

Acct ID: 514210 MTL: 051W30C000200 Date: **6/5/25** Appr: **JJS** 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: 05/09/2025 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: _____ Inspection level: 1 **2** **3** 4 LCB TTO INSP AV: 707464

RMV Land: 534450 RMV Imp: 1504215 RMV Total: 2038665 MAV: 676470 MSAV: 30994 SAV: 55954

Comment: 25-26: L4 5.9.25 MLH
 23-24: L3 11.18.22 GRH

Notations
NLW GB @ 40% - up to 100% on 1/1/26

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			

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, HVAC+, KIT-, FP - 2, BATH+, BATH - 3, FP - 1, BTH - 1	Y N
Garage Attached	6	Finished	748	0	0	2014	2014	ROOF	Y N

Accessories

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

Bldg: 2	Code Area: 03600	Stat Class: 148	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements	Dimensions:	RMV: 412598			
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:
Attic	4	Unfinished	832	0	0	2014	2014		Y N
Garage Oversized Detached	4	Finished	4770	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
FINISHED OFFICE IN RESIDENCE	4	832	2014	19760	0	Exception: Y N
YARD IMPROVEMENTS FAIR	4	0	2014	18297	1	Exception: Y N

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

Floors

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

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 17500
 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	
General Purpose Bldg	5	Finished	864	0	0	2018	2018	FAIR	Exception: Y N

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

Floors

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

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: 1030
 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	
Lean-to Light Duty	4	Finished	288	0	0	2022	2018		Exception: Y N

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: 1030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

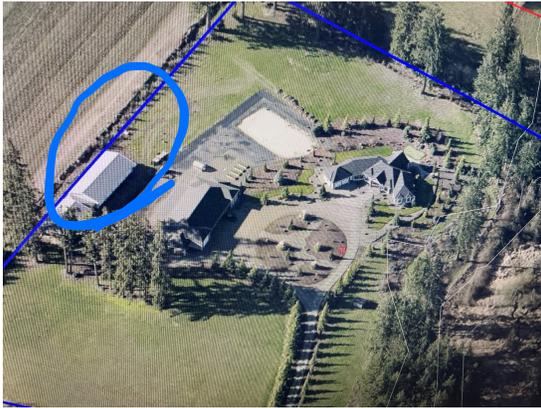
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	288	0	0	2022	2018		Exception: Y N

Accessories

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

3S1 6B5 75x36 Aug 2025 New



ACCOUNT # 514210

DATE: 6/5/25
APPR 535

RMV CLASS _____

PROP CLASS _____

MTL _____

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: _____

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: _____

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 GB
 STAT / CLASS 351
 SIZE 75x36
 FAIR
AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 40
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

Percent Complete Form

Account # 514210

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

JJS

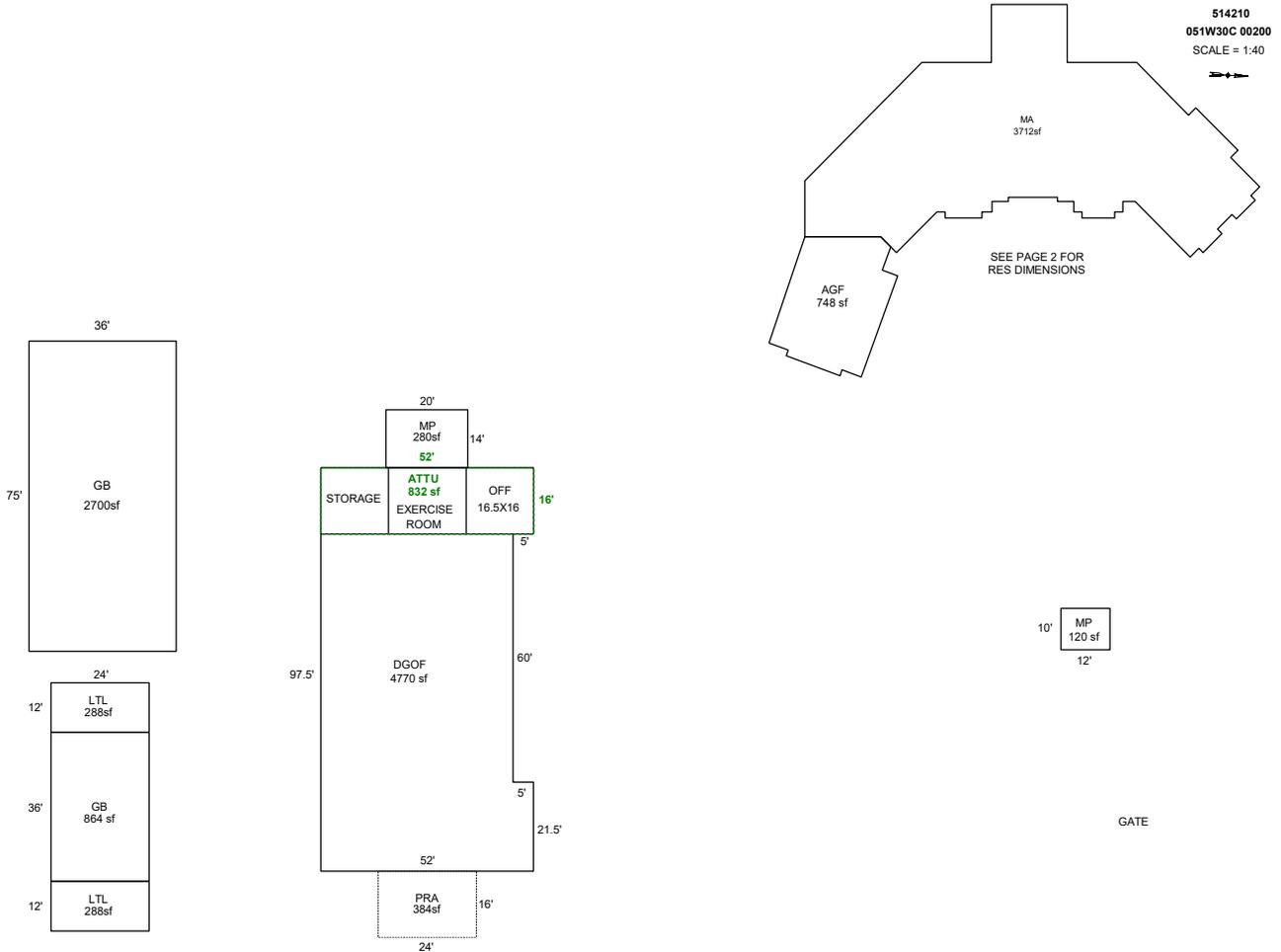
APPR _____	Date <u>6/5/25</u>	YR For <u>25-26</u>	% COMP <u>40</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	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	
	GB	1.0	2700.0	222.0	4540.0
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
	Net LIVABLE	cnt	1 (rounded)		3,712
	Net BUILDING	cnt	7 (rounded)		5,372

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
 UPDATED BY WWILLIAMS 6/11/25

COMMENT TABLE 2

GRH 11/18/2022
 JJS 6/15/25

COMMENT TABLE 3

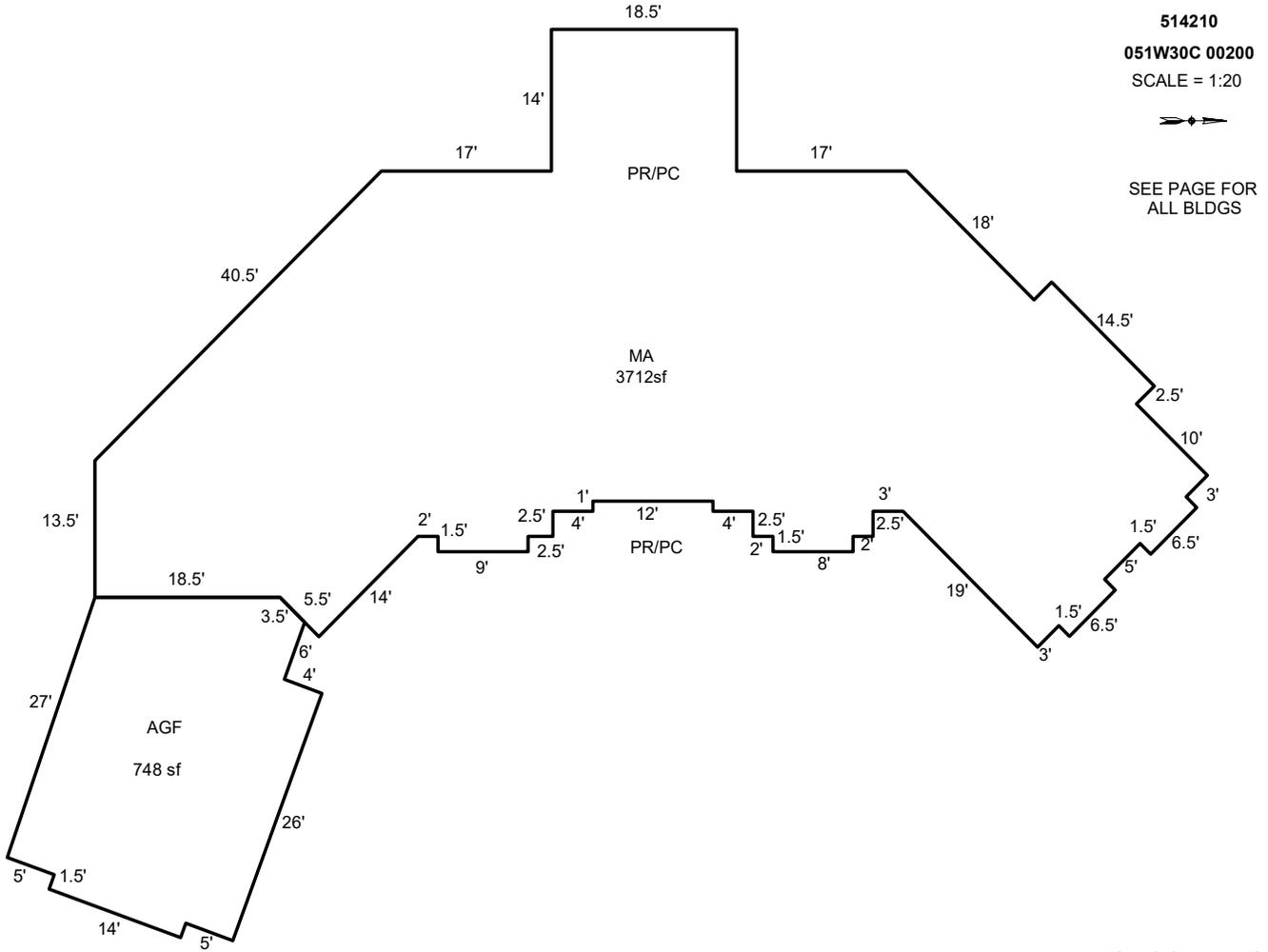
TAGS L3
 CYCLE L3

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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

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
 UPDATED BY WWILLIAMS 6/11/25

COMMENT TABLE 2

GRH 11/18/2022
 JJS 6/15/25

COMMENT TABLE 3

TAGS L3
 CYCLE L3

Net LIVABLE cnt 1 (rounded) 3,712