

Acct ID: 514914 MTL: 052W200000300 Date: 3/10/26 Appr: CS Prop Class: 551 RMV Prop Class: 501  
 Situs: 5295 ST LOUIS RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 24125 Year: 2026

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2025 - Tags/Permit (Residence)  
 Owner: G CAM LTD LLC Last Sales Date: 08/21/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 359679  
 RMV Land: 688650 RMV Imp: 338230 RMV Total: 1026880 MAV: 312090 MSAV: 47589 SAV: 107147  
 Comment: 25-26: L3 1.15.25 JJS  
 24-25 L3 10.12.23 JJS  
 23-24: L3 1.4.23 GRH  
 22-23: L3 01.07.2022 GRH

MIS: 831568  
DOM: 35  
CODE: 30 8/21/25

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

*Farm USE: HAZELNUTS/HOPS*

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	65000	01600	0

**Land**

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 30180 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Updated land classes

2021: PER #29 MH WAS REMOVED, OWNER STATED THEY WERE REPLACING WITH A NEW HOME. THERE IS LIVING SPACE IN THE UB. KEEP HOMESITE AND OSD./08-09: CYCLE WORK PER #29 CHG OSDA.RUR TO OSDG.RUR

Site: 2 Code Area: 01600 Size: 9.12 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 287740 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 100030

Site: 3 Code Area: 01600 Size: 7.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 234190 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

Site: 4 Code Area: 01600 Size: 0.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 10080 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

Site: 5 Code Area: 01600 Size: 2.24 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 61460 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00  
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 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
Pump House	0	Finished	96	0	0	0	0	Exception: Y N

**Accessories**

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

Bldg: 2 Code Area: 01600 Stat Class: 355 Year Blt: 1988 Eff Year Blt: 2000 Sq.Ft: 480 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 16x30 RMV: 930  
 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 Heavy Duty	4	Finished	480	0	0	1988	1988	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					
Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 160 % Complete: 100.00					
Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 2400					
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	160	0	0	2000	2000	FAIR
Exception: Y N								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					
Bldg: 5 Code Area: 01600 Stat Class: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 6750 % Complete: 100.00					
Desc: Utility Building (UB) Dimensions: 125x54 RMV: 282060					
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
Utility Building	6	Finished	6750	0	FB-1	2018	2018	GOOD, EXCLT, BATH - 1
Exception: Y N								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					
CONCRETE DRIVEWAY	6	520	2019	2517	1
PATIO	6	1080	2019	5227	1
ROOF EXTENSION OR PATIO COVER	6	540	2019	12380	1
ROOF EXTENSION OR PATIO COVER	6	540	2018	19540	1
ROOF EXTENSION OR PATIO COVER	6	1000	2019	36950	1

*Handwritten notes: "keep" next to CONCRETE DRIVEWAY; "Break out to LTH's" with a red X over the last three rows; "PART OF YI'S" below the last row; "MAKE HOUSE SEE BELOW" in large green letters above the table.*

Bldg: 6 Code Area: 01600 Stat Class: 353 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3456 % Complete: 100.00					
Desc: Machine Shed (MS) Dimensions: 72x48 RMV: 49480					
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
Machine Shed	4	Finished	3456	0	0	2020	2020	FAIR
Exception: Y N								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	720	2020	17410	1

*Handwritten note: "Break out To LTH" next to the row.*

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100.00					
Desc: Lean-to Light (LTL) Dimensions: RMV: 700					
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	312	0	0	2000	2000	
Exception: Y N								

**Accessories**

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

Bldg: 8 Code Area: 01600 Stat Class: 357 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 880 % Complete: 100.00					
Desc: Frost Control Dimensions: 22x40 RMV: 2660					
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
Frost Control	4	Finished	880	0	0	2021	2021	
Exception: Y N								

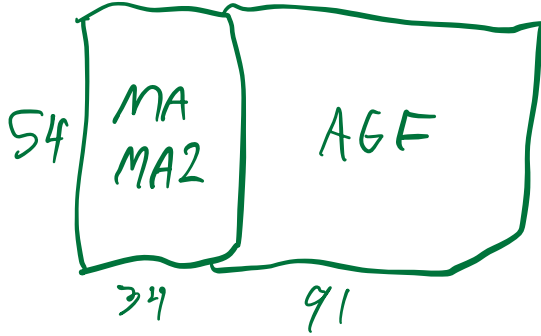
**Accessories**

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

**Farm Notes**

2024FARM

7/29/24: Inspected by CWO L4 farm use ok - hops

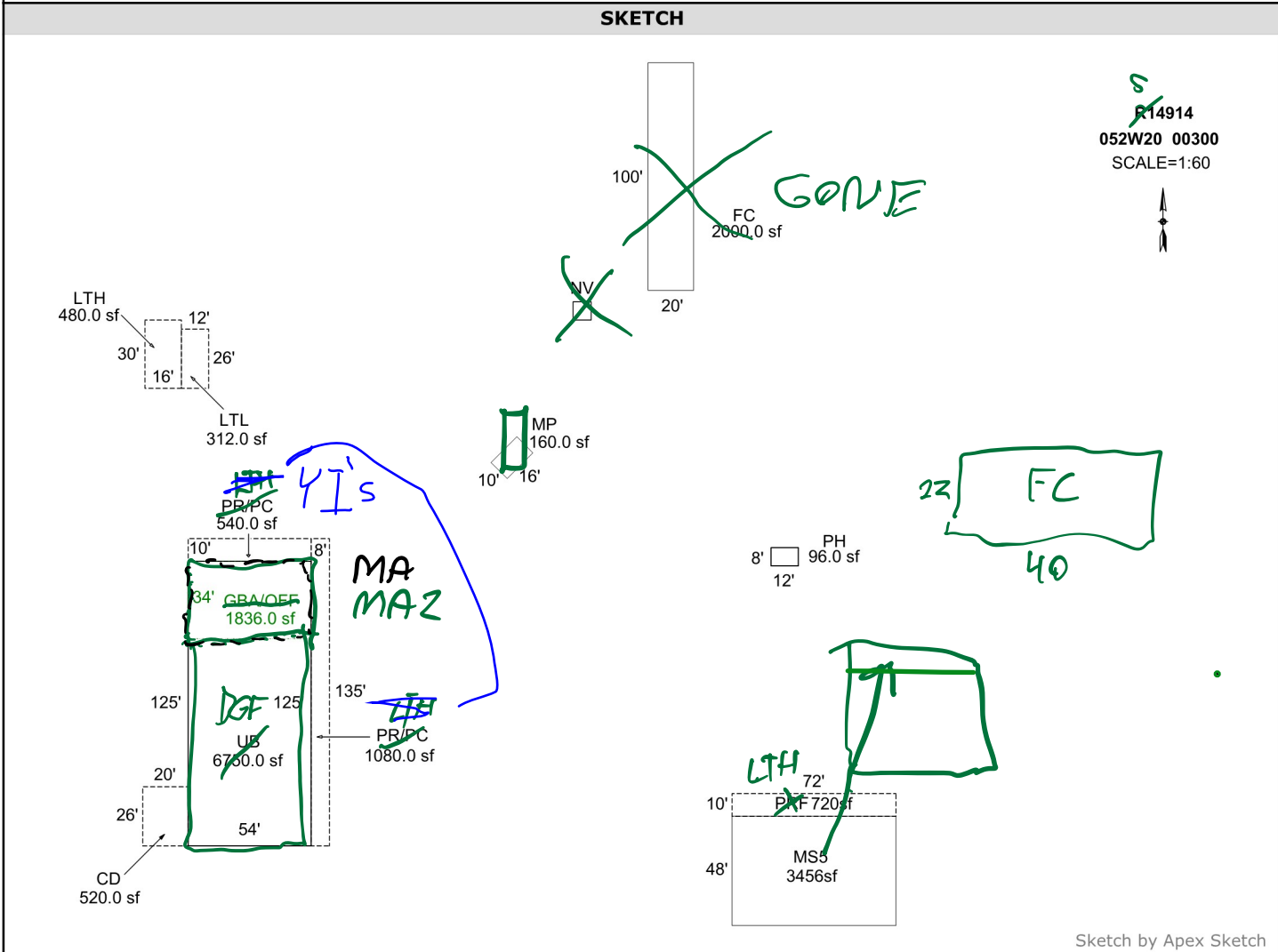


ORCATS DOES NOT CALC UB W/ LIVING AREA AS TSG DID CHANGE STAT TO MA AND REALLOCATE, MULTIPLE PRIOR VISITS WITH LIMITED ACCESS, PER AERIALS IT APPEARS TO HAVE ALWAYS BEEN LIKE THIS

MA CLASS 4	1836sf	3bd 2.5 bath
MA 2 "	1836sf	
AGF	4914sf	

# SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: <del>R</del> 14914	Parcel No.: 052W20 00300		
Property Address: 5295 St Louis Rd NE			
City: Gervais	County: <b>MARION</b>	State: OR	ZipCode: 97026
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	PH	1.0	96.0	40.0		Apex by RW 06/25/08 UPDATED BY JRONDEMA 12/3/18 UPDATED BY JRONDEMA 1/10/19 UPDATED BY CJURAN 06/03/2021	
	FC	1.0	2000.0	240.0			
	UB	1.0	6750.0	358.0			
	LTH	1.0	480.0	92.0			
	LTL	1.0	312.0	76.0			
GBA2	MP	1.0	160.0	52.0			
	MS5	1.0	3456.0	240.0	13254.0		
P/P	GBA/OFF	1.0	1836.0	176.0	1836.0		
YI1	PR/PC	1.0	720.0	164.0	720.0		
	PR/PC	1.0	1080.0	286.0			
	CD	1.0	520.0	92.0	2140.0		
	Net BUILDING	cnt	8 (rounded)		15,090		

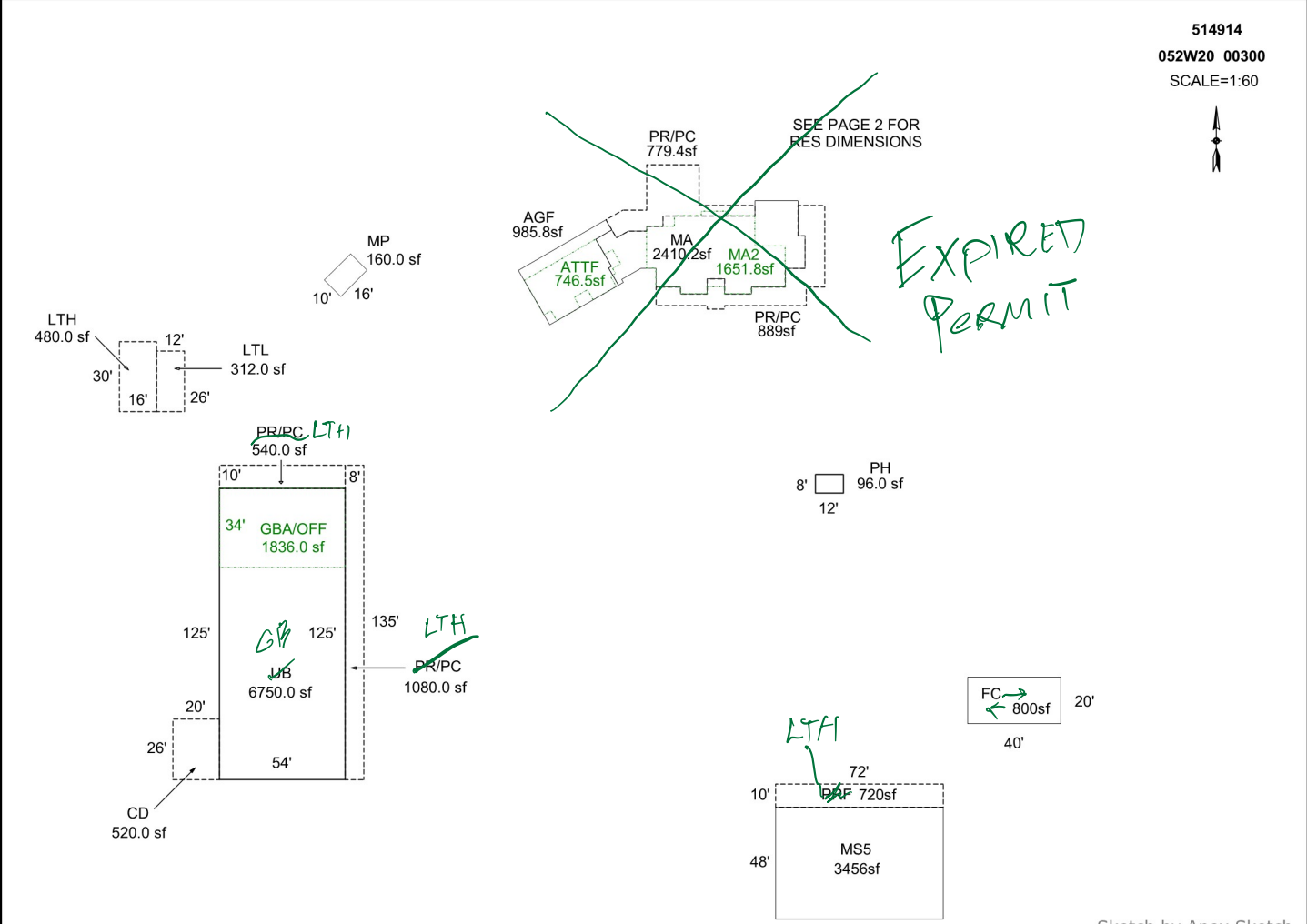
COMMENT TABLE 2	COMMENT TABLE 3
#29 JS 10/15/2020 <i>CS 7/23/20</i>	TAGS L2 <i>SV L4</i>

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514914 Parcel No.: 052W20 00300  
 Property Address: 5295 ST LOUIS ROAD NE  
 City: GERVAIS County: 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	PH	1.0	96.0	40.0	
	FC	1.0	800.0	120.0	
	UB	1.0	6750.0	358.0	
	LTH	1.0	480.0	92.0	
	LTL	1.0	312.0	76.0	
	MP	1.0	160.0	52.0	
	MS5	1.0	3456.0	240.0	12054.0
GBA2	GBA/OFF	1.0	1836.0	176.0	1836.0
GLA1	MA	1.0	2410.2	278.2	2410.2
GLA2	ATTF	1.0	746.5	133.0	
	MA2	1.0	1651.8	196.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
P/P	PR/PC	1.0	779.4	182.3	
	PR/PC	1.0	889.0	259.0	
YI1	PRF	1.0	720.0	164.0	2388.4
	CD	1.0	520.0	92.0	
	2 addl items				
	Net LIVABLE	cnt	3 (rounded)		4,808
	Net BUILDING	cnt	8 (rounded)		13,890

### COMMENT TABLE 1

Apex by RW 06/25/08  
 UPDATED BY JRONDEMA 12/3/18  
 UPDATED BY JRONDEMA 1/10/19  
 UPDATED BY CJURAN 06/03/2021  
 UPDATED BY WWILLIAMS 9/20/23  
 UPDATED BY CJURAN 09/28/2023 21-003962 MA

### COMMENT TABLE 2

#29 JS 10/15/2020

*CS 3/10/26*

### COMMENT TABLE 3

TAGS L2

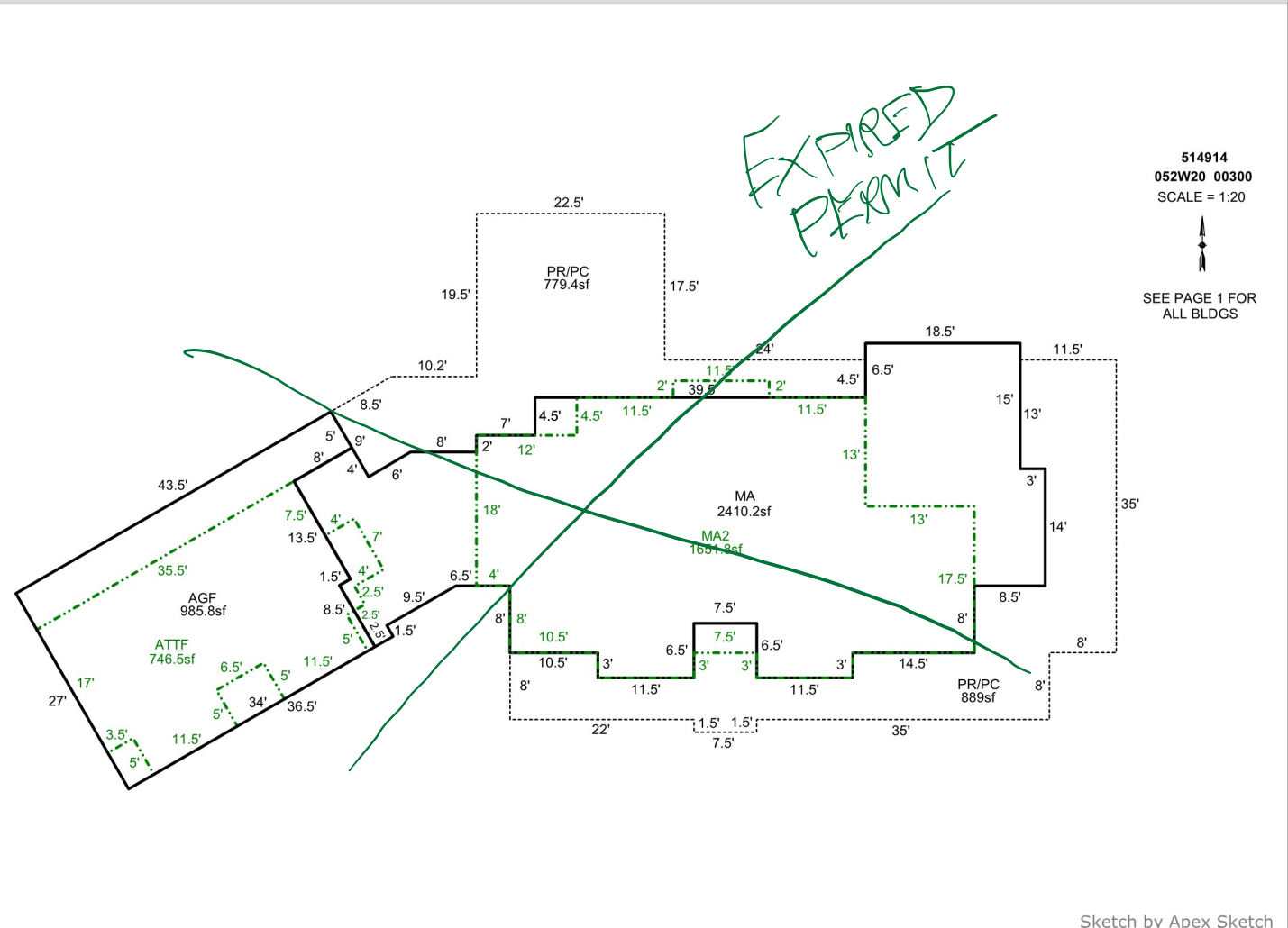
*Tags L4*

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514914 Parcel No.: 052W20 00300  
 Property Address: 5295 ST LOUIS ROAD 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	2410.2	278.2	2410.2
GLA2	MA2	1.0	1651.8	196.0	
	ATTF	1.0	746.5	133.0	2398.3
GAR	AGF	1.0	985.8	141.0	985.8
P/P	PR/PC	1.0	779.4	182.3	
	PR/PC	1.0	889.0	259.0	1668.4

### COMMENT TABLE 1

Apex by RW 06/25/08  
 UPDATED BY JRONDEMA 12/3/18  
 UPDATED BY JRONDEMA 1/10/19  
 UPDATED BY CJURAN 06/03/2021  
 UPDATED BY WWILLIAMS 9/20/23  
 UPDATED BY CJURAN 09/28/2023 21-003962 MA

### COMMENT TABLE 2

#29 JS 10/15/2020

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      3                      (rounded)                      4,808