

Acct ID: 518275 MTL: 062W06D000400 Date: 6/14/25 Appr: JJS Prop Class: 401 RMV Prop Class: 401  
 Situs: 10743 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 53000 Year: 2024

Last Date Appraised: 10/06/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: HOAGLAND, LAURA A & HOAGLAND, RANDY T Roll Type: R

Cycle 2 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 247650  
 RMV Land: 238410 RMV Imp: 299040 RMV Total: 537450 MAV: 247650 MSAV: 0 SAV: 0

Comment:

Upd Inv, add I/O MP

**Notations**

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: 0.92 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 193410 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#19 3-2-06

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1968 Eff Year Blt: 1978 Sq.Ft: 2127 % Complete: 100 ✓  
 Desc: One Story Only Dimensions: RMV: 239310  
 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	2127	3	FB-2	1968	1978	KIT, ROOF, HVAC, FP - 1, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1978	21762	1

Bldg: 2 Code Area: 01600 Stat Class: 138 Year Blt: 1968 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100 ✓  
 Desc: Res other improvements Dimensions: RMV: 33530  
 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	480	0	0	1968	1978	FP - 1, HVAC, ROOF ✓	Y N

**Accessories**

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

Bldg: 3 Code Area: 01600 Stat Class: 138 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 0 % Complete: 100 ✓  
 Desc: Res other improvements Dimensions: RMV: 26200  
 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	480	0	0	1968	1968	ROOF ✓	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

341 MP S 8x10 I/O N/V Existing

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06D 00400

File No R18275

SUBJECT

Property Address 10743 RIVER RD NE

City GERVAIS

County MARION

State OR

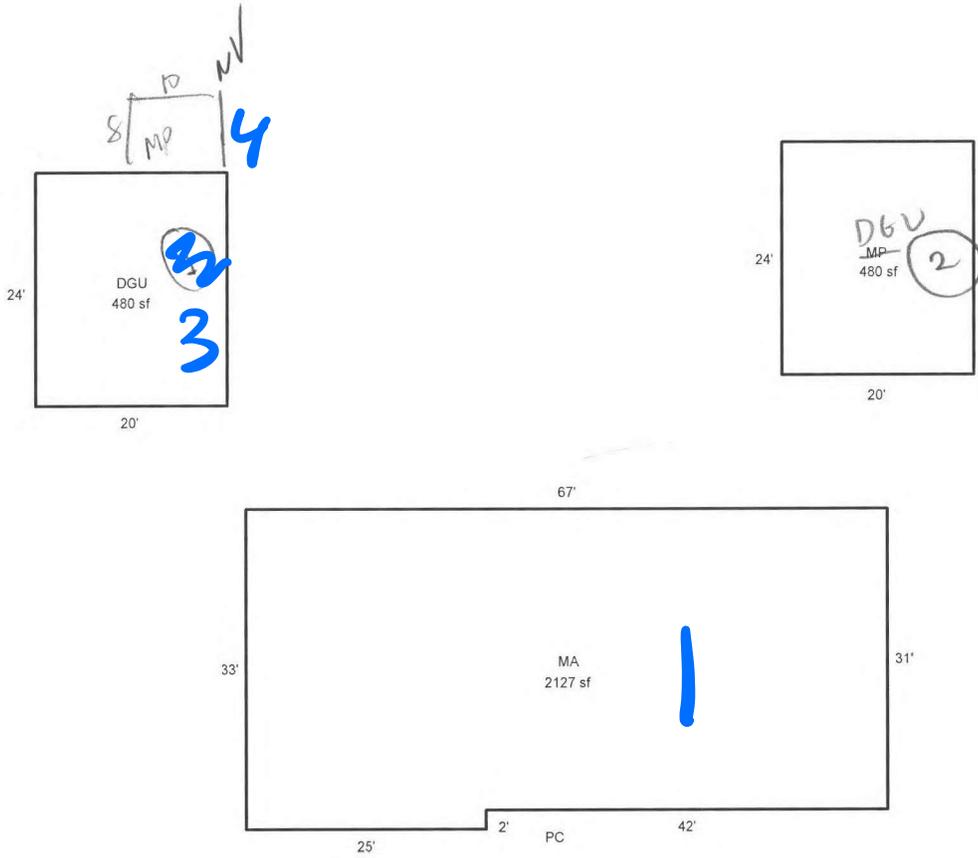
Zip 97026

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R18275  
062W06D 00400  
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2127	200	2127
GBA1	MP	1.00	480	88	480
GAR	DGU	1.00	480	88	480
Net LIVABLE Area (rounded w/ factors)					2127
Net BUILDING Area (rounded w/ factors)					480

#### Comment Table 1

DRAWN BY JRONDEMA 9/27/17

*10/6/17 101 cycle m*

#### Comment Table 2

**JJS 6.12.25 Cycle L3**

#### Comment Table 3

