

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 4/16/2025

Acct ID: 514550 MTL: 052W040000600 Date: 9/8/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 507
Situs: 6070 STATE HWY 219 NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 51624 Year: 2025

Last Date Appraised: 07/30/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: EDWARD & DIANNE FERSCHWEILER JRLT Roll Type: R

Cycle Tag Sales Verification Other: clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 773002

RMV Land: 653170 RMV Imp: 830330 RMV Total: 1483500 MAV: 735830 MSAV: 37172 SAV: 94122

Comment:

update Inventory

*Input MLH 9/9/25
Farm Hazards*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	03600	0

Land

Site: 1 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 03600 Value Source: Farm Homesite Description: RMV: 37820 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 08-09: CYCLE WORK PER #29 CHG OSDA.RUR TO OSDG.RUR// 06-07: RECALC SETUP, APPR NO 10, 9/8/05.

Site: 2 Code Area: 03600 Size: 9.29 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 404060 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 10300030

Site: 3 Code Area: 03600 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 151290 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 141 + Year Blt: 1962 Eff Year Blt: 1984 Sq.Ft: 3011 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 415250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	3011	3	FB-2	1962	1984	KIT-, HVAC, FP - 1, ROOF, BATH - 2	Y N

AGE
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1984	34240	1	Y N

Bldg: 2 Code Area: 03600 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 38940
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

M/L

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	Exception
ASPHALT DRIVEWAY	1	17700	2000	38940	1	Y N

Bldg: 3 Code Area: 03600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1070
 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								

part of V, I move MAV

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GAZEBO	1	0	0	1071	1

Exception: Y N

Bldg: 14 Code Area: 03600 Stat Class: 148 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 60500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

move to bldg 1

Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
	Garage Attached	4	Finished	756	0	0	1984	1984	ROOF

move MAJ

Exception: Y N

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 03600 Stat Class: 351 Year Blt: 1988 Eff Year Blt: ¹⁹⁹⁹1988 Sq.Ft: 5640 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 141x40 RMV: 35710
 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	6	Finished	5640	0	0	1988	1988	FAIR <i>AJE</i>

I/O

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

Bldg: 5 Code Area: 03600 Stat Class: 351 Year Blt: 1983 Eff Year Blt: ¹⁹⁹⁹1983 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x36 RMV: 7500
 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	1800	0	0	1983	1983	FAIR

I/O

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

Bldg: 6 Code Area: 03600 Stat Class: 351 Year Blt: 1983 Eff Year Blt: ¹⁹⁹⁹1983 Sq.Ft: 5000 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 100x50 RMV: 23720
 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	6	Finished	5000	0	0	1983	1983	FAIR

I/O

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	532	1993	1112	1

Exception: Y N

Bldg: 7 Code Area: 03600 Stat Class: 342 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 4040 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 101x40 RMV: 50010
 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
	Metal Componet Bldg	5	Finished	4040	0	0	1993	1993	FAIR

n/c

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

Bldg: 8 Code Area: 03600 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 4000 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 100x40 RMV: 35230
 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	6	Finished	4000	0	0	1993	1993	FAIR

n/c

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

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 196 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: 14x14 RMV: 0
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Pump House	0	Finished	196	0	0	0	0	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: 1983 Eff Year Blt: 1983 Sq.Ft: 6000 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 100x60 RMV: 22840
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

204B

1993

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	6000	0	0	1983	1983	FAIR / AVE Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 03600 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 6000 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 100x60 RMV: 43400
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

204B

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	6000	0	0	1993	1993	FAIR / AVE Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: RMV: 6000
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								

Truck Scale

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 13 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: RMV: 8000
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
Building Structure	0	Finished	0	0	0	0	0	Exception: Y N

Loading forks and stands

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 15 Code Area: 03600 Stat Class: 352 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 6000 % Complete: 100
Desc: Utility Building (UB) Dimensions: 100x60 RMV: 55140
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Utility Building	5	Finished	6000	0	0	2000	2000	FAIR / AVE Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 16 Code Area: 03600 Stat Class: 390 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 300 % Complete: 100
 Desc: Farm Marshall Swift Dimensions: RMV: 16470
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	0	Finished	300	0	0	0	0		

Accessories

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

Bldg: 17 Code Area: 03600 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 900 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 18x50 RMV: 1390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	5	Finished	900	0	0	1993	1993	Fair	

Accessories

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

Bldg: 18 Code Area: 03600 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	6	Finished	480	0	0	1993	1993		

Accessories

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

Bldg: 19 Code Area: 03600 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2400 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 24x100 RMV: 8420
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	5	Finished	2400	0	0	2000	2000		

Accessories

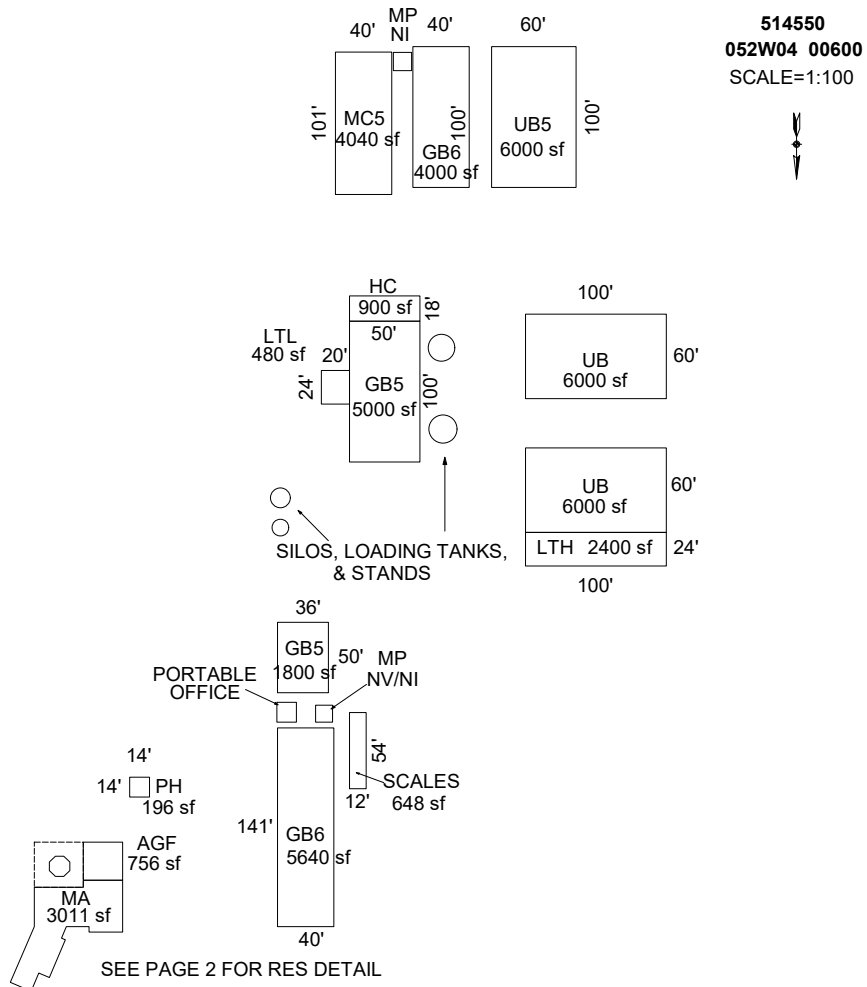
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514550 Parcel No.: 052W04 00600
 Property Address: 6070 State Hy 219 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	GB6	1.0	5640.0	362.0	
	LTH	1.0	2400.0	248.0	
	UB5	1.0	6000.0	320.0	
	GB5	1.0	5000.0	300.0	
	UB	1.0	6000.0	320.0	
	PH	1.0	196.0	56.0	
	LTL	1.0	480.0	88.0	
	GB6	1.0	4000.0	280.0	
	GA	1.0	173.8	48.0	
	UB	1.0	6000.0	320.0	
	GB5	1.0	1800.0	172.0	
	MC5	1.0	4040.0	282.0	
	HC	1.0	900.0	136.0	42629.8
GLA1	MA	1.0	3010.9	298.9	3010.9
GAR	AGF	1.0	756.0	110.0	756.0
	Net LIVABLE	cnt	0 (rounded)		3,011
	Net BUILDING	cnt	13 (rounded)		42,630

COMMENT TABLE 1

Apex by RW 06/30/08
 UPD BY PHU 09.01.20
 UPDATED BY CLOBERG 10/17/25

COMMENT TABLE 2

MLH 09/08/25

COMMENT TABLE 3

CLEAN UP L4

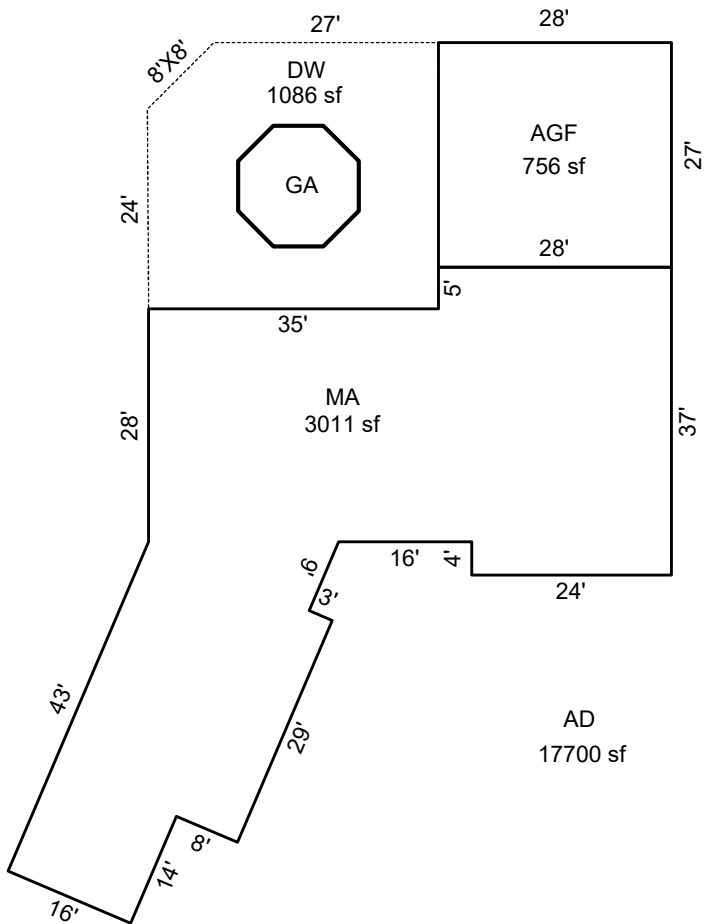
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514550 Parcel No.: 052W04 00600
 Property Address: 6070 State Hy 219 NE
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514550
052W04 00600
 SCALE=1:20



****See Page 1 For All Buildings****

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GA	1.0	173.8	48.0	173.8
GLA1	MA	1.0	3010.9	298.9	3010.9
GAR	AGF	1.0	756.0	110.0	756.0
P/P	DW	1.0	1086.2	129.2	1086.2

COMMENT TABLE 1

Apex by RW 06/30/08
 UPD BY PHU 09.01.20
 UPDATED BY CLOBERG 10/17/25

COMMENT TABLE 2

MLH 09/08/25

COMMENT TABLE 3

CLEAN UP L4

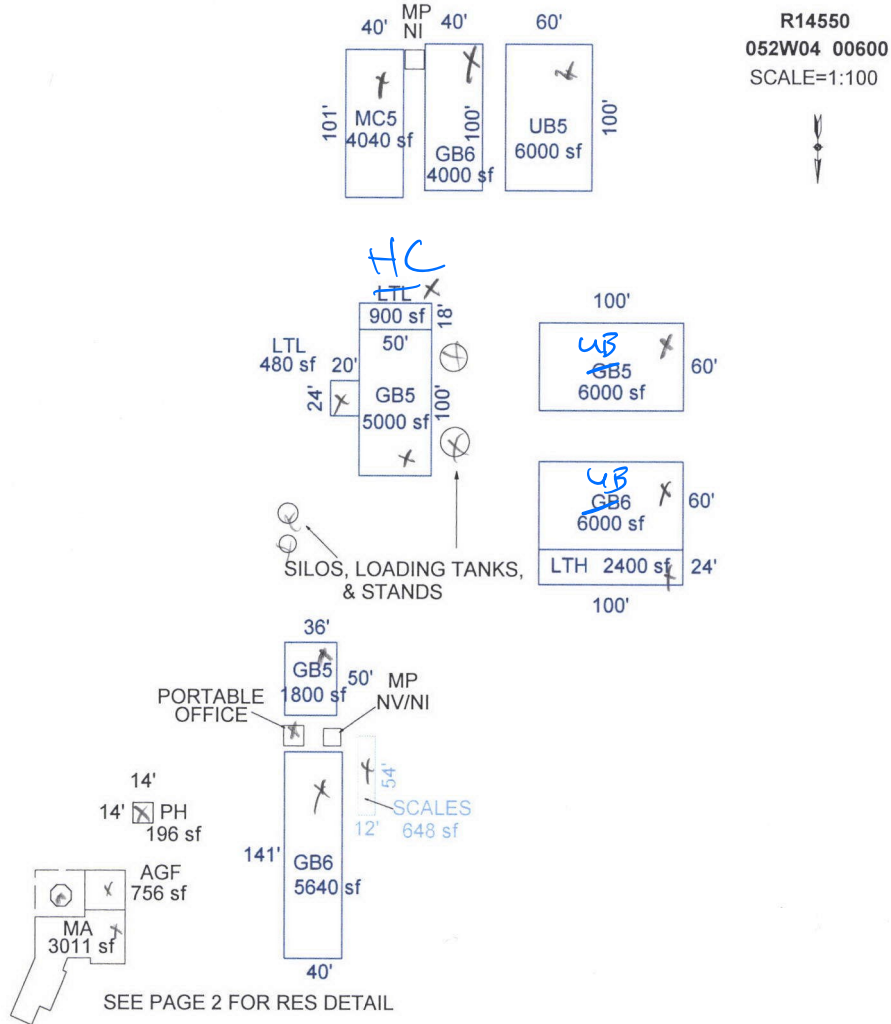
Net LIVABLE cnt 0 (rounded) 3,011
 Net BUILDING cnt 1 (rounded) 174

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R14550 Parcel No.: 052W04 00600
 Property Address: 6070 State Hy 219 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	GB6	1	5640	362	
	LTH	1	2400	248	
	UB5	1	6000	320	
	GB5	1	5000	300	
	GB5	1	6000	320	
	PH	1	196	56	
	LTL	1	480	88	
	GB6	1	4000	280	
	GA	1	174	48	
	GB6	1	6000	320	
	GB5	1	1800	172	
	MC5	1	4040	282	
	LTL	1	900	136	42630
GLA1	MA	1	3011	299	3011
GAR	AGF	1	756	110	756
	Net LIVABLE	cnt	1 (rounded)		3,011
	Net BUILDING	cnt	13 (rounded)		42,630

COMMENT TABLE 1

Apex by RW 06/30/08
 UPD BY PHU 09.01.20

COMMENT TABLE 2

9/8/25 MLT

COMMENT TABLE 3

Clean up LY

SKETCH/AREA TABLE ADDENDUM

Parcel No **052W04 00600**

File No **R14550**

SUBJECT

Property Address **6070 State Hy 219 NE**

City **Gervais**

State **OR**

Zip **97026**

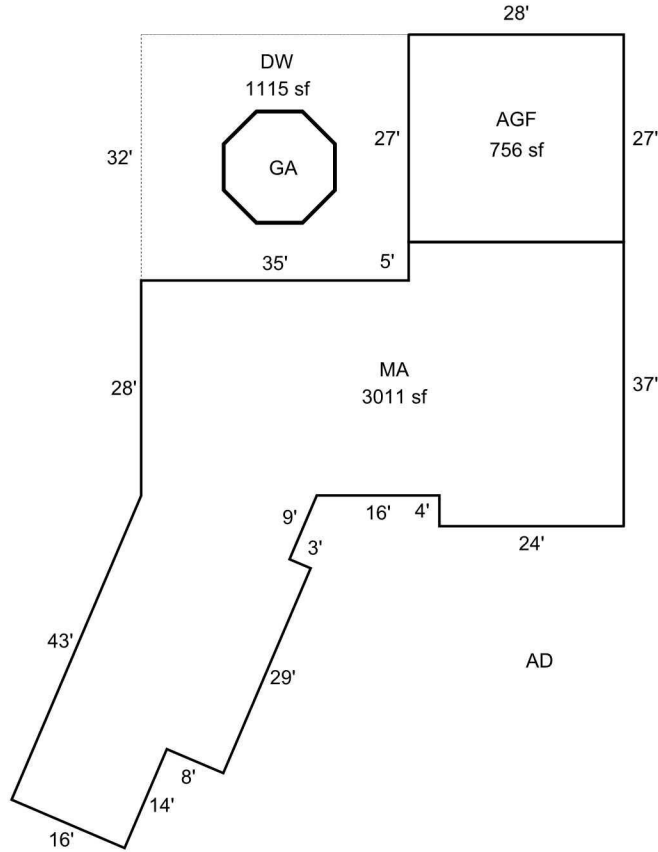
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R14550
052W04 00600
1=25'
****See Page 1 For All Buildings****



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3010.86	298.9	3010.86
GBA1	GA	1.00	173.82	48.0	173.82
GAR	AGF	1.00	756.00	110.0	756.00

Net LIVABLE Area (rounded w/ factors) **3011**
 Net BUILDING Area (rounded w/ factors) **174**

Comment Table 1

Apex by RW 06/30/08

Comment Table 2

Comment Table 3