.00	D Wood or Steel Framed Exterior Walls	12

Components

Code	System	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	Base Cost	5,279	\$213.68	\$1,128,017	\$0	\$1,128,017
3	Heating, Cooling & Ventilation	Default Heating	5,279	\$17.61	\$92,963	\$0	\$92,963
2	Exterior Walls	Default Walls	5,279	\$34.12	\$180,119	\$0	\$180,119
64030 17	Service Station Equipment	Paving, Asphalt	50,756	\$5.96	\$302,506	\$0	\$302,506
66010 05	Residential Street Improvements	Paving, Concrete	1,000	\$7.52	\$7,520	\$0	\$7,520
681	Sprinklers	Sprinklers	5,279	\$8.72	\$46,033	\$0	\$46,033
					\$1,757,158	\$0	\$1,757,158

Additions

Type	Description	Units	Cost	Cost New	Depr	Depr Cost	LCM	Trend	Base Date
Base Cost	EP&O 10% OF RCN	0	\$175,700.00	\$175,700.00		\$175,700.00	<input type="checkbox"/>	<input type="checkbox"/>	
						\$175,700			

Depreciation

MarshallSwift	0 / (Marshall & Swift) : \$0
Additional Functional	0.00 %
External	0.00 %

Section Totals FIRESTATION

MarshallSwift	PP	Structures	% Comp	M&E	Section Value
\$1,932,858	-	\$1,932,858	* 100.00	+	= \$1,932,858

Approach Totals

Personal Property	Structures	Mach/Equip	Final Values Total
\$0	\$1,932,858	\$0	\$1,932,858