

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: **CJ 03.10.26**

Print Date: 9/26/2025

Acct ID: 514278 MTL: 051W31B000100 Date: 3/19/26 Appr: CJ Prop Class: 501 RMV Prop Class: 501
Situs: 12241 MILLER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 73727 Year: 2025

Last Date Appraised: 07/28/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - ADJUDICATED (REVIEW ADJUDICATION) **INPUT 03.09.26**

Owner: KARTAL, TIM & KARTAL, FETINIA Last Sales Date: 05/31/1989 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 785080

RMV Land: 587410 RMV Imp: 633740 RMV Total: 1221150 MAV: 785080 MSAV: 0 SAV: 0

Comment: Access letter sent for Exp Fixing soil + removing over% = (206,440) before trends, Lcm, etc
Adj. No response - GATED. LH

Notations

RP/MS	Code	Description
RP	ADJ	ADJUDICATION
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

Has trend of 70.99 on land + improvements

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01470	0

Land

Site: 1 Code Area: 01470 Size: 20.12 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0

Class: Value Source: Permanently Disqualified Description: RMV: 537410 Exception: Y N

Adjustment(s): Waste 1.31 Fire Patrol: Description:

Comments: 06-07: RECALC SETUP, APPR NO 10, 9/2/05. 2 BD 2.85 6 B 8.44

4 B 6.40

4 BD 1.12

Remove over% + Corr Soils

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01470 Stat Class: 154 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 4505 % Complete: 100.00

Desc: Multi Story above grade with basement Dimensions: RMV: 576230

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	1579	0	FB-1/ HB-1	1992	1992	BTH - 1, KIT, HVAC, FP - 2, ROOF+	Y N
Attic	5	Finished	1366	3	FB-2	1992	1992	BATH - 2, HVAC	Y N
Basement	5	Finished	1560	2	FB-1	1992	1992	BATH - 1, HVAC	Y N
Garage Attached	5	Finished	604	0	0	1992	1992	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	1992	46830	1	Y N

Bldg: 7 Code Area: 01470 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 24940

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	15972	2000	35138	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01470 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 2930 % Complete: 100.00

Desc: General Purpose Building (GB) 2000 Dimensions: RMV: 21980

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
General Purpose Bldg	6	Finished	2930	0	0	1996	1996	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01470 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1200 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 8080
 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	1200	0	0	1996	1996	FAIR	

new roof

Accessories

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

2000

Bldg: 4 Code Area: 01470 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100.00

Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	64	0	0	0	0		

Accessories

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

Bldg: 5 Code Area: 01470 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1008 % Complete: 100.00

Desc: Lean-to Heavy (LTH) Dimensions: 14x72 RMV: 2510
 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
Lean-to Heavy Duty	4	Finished	1008	0	0	2000	2000		

new roof

Accessories

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

Bldg: 6 Code Area: 01470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
 Func Obsc: 0 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
Multi-Purpose Bldg	4	Finished	96	0	0	0	0		

Accessories

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

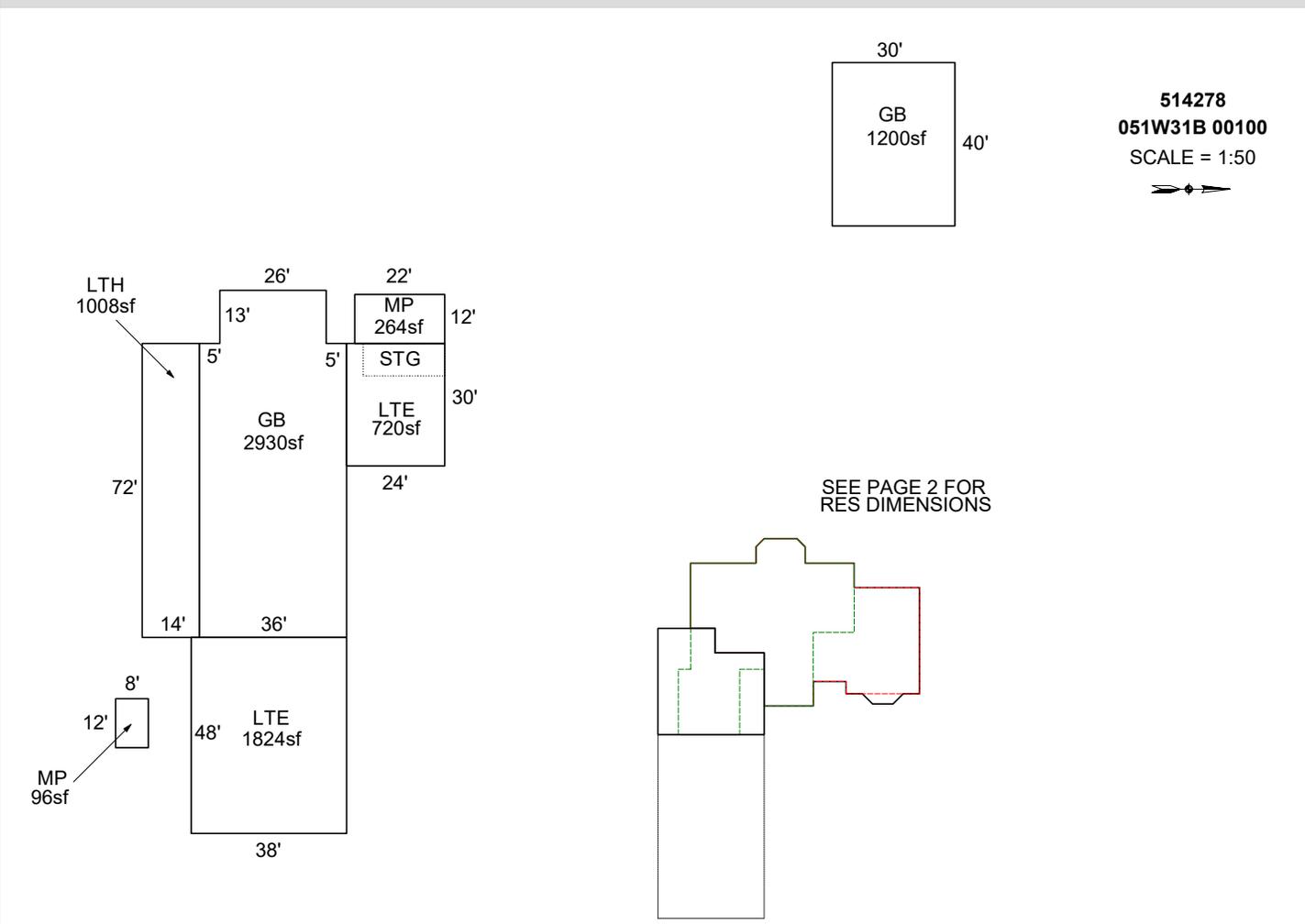
AC 48x38 Roof on GB 2022 new ✓
AC 24x30 Roof on GB 2022 new ✓
MP 22x12 AG 2024 new ✓

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514278 Parcel No.: 051W31B 00100
 Property Address: 12241 MILLER RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	
	GB	1.0	2930.0	242.0	
	LTH	1.0	1008.0	172.0	
	MP	1.0	96.0	40.0	5234.0
GBA3	MP	1.0	264.0	68.0	264.0
GLA1	MA	1.0	1578.8	199.7	1578.8
GLA2	ATTF	1.0	1366.0	197.7	1366.0
GLA5	BSMTF	1.0	1560.0	197.7	1560.0
AGF	AGF	1.0	604.0	104.0	604.0
CAR	LTE	1.0	720.0	108.0	
	LTE	1.0	1824.0	172.0	2544.0
P/P	CD	1.0	1170.0	142.0	1170.0
	Net LIVABLE	cnt	2 (rounded)		4,505
	Net BUILDING	cnt	5 (rounded)		5,498

COMMENT TABLE 1

APEX BY CE 8/4/10
 UPDATED BY WWILLIAMS 10/16/25
 UPDATED BY CLOBERG 03.09.26

COMMENT TABLE 2

CJ 03.09.26

COMMENT TABLE 3

TAGS L4

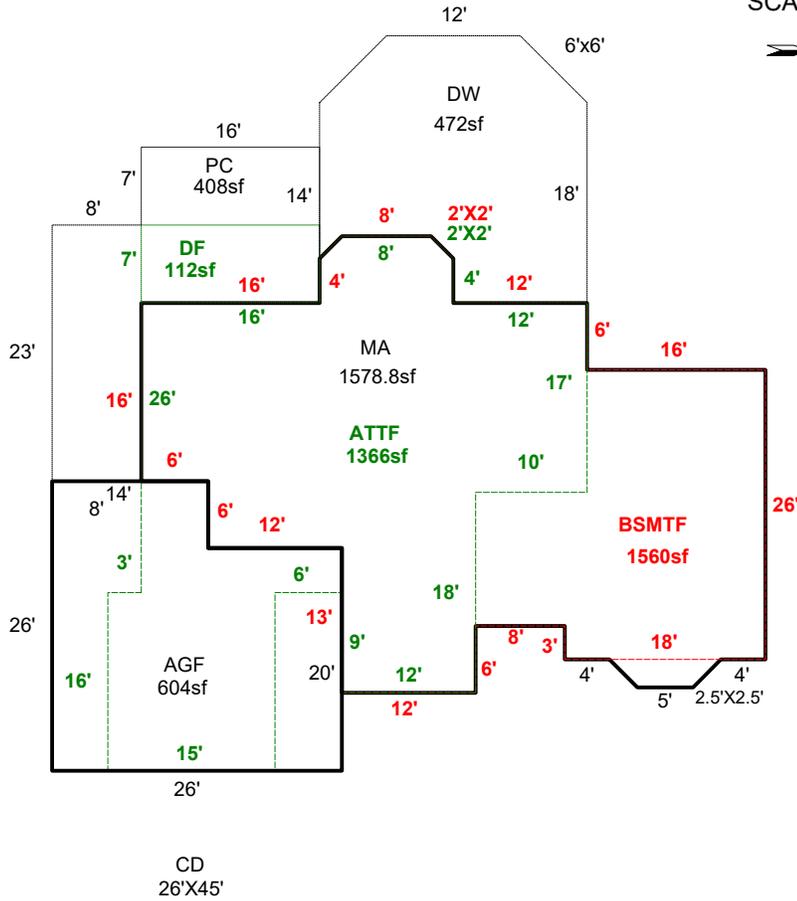
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514278 Parcel No.: 051W31B 00100
 Property Address: 12241 MILLER RD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514278
051W31B 00100
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1578.8	199.7	1578.8
GLA2	ATTF	1.0	1366.0	197.7	1366.0
GLA5	BSMTF	1.0	1560.0	197.7	1560.0
AGF	AGF	1.0	604.0	104.0	604.0
P/P	DF	1.0	112.0	46.0	
	PC	1.0	408.0	108.0	
	DW	1.0	472.0	90.6	992.0

COMMENT TABLE 1

APEX BY CE 8/4/10
 UPDATED BY WILLIAMS 10/16/25
 UPDATED BY CLOBERG 03.09.26

COMMENT TABLE 2

CJ 03.09.26

COMMENT TABLE 3

TAGS L4

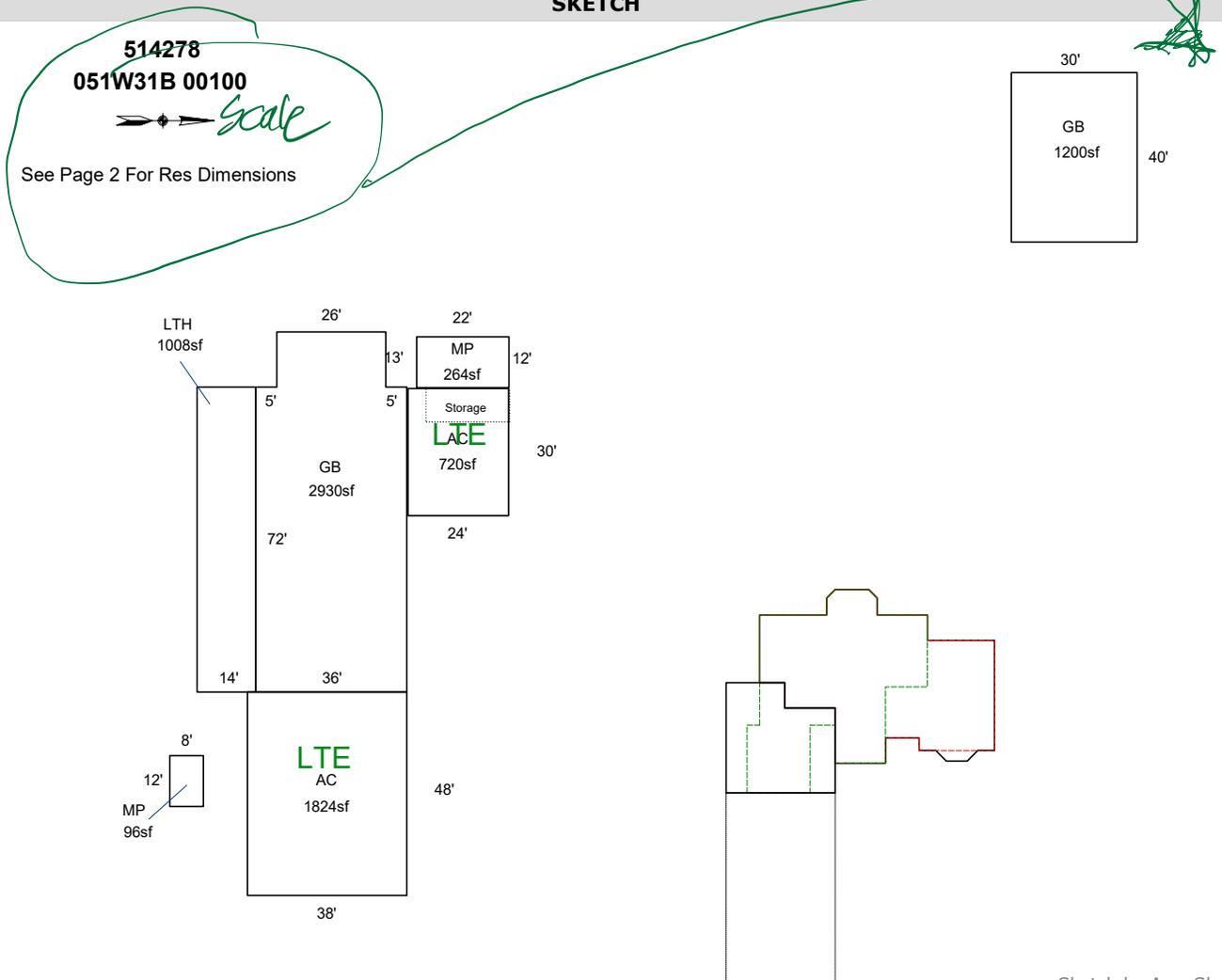
Net LIVABLE cnt 2 (rounded) 4,505

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514278 Parcel No.: 051W31B 00100
 Property Address: 12241 MILLER RD NE
 City: GERVAIS County: 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	GB	1.0	1200.0	140.0	
	GB	1.0	2930.0	242.0	
	LTH	1.0	1008.0	172.0	
	MP	1.0	96.0	40.0	5234.0
GBA3	MP	1.0	264.0	68.0	264.0
GLA1	MA	1.0	1578.8	199.7	1578.8
GLA2	ATTF	1.0	1366.0	197.7	1366.0
GLA5	BSMTF	1.0	1560.0	197.7	1560.0
AGF	AGF	1.0	604.0	104.0	604.0
CAR	AC	1.0	720.0	108.0	
	AC	1.0	1824.0	172.0	2544.0
P/P	CD	1.0	1170.0	142.0	1170.0
	Net LIVABLE	cnt	2 (rounded)		4,505
	Net BUILDING	cnt	5 (rounded)		5,498

COMMENT TABLE 1

APEX BY CE 8/4/10
 UPDATED BY WWilliams 10/16/25

COMMENT TABLE 2

CS 3/9/26

COMMENT TABLE 3

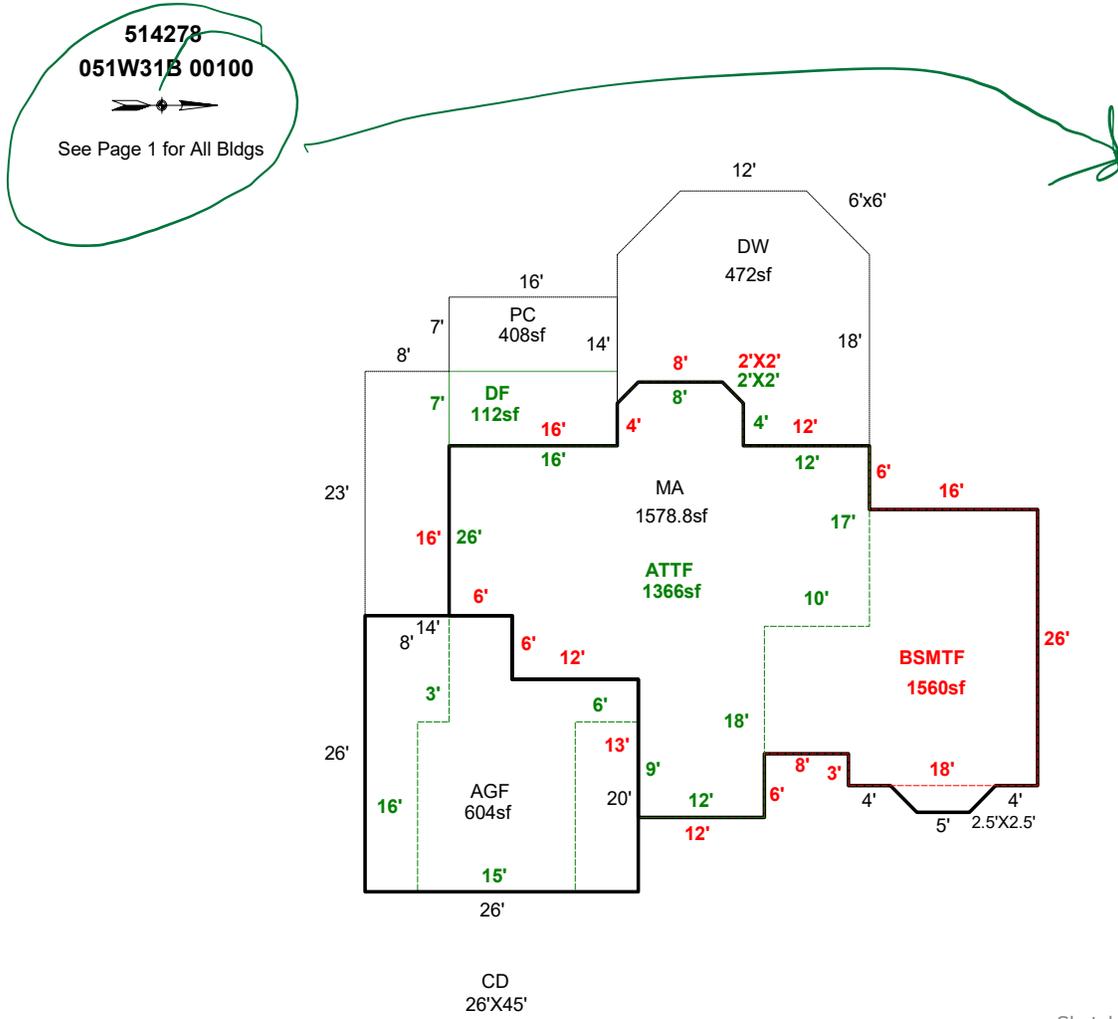
L4 Tags

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514278 Parcel No.: 051W31B 00100
 Property Address: 12241 MILLER RD NE
 City: GERVAIS County: 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	1578.8	199.7	1578.8
GLA2	ATTF	1.0	1366.0	197.7	1366.0
GLA5	BSMTF	1.0	1560.0	197.7	1560.0
AGF	AGF	1.0	604.0	104.0	604.0
P/P	DF	1.0	112.0	46.0	
	PC	1.0	408.0	108.0	
	DW	1.0	472.0	90.6	992.0

COMMENT TABLE 1

APEX BY CE 8/4/10
 UPDATED BY WWILLIAMS 10/16/25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 4,505

