

Acct ID: 514748 MTL: 052W130001000 Date: 6/6/25 Appr: JJS Prop Class: 911 RMV Prop Class: 451
 Situs: 8702 PARR RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 94611 Year: 2025

Last Date Appraised: 07/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: RUSSIAN OLD BELIEVERS ST NIKOLA CHURCH Roll Type: R
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 0 LCB TTO INSP AV: 1169
 RMV Land: 390160 RMV Imp: 1932663 RMV Total: 2322823 MAV: 0 MSAV: 1169 SAV: 14883
 Comment: 24-25: L3 7.26.24 JJS

Was here in Aug for church cleanup, DQ farm

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	03600	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 03600	Size: 1.70 Acres	Use Code: 005	Zone: UT	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR			RMV: 208130	Exception: Y N
Adjustment(s): GSOIL, IRR 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: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 82030	Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1976						

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 3	Code Area: 03600	Stat Class: 901	Year Blt: 2013	Eff Year Blt:	Sq.Ft: 3420	% Complete: 100
Desc: PARSONAGE			Dimensions:		RMV: 1076650	
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								

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 901 Year Blt: 2013 Eff Year Blt: Sq.Ft: 3328 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 856013
 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								

Accessories

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

R14748 Church

8-12-20

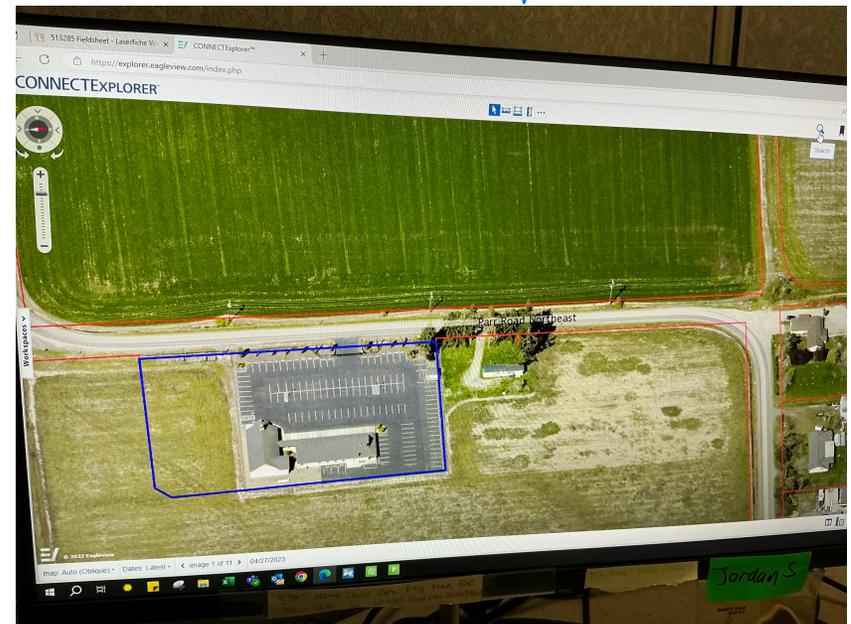


R14748 Gate

8-12-20



7/26/24 ↑



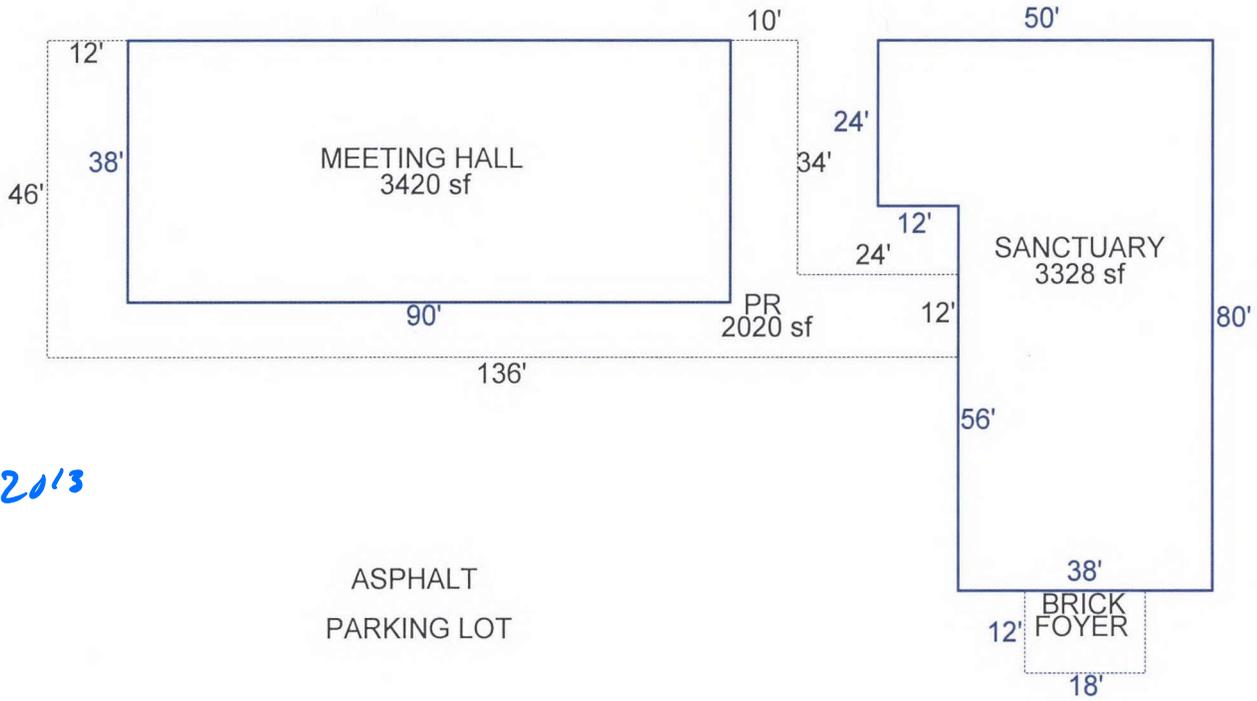
SKETCH/AREA TABLE ADDENDUM

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



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 L3
 JJS 6.6.24 FF L4

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