

Acct ID: 563663 MTL: 062W06DB00400 Date: 6/21/23 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 4215 EGAN ST NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 130819 Year: 2024

Last Date Appraised: 10/10/2022 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2023 - Tags/Permit (Completion)

Owner: AVGI, AVTANOM & AVGI, VASELISA Roll Type: R

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 336650

RMV Land: 219260 RMV Imp: 505870 RMV Total: 725130 MAV: 336650 MSAV: 0 SAV: 0

Comment: 23-24: L2 10.10.22 MLH
 22-23 1/4/22 L3 MHAMILTON
 LEVEL 2 11.17.20 SR94//

Notations NIC

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

Land

Site: 1 Code Area: 01600 Size: 0.66 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 174260 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/7/05

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 01600 Stat Class: 141 + Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2403 % Complete: 100 ✓
 Desc: One Story Only Dimensions: RMV: 421020
 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	2403	4	FB-2/ HB-1	2018	2018	BATH+, FP - 1, ROOF, KIT-, BTH - 1, HVAC, BATH - 2	Y N
Garage Attached	4 +	Finished	581	0	0	2018	2018	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2018	27342	1	Y N

Bldg: 4 Code Area: 01600 Stat Class: 148 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 0 % Complete: 100 ✓
 Desc: Res other improvements Dimensions: RMV: 84850
 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
Garage Oversized Detached	4	Unfinished	1196	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	4	312	2021	8958	0	Y N

Improvements - Accessory Buildings

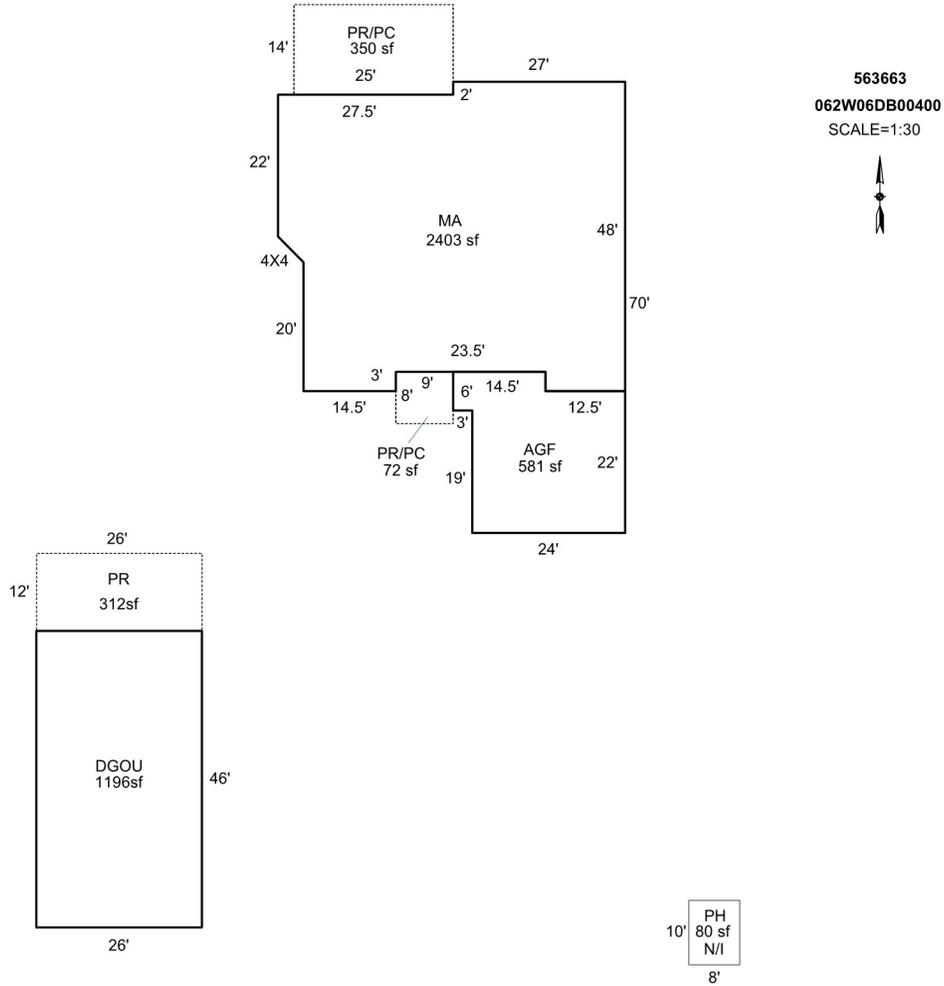
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563663 Parcel No.: 062W06DB00400
 Property Address: 4215 EGAN ST NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2402.5	208.7	2402.5
GAR	AGF	1.0	580.5	104.0	
	DGOU	1.0	1196.0	144.0	1776.5
P/P	PR/PC	1.0	72.0	34.0	
	PR/PC	1.0	350.0	78.0	
	PR	1.0	312.0	76.0	734.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/21/17
 UPDATED BY JRONDEMA 12/31/18
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CJURAN 11/01/2021 555-21-008507
 & 555-21-008507 REV-01
 UPDATED BY CJURAN 10/11/2022
 UPDATED BY CJURAN 10/31/2022

COMMENT TABLE 2

07/17/19 #06/#31
 11/21/2019 #31
 #94 SR 11/17/2020
 T49 01/04/22
 10/10/2022 MH

COMMENT TABLE 3

TAGS L2
 TAGS L3
 TAGS L2

Net LIVABLE cnt 1 (rounded) 2,403

JJS 6.12.25 Cycle L3