

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJ/MDL Input Print Date: 7/11/2024

Acct ID: 514748 MTL: 052W130001000 Date: 7/24/24 Appr: JJ/MDL Prop Class: 911 RMV Prop Class: 451
Situs: 8702 PARR RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 94611 Year: 2024

Last Date Appraised: 08/12/2020 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: **EMAIL BRADLI**

Owner: RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH Roll Type: R

(Cycle) Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 (3) LCB TTO INSP AV: 1135

RMV Land: 287520 RMV Imp: 2277680 RMV Total: 2565200 MAV: 0 MSAV: 1135 SAV: 3473

Comment:

Upd Inv

Input, JJ. 8.21.24

Notations 24-25 M/S Church Project
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SEPTC	SEPTIC SYSTEM	7000	03600	0
1	UTIL	UTILITIES	5500	03600	0

OSBA X2

Land

Site: 1 Code Area: 03600 Size: 1.70 Acres Use Code: 005 Zone: UT SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 197270 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 14-15: DISQ FARM USE

Site: 2 Code Area: 03600 Size: 0.67 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
 Class: 2B1 Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 77750 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 03600 Stat Class: 901 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 3328 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 1210090
 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
First Floor	2	Finished	3328	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 03600 Stat Class: 901 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 3420 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 1067590
 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
First Floor	2	Finished	3420	0	0	0	0	Exception: Y N

Accessories

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

R14748 Church

8-12-20



R14748 Gate

8-12-20



7/26/24 ↑

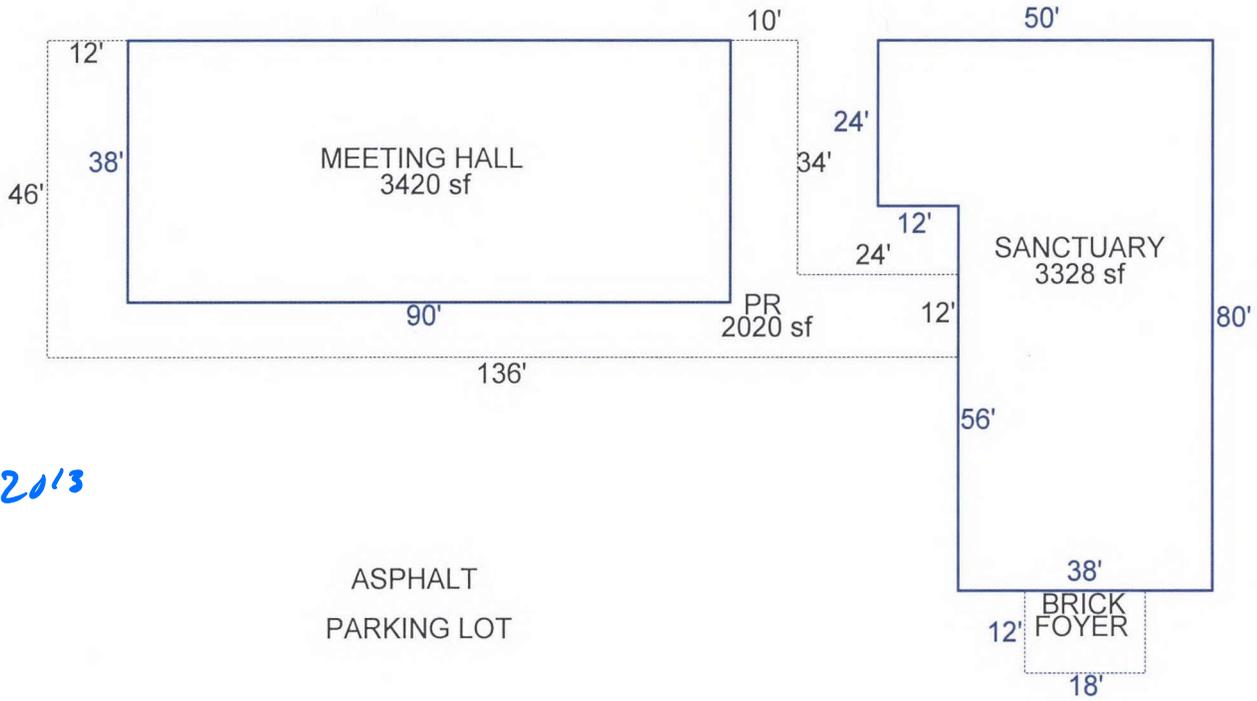
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R14748 Parcel No.: 052W13 01000
 Property Address: 8708 PARR RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R14748
052W13 01000
 SCALE=1:30



2013

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MEETING HALL	1	3420	256	6748
	SANCTUARY	1	3328	260	
P/P	BRICK FOYER	1	216	60	2236
	PR	1	2020	440	

COMMENT TABLE 1

APEX BY CE 5/17/10
 UPDATED BY SRAGSDALE 1/24/14
 UPDATED BY JRONDEMA 5/14/18
 UPD BY PHU 08.25.20

COMMENT TABLE 2

08.12.20 JS #29: TAGS (L3)

JJS 8.21.24 C4dc U3

COMMENT TABLE 3

Net BUILDING cnt 2 (rounded) 6,748

Commercial Property Appraisal

Marion County

SANCTUARY - RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Stat Class 901 - PARSONAGE

Account ID 514748

Notes

Total Sq Ft 3,328

MA-SA-NH 02-06-000

Component - SANCTUARY - RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97026

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SANCTUARY - RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Type Building

Size 3,328 sq ft

Perimeter 260 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	D Wood or Steel Framed Exterior Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,328	\$208.93	\$695,319	\$97,345	\$597,974
3	Default Heating	3,328	\$27.35	\$91,021	\$12,743	\$78,278
2	Default Walls	3,328	\$30.33	\$100,938	\$14,131	\$86,807
764	Fire Alarm System	3,328	\$3.25	\$10,816	\$1,514	\$9,302
6602066	Patio Roof, Wood, Including Built-Up, Composition	216	\$27.35	\$5,908	\$0	\$5,908
				\$904,002	\$125,733	\$778,269

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$90,400.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 11 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$856,013 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+ \$856,013	+	-	= \$856,013	\$856,013

Commercial Property Appraisal

Marion County

RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Stat Class 901 - PARSONAGE

Account ID 514748

Notes

Total Sq Ft 3,420

MA-SA-NH 02-06-000

Component - RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97026

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - MEETING HALL - RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH

Type Building

Size 3,420 sq ft

Perimeter 256 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
516	Fellowship Hall	100	3.0	A Fireproof Structural Steel Frame	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,420	\$225.98	\$772,852	\$92,742	\$680,110
3	Default Heating	3,420	\$28.01	\$95,794	\$11,495	\$84,299
2	Default Walls	3,420	\$49.63	\$169,735	\$20,368	\$149,367
764	Fire Alarm System	3,420	\$3.44	\$11,765	\$1,412	\$10,353
6602066	Patio Roof, Wood, Including Built-Up, Composition	2,020	\$27.35	\$55,247	\$0	\$55,247
				\$1,105,393	\$126,017	\$979,376

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$110,539.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 11 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation **Base Value** \$1,076,650 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,076,650	+	-	= \$1,076,650
					\$1,076,650