

Acct ID: 518276 MTL: 062W060002000 Date: **3/20/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 3671 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 57774 Year: 2024

Last Date Appraised: 04/17/2020 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
 Owner: RICHARD M JONES RL T & Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: **1 2 3 4** LCB **TTO** INSP AV: 302854
 RMV Land: 724880 RMV Imp: 431190 RMV Total: 1156070 MAV: 258810 MSAV: 44044 SAV: 94502
 Comment:

VPD Inv **Input, JJS, 3.29.24**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
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: 28280	Exception: Y N	
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 06-07: RECALC SETUP, APPR NO 10, 10/5/05						
Site: 2	Code Area: 01600	Size: 16.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD Value Source: Farm Use - EFU		Description: TWO BENCH DRY		RMV: 497750	Exception: Y N	
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100030// 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 17.44 TTL ACRES						
Site: 3	Code Area: 01600	Size: 5.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD Value Source: Farm Use - EFU		Description: FOUR BENCH DRY		RMV: 153850	Exception: Y N	
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 00100030						

Improvements - Residence / Manufactured Structures

Bldg: 4	Code Area: 01600	Stat Class: 142 +	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 2531	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 404260	
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	4 +	Finished	2099	3	FB-2/ HB-1	2006	2006	BATH - 2, BTH - 1, FP - 1, ROOF, HVAC+, KIT+	Exception: Y N
Attic	4 +	Finished	432	0	0	2006	2006		Exception: Y N
Garage Attached	4	Finished	648	0	0	2006	2006	ROOF	Exception: Y N

Accessories **YI4F**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	540	2006	1615	1	Exception: Y N
PATIO	4	100	2006	506	1	Exception: Y N
PATIO	4	175	2006	885	1	Exception: Y N
PATIO	4	207	2006	1047	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	104	2006	2775	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	207	2006	5523	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 01600	Stat Class: 351	Year Blt: 1969	Eff Year Blt: 1969	Sq.Ft: 768	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 32x24		RMV: 3540	
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
General Purpose Bldg	5	Finished	768	0	0	1969	1969	FAIR	Exception: Y N

Accessories

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

Bldg: 2	Code Area: 01600	Stat Class: 355	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 700	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 1810	
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: Y N
Lean-to Heavy Duty	4	Finished	700	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 54	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 9x6		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: Y N
Pump House	0	Finished	54	0	0	0	0		

Accessories

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

Bldg: 5	Code Area: 01600	Stat Class: 351	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x30		RMV: 15370	
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: Y N
General Purpose Bldg	5	Finished	1080	0	0	2006	2006	FAIR	

Accessories

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

Bldg: 6	Code Area: 01600	Stat Class: 341	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 468	% Complete: 100
Desc: Multi Purpose Shed (MP) GB MP			Dimensions:		RMV: 2290	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

LEAVE AS MP, TOO SMALL FOR GB

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi Purpose Bldg	4	Finished	468	0	0	1989	1989		

Accessories

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

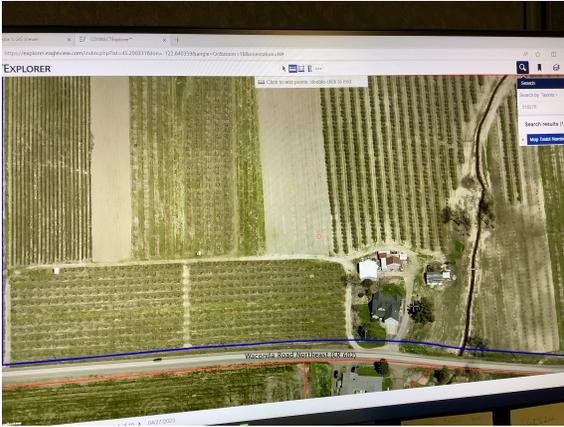
Bldg: 7	Code Area: 01600	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 3920	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	200	0	0	0	0		

Accessories

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

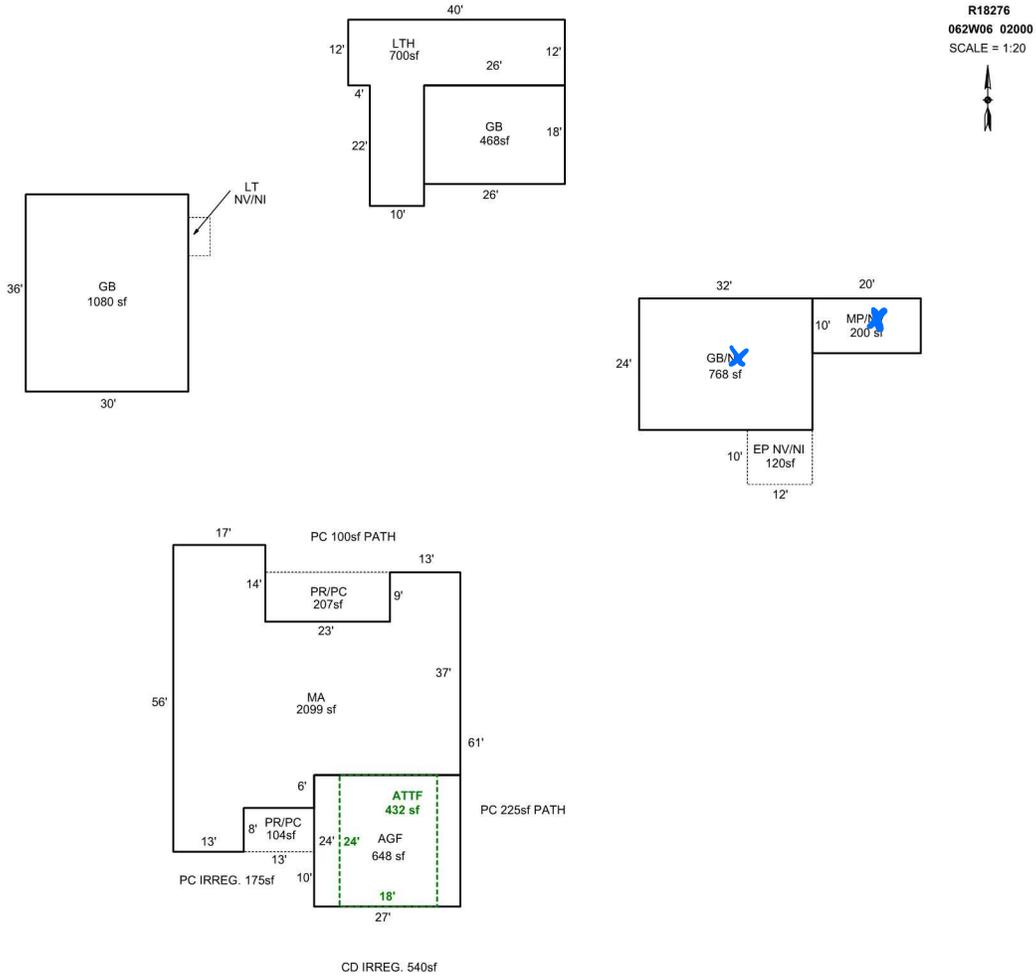


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18276 Parcel No.: 062W06 02000
 Property Address: 3671 WACONDA 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
GBA1	GB/NV	1.0	768.0	112.0	
	MP/NV	1.0	200.0	60.0	
	GB	1.0	1080.0	132.0	
	GB	1.0	468.0	88.0	
	LTH	1.0	700.0	148.0	3216.0
GLA1	MA	1.0	2099.0	236.0	2099.0
GLA2	ATTF	1.0	432.0	84.0	432.0
GAR	AGF	1.0	648.0	102.0	648.0
P/P	EP NV/NI	1.0	120.0	44.0	
	PR/PC	1.0	104.0	42.0	
	PR/PC	1.0	207.0	64.0	431.0
	Net LIVABLE	cnt	2 (rounded)		2,531
	Net BUILDING	cnt	5 (rounded)		3,216

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 03/10/2021

COMMENT TABLE 2

11/30/2006 #19
 #10 CL 04/17/2020

JSS 3.27.24

COMMENT TABLE 3

PICTOM CYCLE C-19

Cydc LZ