

Acct ID: 514210 MTL: 051W30C000200 Date: 10.23.25 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: 06/05/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: TORAN, SLY & TORAN, MARIA L Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO NSP AV: 719144
 RMV Land: 567660 RMV Imp: 1528695 RMV Total: 2096355 MAV: 676470 MSAV: 30994 SAV: 58215
 Comment: 25-26 L3 6.5.25 JJS
 25-26: L4 5.9.25 MLH
 23-24: L3 11.18.22 GRH

Notations

GB found driveway clean-up add @ 100'. 1/1/26

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs CWO 1/22/26 LR send inquiry letter with aerial photo for 4.98 acres

| 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: 111790 | 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: 324560 | 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: 65210 | 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: 6100 | 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: 100.00 |
| 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 |
|-----------------|-------|---------------|------------|------|---------------|--------|------------|---|
| First Floor | 6 + | Finished | 3712 | 3 | FB-3/ HB-1 | 2014 | 2014 | BATH - 3, BTH - 1, KIT-, BATH+, HVAC+, FP - 1, FP - 2, ROOF |
| Garage Attached | 6 | Finished | 748 | 0 | 0 | 2014 | 2014 | ROOF |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS EXCELLENT | 6 | 0 | 2014 | 72248 | 1 |

| | | | | | | |
|------------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 2 | Code Area: 03600 | Stat Class: 148 | Year Blt: 2014 | Eff Year Blt: 2014 | Sq.Ft: 0 | % Complete: 100.00 |
| 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 |
|---------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| Attic | 4 | Unfinished | 832 | 0 | 0 | 2014 | 2014 | |
| Garage Oversized Detached | 4 | Finished | 4770 | 0 | 0 | 2014 | 2014 | ROOF |

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: 100.00
 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: 100.00
 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: 100.00
 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: 100.00
 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: 100.00
 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: 10 Code Area: 03600 Stat Class: 351 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2700 % Complete: 40.00
 Desc: General Purpose Building (GB) Dimensions: 36x75 RMV: 24480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 11680 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 2700 | 0 | 0 | 2024 | 2024 | AVG | Exception: Y N |



Accessories

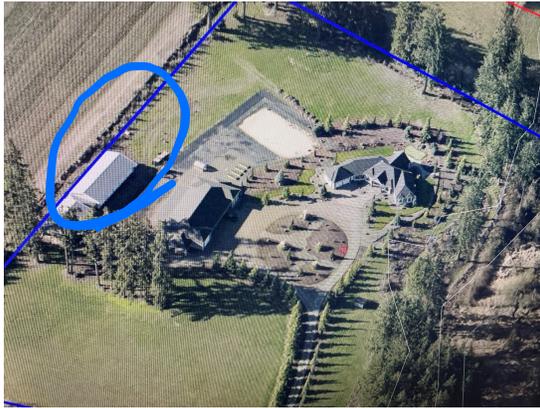
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

Farm Notes

2025FARM

25-26: 5/9/25 L4 MLH FARM USE: LIVESTOCK



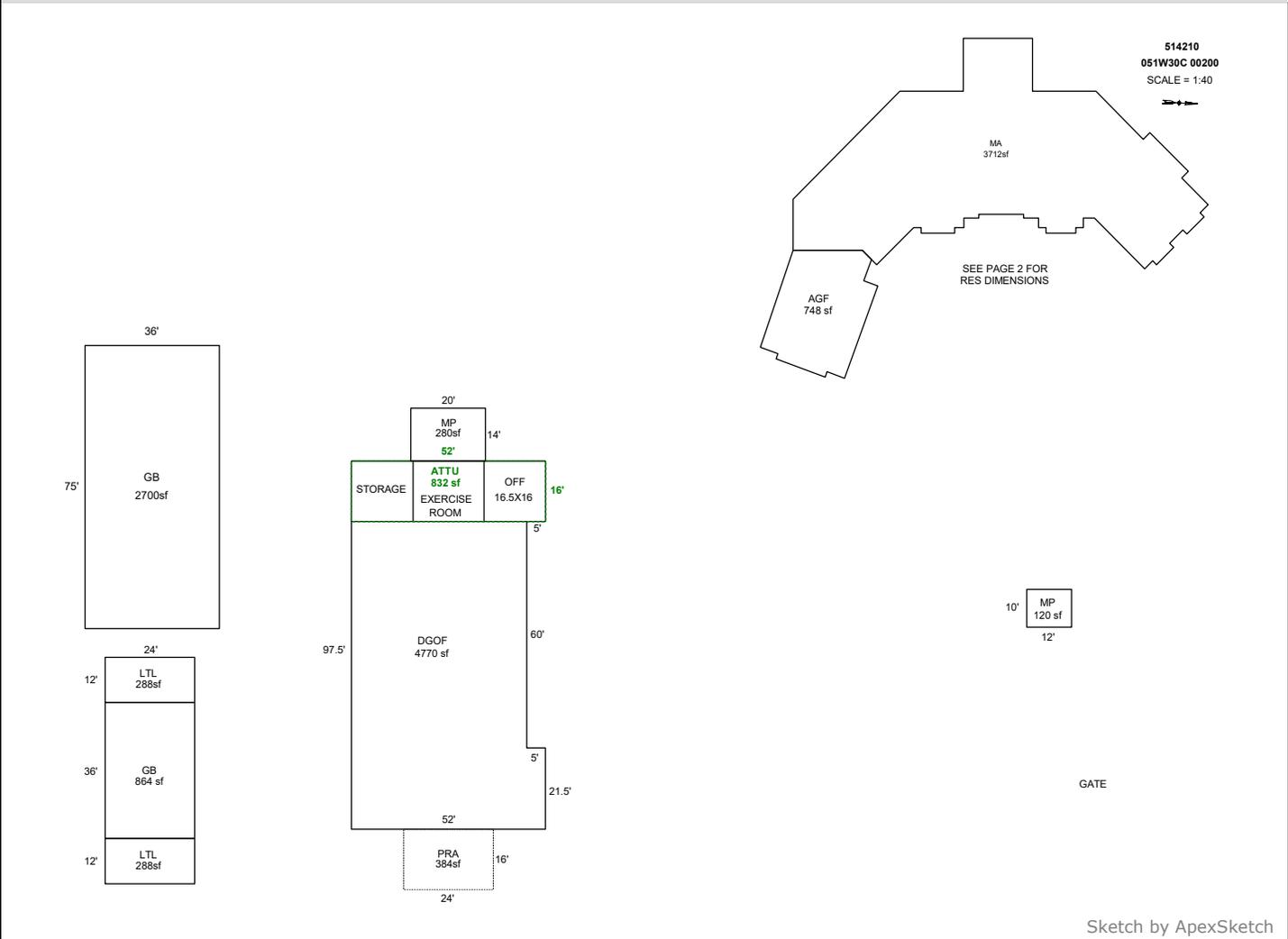


SKETCH/AREA TABLE ADDENDUM

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



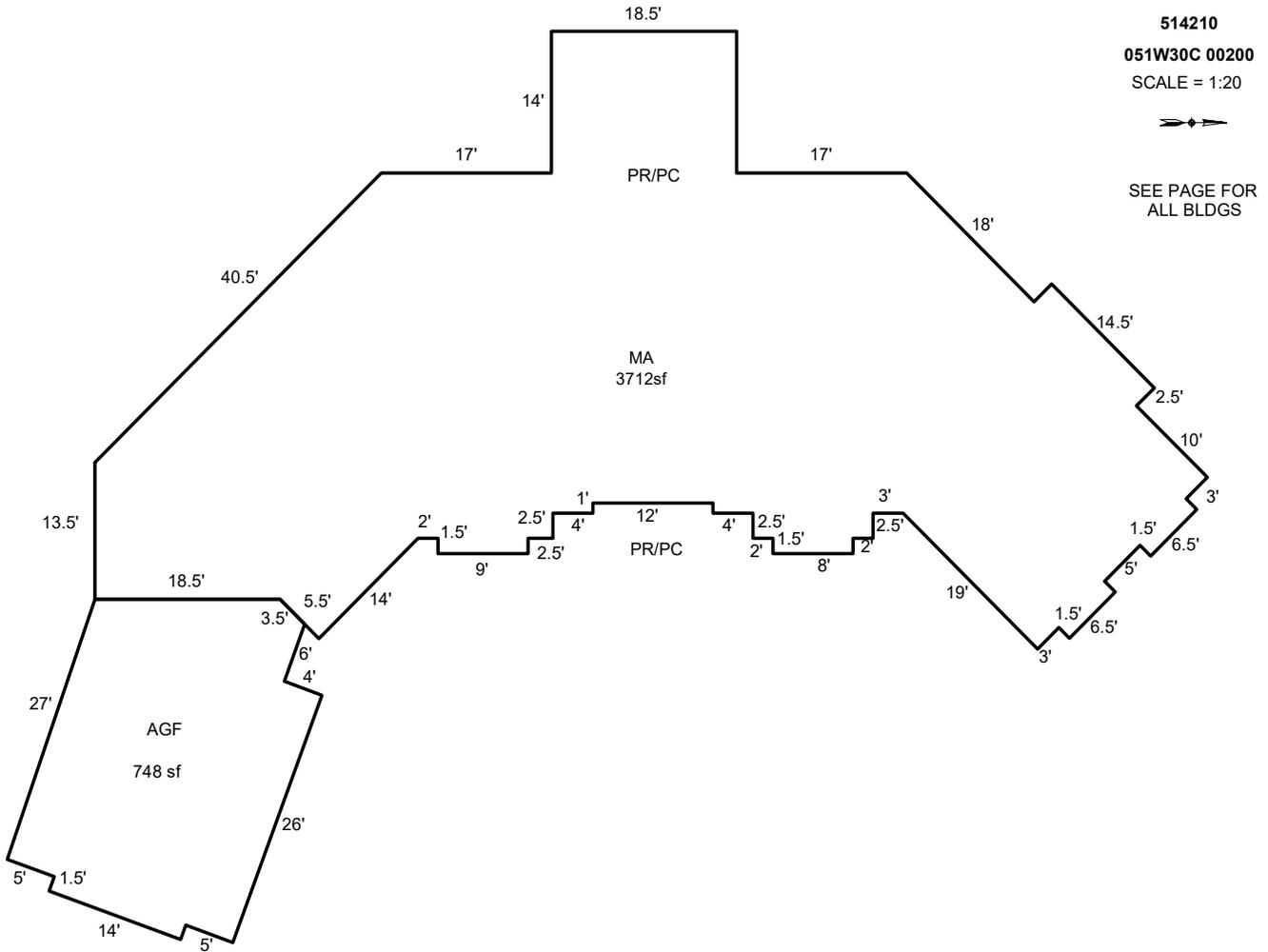
| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | | | |
|---------------------------|--------------|--------|-------------|-----------|------------|--|------------------------|--|--|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | | | |
| GBA1 | GB | 1.0 | 864.0 | 120.0 | | 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 | | | |
| | 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 | COMMENT TABLE 2 | COMMENT TABLE 3 | | |
| | | | | | | GRH 11/18/2022 JJS 6/15/25 | TAGS L3 CYCLE L3 | | |
| | | | | | | JJS 10.23.25 Tags L3 | | | |
| | Net LIVABLE | cnt | 1 (rounded) | | 3,712 | | | | |
| | Net BUILDING | cnt | 7 (rounded) | | 5,372 | | | | |

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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