

Acct ID: 518273 MTL: 062W06D002000 Date: **6/12/25** Appr: **JJS** Prop Class: 409 RMV Prop Class: 409
 Situs: 4204 EGAN ST NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 52998 Year: 2024
 Last Date Appraised: 12/15/2022 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info: 2023 - Tags/Permit (Outbuilding)
 Owner: BAER, ERIC D & BAER, MICHAYLA M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 158130
 RMV Land: 279640 RMV Imp: 153090 RMV Total: 432730 MAV: 158130 MSAV: 0 SAV: 0
 Comment: 23-24: L2 12.15.22 MLH
 22-23: L2 12.30.21 GRH
 LEVEL 3 C19 4.6.20 WV06

Notations **N/C**
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01600	0

Land

Site: 1	Code Area: 01600	Size: 1.10 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 202770	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	06-07: RECALC SETUP, APPR NO 10, 10/6/05					
Site: 2	Code Area: 01600	Size: 0.22 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 36870	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	06-07: RECALC SETUP, APPR NO 10, 10/6/05					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 138	Year Blt: 1975	Eff Year Blt: 1998	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements				Dimensions:	RMV: 33500
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 Detached	3	Unfinished	520	0	0	1975	1998	ROOF	Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 457 +	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 1620	% Complete: 100
Desc:	MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE				Dimensions:	RMV: 90450
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	5 +	Finished	1620	3	FB-2	2003	2003	BATH+, HVAC+, SKRT+, ROOF+, KIT, BATH - 2	Y N

Accessories

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

Bldg: 4	Code Area: 01600	Stat Class: 108	Year Blt: 1954	Eff Year Blt: 1954	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements				Dimensions:	RMV: 6320
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
YARD IMPROVEMENTS FAIR	3	0	1954	6324	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100
---------	------------------	-----------------	-----------	---------------	-----------	-----------------

Desc: Accessory Improvements & Misc.

Dimensions: 10x8

RMV: 0

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: Y N
Pump House	0	Finished	80	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1080 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x36 RMV: 22820
 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: Y N
General Purpose Bldg	5	Finished	1080	0	0	2022	2022	FAIR	Exception: Y N

Accessories

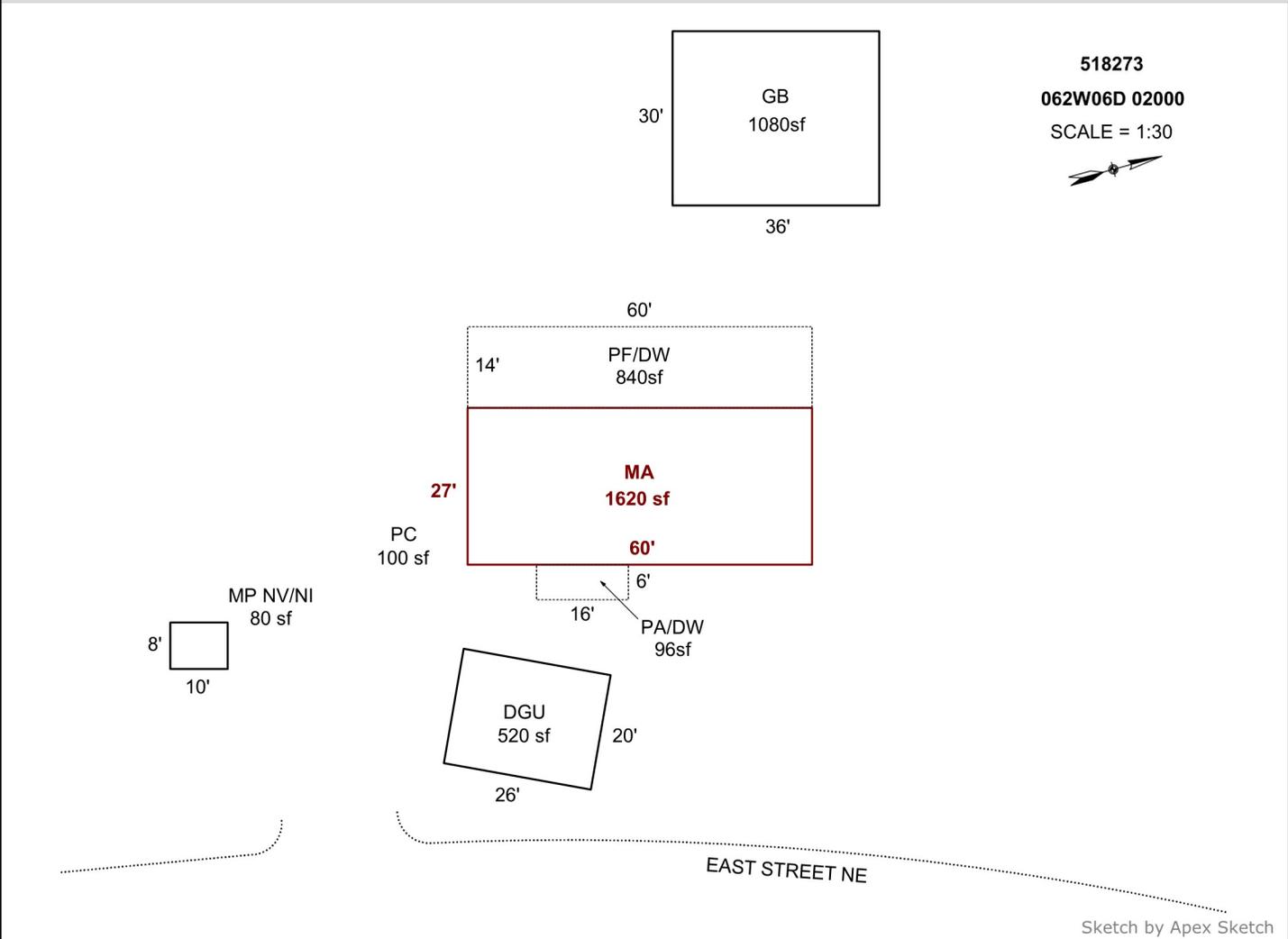
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518273 Parcel No.: 062W06D 02000
 Property Address: 4204 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
GBA1	MP NV/NI	1.0	80.0	36.0	
	GB	1.0	1080.0	132.0	1160.0
GLA1	MA	1.0	1620.0	174.0	1620.0
GAR	DGU	1.0	520.0	92.0	520.0
P/P	PF/DW	1.0	840.0	148.0	
	PA/DW	1.0	96.0	44.0	936.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/28/17
 UPDATED BY CJURAN 09/14/2021 555-20-005683
 UPDATED BY CJURAN 11/19/2021
 UPDATED BY CJURAN 02/27/2023

COMMENT TABLE 2

#06 WV 04/06/2020
 MLH 12/15/2022

COMMENT TABLE 3

SV L3
 TAGS L2

JJS 6.12.25 CYCLE L3

Net LIVABLE	cnt	1	(rounded)	1,620
Net BUILDING	cnt	2	(rounded)	1,160