

Acct ID: 519496 MTL: 063W010000500 Date: 3/20/24 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 1722 WACONDA RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 28668 Year: 2024

Last Date Appraised: 04/16/2020 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: _____
 Owner: WEATHERS LT & WEATHERS, DOUGLAS J TRE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITO INSP AV: 466885
 RMV Land: 664700 RMV Imp: 550188 RMV Total: 1214888 MAV: 422800 MSAV: 44085 SAV: 114789
 Comment: LEVEL 3 4.16.20 #06WV//

NEW UB @100%, UPD INV

Input, JJS, 3.28.24

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 39100 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 06-07: RECALC SETUP, APPR NO 32, 10/26/05

Site: 3 Code Area: 01410 Size: 11.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 535010 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 4 Code Area: 01410 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 590 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 143 Year Blt: 1972 Eff Year Blt: 1988 Sq.Ft: 3967 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 485090
 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	2652	3	FB-3	1972	1988	KIT, HVAC+, FP - 1, ROOF, BATH - 3	Y N
Basement	4	Finished	1315	3	FB-1	1972	1988	BATH - 1, HVAC+	Y N
Garage Attached	4	Finished	625	0	0	1972	1988	ROOF	Y N

Accessories

4746

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	640	2006	11776	1	Y N
PATIO	4	128	1988	584	1	Y N
PATIO	4	700	1988	3196	1	Y N
PATIO	4	915	1988	4177	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 108 Year Blt: 1972 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 11190
 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
No floor data available								

now man

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	7052	1988	14633	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2624 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 82x32 RMV: 15550

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
Machine Shed	6	Finished	2624	0	0	1990	1990	FAIR	

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x32 RMV: 8910
 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	6	Finished	1600	0	0	1984	1984	FAIR	

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 352 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 3360 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 84x40 RMV: 28180
 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
Utility Building	6	Finished	3360	0	0	1990	1990	FAIR	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	364	1990	681	1

Bldg: 6 Code Area: 01410 Stat Class: 357 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 940 % Complete: 100
 Desc: Frost Control Dimensions: 47x20 RMV: 1268
 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
Frost Control	4	Finished	940	0	0	1994	1994		

Accessories

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

352 UB 6 84x50 Good 2023 new





ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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

TYPE UB
 STAT / CLASS 352
 SIZE 84x50
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR 2023
 % COMP 100
 EXCEPT Y N
 MISC: _____

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

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

COMMENT: _____
Has 50x16
covered patio

COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % 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 _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

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

COMMENT: _____

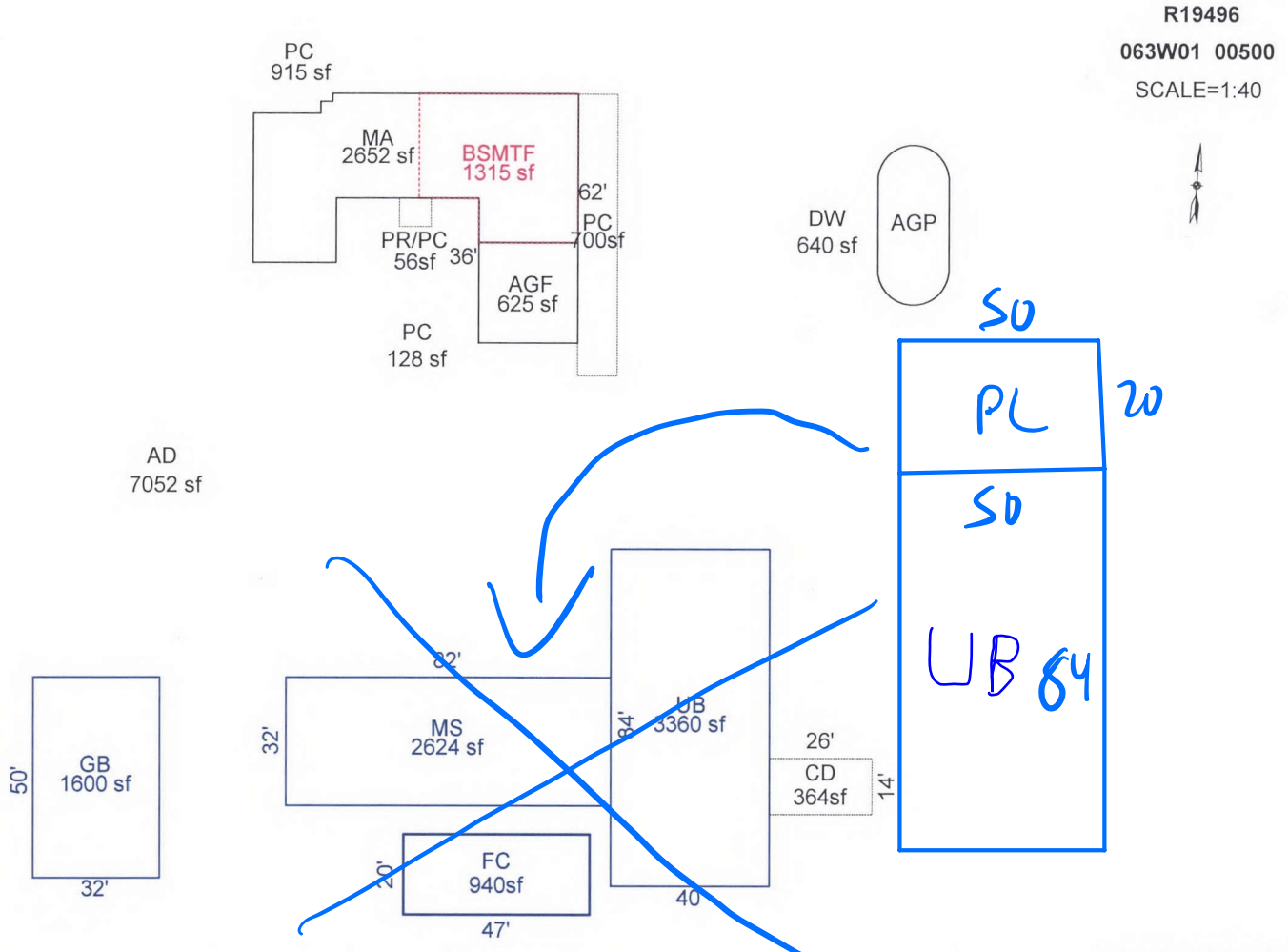
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R19496 Parcel No.: 063W01 00500
 Property Address: 1722 WACONDA RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1	2624	228	
	GB	1	1600	164	
	UB	1	3360	248	
	FC	1	940	134	8524
GLA0	BSMTF	1	1315	154	1315
GLA1	MA	1	2652	270	2652
GAR	AGF	1	625	100	625
P/P	PC	1	700	160	
	PR/PC	1	56	30	
	CD	1	364	80	1120
	Net LIVABLE	cnt	1 (rounded)		3,967
	Net BUILDING	cnt	4 (rounded)		8,524

DRAWN BY JRONDEMA 10/16/17
 UPD BY PHU 08.25.20

COMMENT TABLE 2

COMMENT TABLE 3

04.15.20 WV #06: CYCLE: @

JSS 3.29.24

Cycle LZ

SKETCH/AREA TABLE ADDENDUM

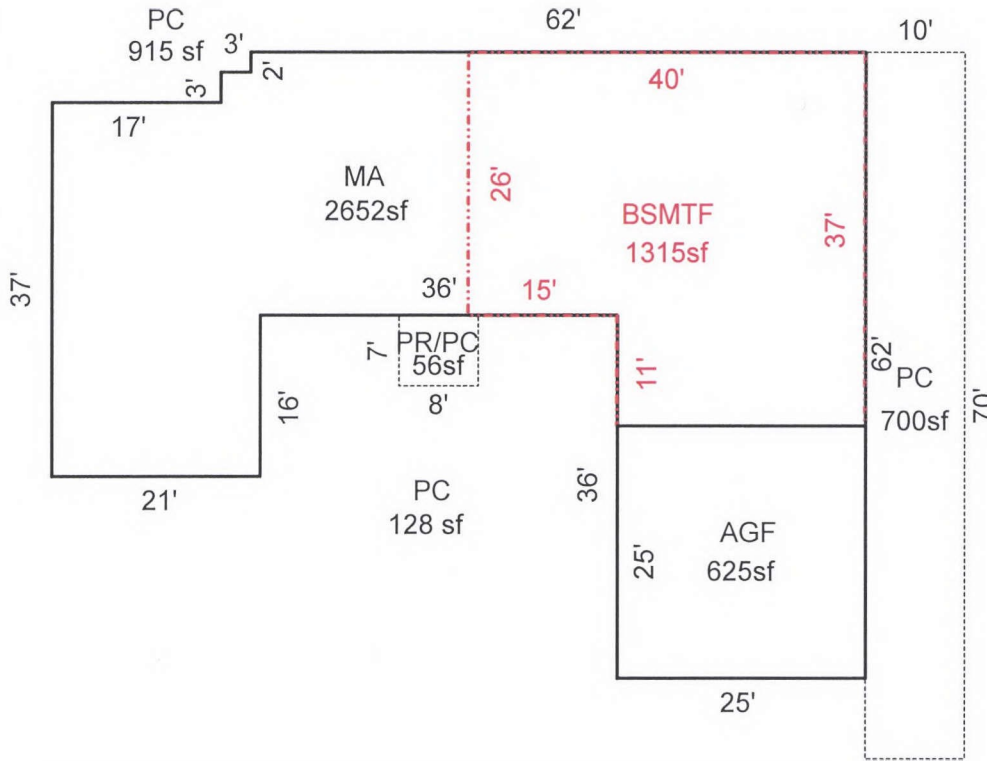
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SKETCH

SEE PAGE 1 FOR ALL STRUCTURES

R19496
063W01 00500
 SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1	2652	270	2652
BSMT	BSMTF	1	1315	154	1315
GAR	AGF	1	625	100	625
P/P	PC	1	700	160	
	PR/PC	1	56	30	756

DRAWN BY JRONDEMA 10/16/17
 UPD BY PHU 08.25.20

COMMENT TABLE 2

04.15.20 WV #06: CYCLE;

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,652