

Acct ID: 514210 MTL: 051W30C000200 Date: 5/9/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451
 Situs: 12309 MILLER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 70694 Year: 2025

Last Date Appraised: 11/18/2022 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2023 - Tags/Permit (Expiring Adjudication)

Owner: TORAN, SLY & TORAN, MARIA L Roll Type: R
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 707464
 RMV Land: 534450 RMV Imp: 1435436 RMV Total: 1969886 MAV: 676470 MSAV: 30994 SAV: 55954
 Comment: 23-24: L3 11.18.22 GRH Input MLH 5/12/25

update Inventory send Appraiser to pick up NEAR outbuilding
 Favor Livestock

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	03600	0

Land

Site: 2 Code Area: 03600 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 104480 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009
 23-24: Per GRH remove adjudication
 18-19: THIS IS A 3.0 ACRE HOMESITE

Site: 3 Code Area: 03600 Size: 8.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 303330 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / 10300030

Site: 4 Code Area: 03600 Size: 1.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 60940 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//10300030: 01-02; CHANGED CLEARABLE PASTURE TO FARM WOODLOT

Site: 5 Code Area: 03600 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 5700 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980
 Wildrow Creek

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 161 + Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 3712 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 1060377
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 P/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6 +	Finished	3712	3	FB-3/ HB-1	2014	2014	ROOF, FP - 2, FP - 1, HVAC+, BATH+, KIT-, BTH - 1, BATH - 3	Y N
Garage Attached	6	Finished	748	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS EXCELLENT	6	0	2014	72248	1	Y N

Bldg: 2 Code Area: 03600 Stat Class: 148 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1664 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 339541
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 F/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Loft <u>ATTN</u>	4	Finished	832	0	0	2014	2014		Y N
Garage Oversized Detached	4	Finished	4770	0	0	2014	2014	ROOF <u>SF</u>	Y N
Finished Office	4	Finished	832	0	0	2014	2014		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER <i>EIF</i>	4	384	2014	10579	1	

Improvements - Accessory Buildings

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 4950
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	120	0	0	2015	2015	FAIR	

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 10000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Gate part of YI Move MAJ

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Building Structure	0	Finished	0	0	0	0	2015		

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 353 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) *Change to GB* Dimensions: 36x24 RMV: 11598
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	864	0	0	2018	2018	<i>Fair</i>	

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x20 RMV: 6730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	280	0	0	2022	2022	FAIR	

Accessories

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

Bldg: 8 Code Area: 03600 Stat Class: 354 Year Blt: 2022 Eff Year Blt: *2018* Sq.Ft: 288 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 1120
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	288	0	0	2022	2022		

Accessories

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

Bldg: 9 Code Area: 03600 Stat Class: 354 Year Blt: 2022 Eff Year Blt: *2018* Sq.Ft: 288 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 1120
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	288	0	0	2022	2022		

Accessories

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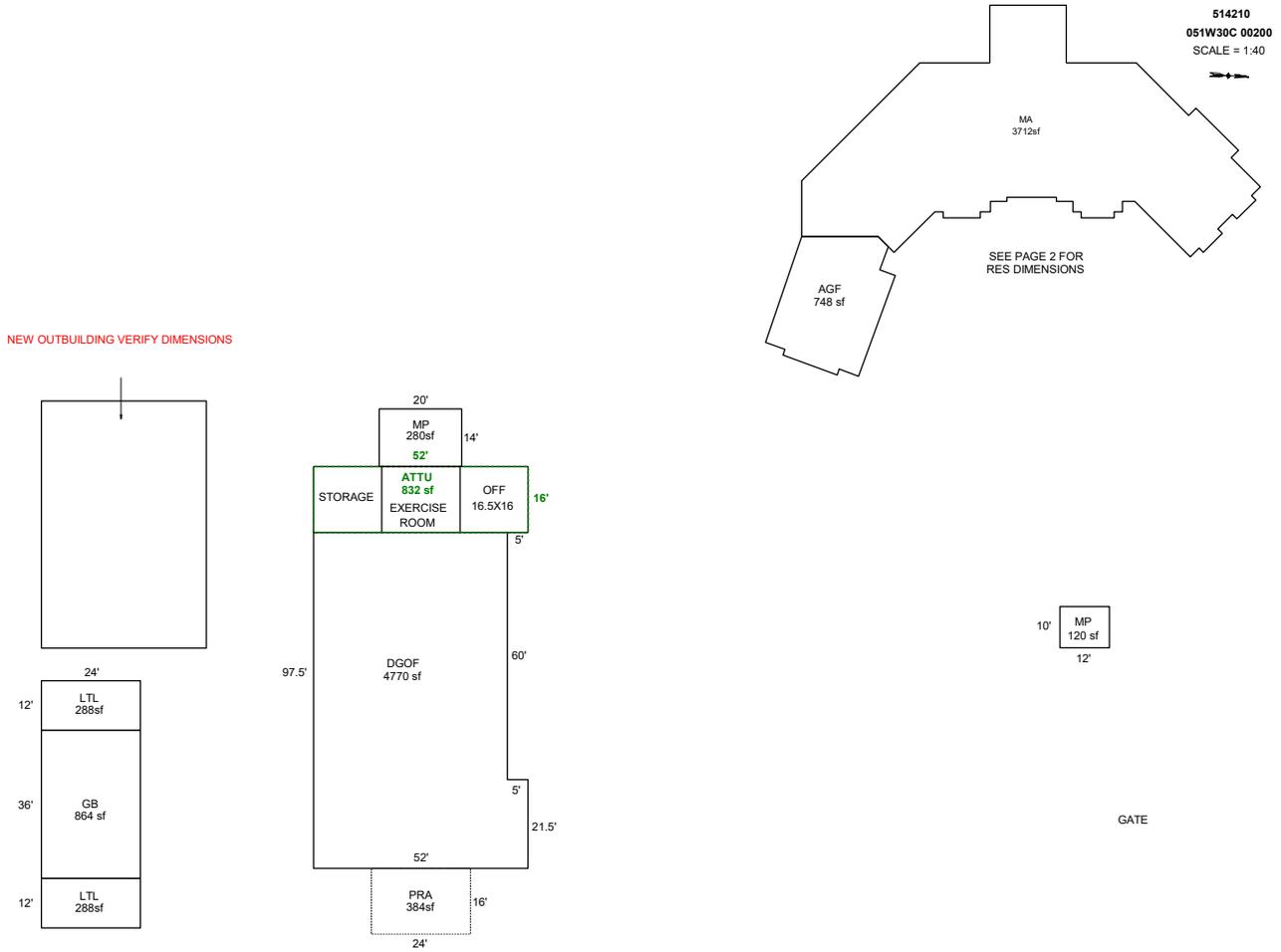
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514210 Parcel No.: 051W30C 00200
 Property Address: 12309 MILLER RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

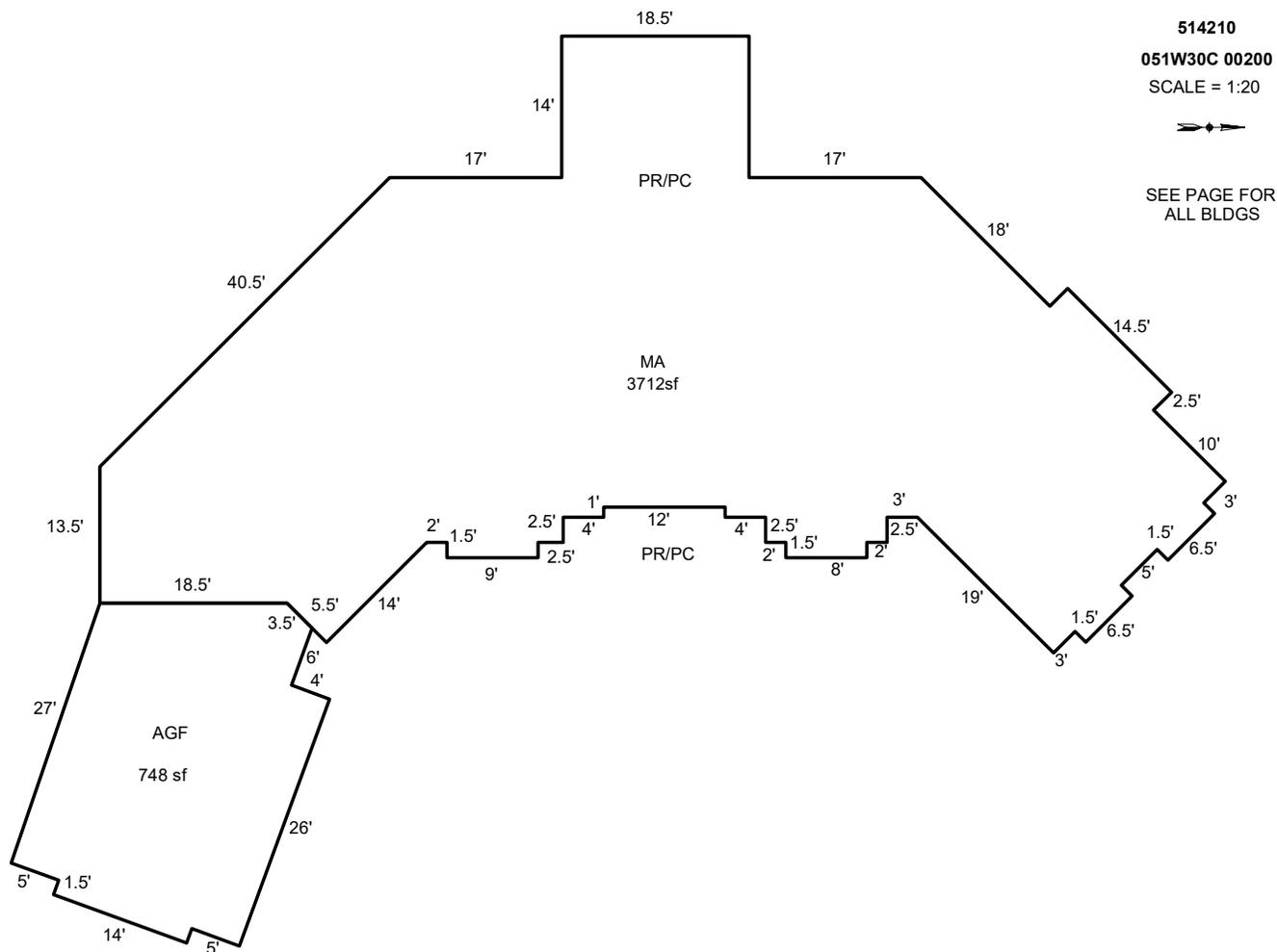
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	864.0	120.0		APEX BY CE 1/4/10 UPDATED BY SRAGSDALE 7/17/14 UPDATED BY SRAGSDALE 11/14/14 UPDATED BY JRONDEMA 3/6/18 UPDATED BY JRONDEMA 9/26/18 UPDATED BY CJURAN 05/03/2023 UPDATED BY CLOBERG 05/21/25	
	MP	1.0	120.0	44.0			
	LTL	1.0	288.0	72.0			
	LTL	1.0	288.0	72.0			
	MP	1.0	280.0	68.0	1840.0		
GBA2	ATTU	1.0	832.0	136.0	832.0		
GLA1	MA	1.0	3711.8	333.0	3711.8		
GAR	DGOF	1.0	4770.0	309.0			
	AGF	1.0	748.3	112.2	5518.3		
P/P	PRA	1.0	384.0	80.0	384.0	COMMENT TABLE 2	COMMENT TABLE 3
						GRH 11/18/2022	TAGS L3
	Net LIVABLE	cnt	0 (rounded)		3,712		
	Net BUILDING	cnt	6 (rounded)		2,672		

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 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3711.8	333.0	3711.8
GAR	AGF	1.0	748.3	112.2	748.3

COMMENT TABLE 1

APEX BY CE 1/4/10
 UPDATED BY SRAGSDALE 7/17/14
 UPDATED BY SRAGSDALE 11/14/14
 UPDATED BY JRONDEMA 3/6/18
 UPDATED BY JRONDEMA 9/26/18
 UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 05/21/25

COMMENT TABLE 2

GRH 11/18/2022

COMMENT TABLE 3

TAGS L3

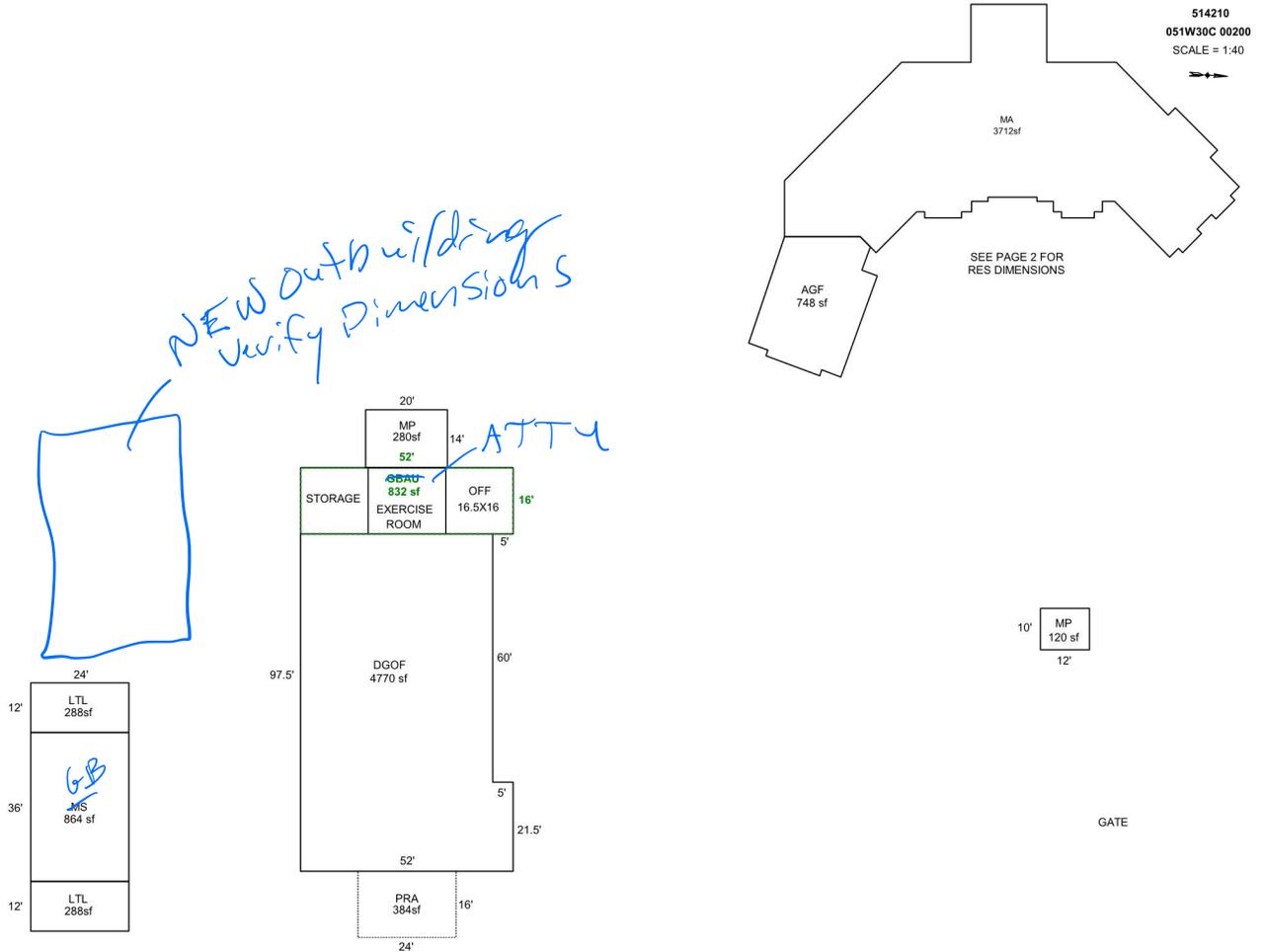
Net LIVABLE cnt 0 (rounded) 3,712

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File No.: 514210 Parcel No.: 051W30C 00200
 Property Address: 12309 MILLER RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	864.0	120.0	
	MP	1.0	120.0	44.0	
	LTL	1.0	288.0	72.0	
	LTL	1.0	288.0	72.0	
	MP	1.0	280.0	68.0	1840.0
GBA2	GBAU	1.0	832.0	136.0	832.0
GLA1	MA	1.0	3711.8	333.0	3711.8
GAR	DGOF	1.0	4770.0	309.0	
	AGF	1.0	748.3	112.2	5518.3
P/P	PRA	1.0	384.0	80.0	384.0
	Net LIVABLE	cnt	1 (rounded)		3,712
	Net BUILDING	cnt	6 (rounded)		2,672

COMMENT TABLE 1

APEX BY CE 1/4/10
 UPDATED BY SRAGSDALE 7/17/14
 UPDATED BY SRAGSDALE 11/14/14
 UPDATED BY JRONDEMA 3/6/18
 UPDATED BY JRONDEMA 9/26/18
 UPDATED BY CJURAN 05/03/2023

COMMENT TABLE 2

GRH 11/18/2022

COMMENT TABLE 3

TAGS L3

11-28-18

R14210 MS 36x24









