

Acct ID: 516248 MTL: 061W150000500 Date: **1/23/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551 501**
 Situs: 12639 HOOK RD NE MOUNT ANGEL OR 97362 MaSaNh: 03 06 000 Unit: 86037 Year: 2024

Last Date Appraised: 01/21/2015 Appraiser: MATTHEW HAMILTON Retag: **Y N** Tag info: 2024 - NEW CONSTRUCTION (Garage/Carport)

Owner: LEGACY LEASING LLC Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1 2 3 4** LCB **TTC** **INSP** AV: 634733

RMV Land: 783490 RMV Imp: 691119 RMV Total: 1474609 MAV: 508040 MSAV: 126693 SAV: 368279

Comment: **NEW MS and DBU @100% update inventory**

Notations

Close Tag **1.0 HS 6BD - FSOIL** **Input MLH 2/1/24**
1.0 HS 6BD - FSOIL
37.55 Farm 4BI - IRR
23.9 Farm 2BI - GSOIL, IRR
2.94 Farm 6BD - FSOIL
1.70 Waste WST - WASTE (Walker Ditch)
0.45 Water WST - WASTE (Pond)
1.91 Woodlot 4HD
0.55 Woodlot 6HD - FSOIL

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	93470	0
2	SPSA	SA SEPTIC	12000	93470	0

Land **Chris 2/16/24 Farm use ok - Orchard, grass seed**

Site: 1 Code Area: 93470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 9300 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT

Site: 2 Code Area: 93470 Size: 24.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 263020 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 400158: 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 62.0 TTL ACRES

Site: 3 Code Area: 93470 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 18590 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Site: 4 Code Area: 93470 Size: 0.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Water Value Source: Pond Description: Ponds, rivers, creeks, streams, lakes RMV: 1860 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Site: 6 Code Area: 93470 Size: 43.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 421720 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 93470 Stat Class: 142 + Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 3399 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 521220
 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	2250	1	FB-1/ HB-1	2002	2002	BATH - 1, BTH - 1, KIT, ROOF, HVAC+, FP	Y N
Second Floor	4 +	Finished	969	3	FB-1	2002	2002	BATH - 1, HVAC+	Y N
Attic	4 +	Low Cost	180	0	0	2002	2002	HVAC+	Y N
Garage Attached	4	Finished	798	0	0	2002	2002	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	2340	2002	6845	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	2002	25110	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 93470 Stat Class: 341 Year Blt: 1974 Eff Year Blt: **1998** Sq.Ft: 416 % Complete: 100
 Desc: Multi Purpose Shed (MP) **Fair condition** Dimensions: 26x16 RMV: 1310
 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	4	Finished	416	0	0	1974	1974	AJG PKG Exception: Y N

Accessories

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

Bldg: 2 Code Area: 93470 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 2400 % Complete: 100
 Desc: Machine Shed (MS) Fair condition Dimensions: 60x40 RMV: 7610
 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
Machine Shed	5	Finished	2400	0	0	1984	1984	FAIR Exception: Y N

Accessories

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

Bldg: 3 Code Area: 93470 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 2880 % Complete: 100
 Desc: Machine Shed (MS) GB Fair condition Dimensions: 72x40 RMV: 8900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O
 Has been this way

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	2880	0	0	1984	1984	FAIR Exception: Y N

Accessories

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

Bldg: 4 Code Area: 93470 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 590
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
 Gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	140	0	0	1974	1974	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 93470 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 352 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x16 RMV: 1810
 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
Multi-Purpose Bldg	5	Finished	352	0	0	1984	1984	FAIR Exception: Y N

Accessories

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

Bldg: 6 Code Area: 93470 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) MS Fair condition Dimensions: 36x24 RMV: 2580
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O
 Has been this way

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	864	0	0	1984	1984	Fair pkg Exception: Y N

Accessories

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

Bldg: 8 Code Area: 93470 Stat Class: 352 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 8125 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 125x65 RMV: 104970
 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	
Utility Building	6	Finished	8125	0	0	2002	2002	FAIR	Exception: Y N

Accessories

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

Bldg: 9	Code Area: 93470	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 3000	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 40x75		RMV: 14090	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	3000	0	0	2002	2002	FAIR	Exception: Y N

Accessories

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

Bldg: 10	Code Area: 93470	Stat Class: 341	Year Blt: 1986	Eff Year Blt: 1994	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x12		RMV: 1880	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	240	0	0	1986	1994	Fair pkg	Exception: Y N

Accessories

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

Bldg: 11	Code Area: 93470	Stat Class: 357	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 1000	% Complete: 100
Desc: Frost Control			Dimensions: 50x20		RMV: 2249	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	4	Finished	1000	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 12	Code Area: 93470	Stat Class: 356	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2400	% Complete: 100
Desc: Lean-to Excellent (LTH)			Dimensions: 60x40		RMV: 23910	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Excellent Heavy	4	Finished	2400	0	0	2014	2014	FAIR	Exception: Y N

Accessories

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

353 MS Class 5 2023 60x144 Fair pkg NEW

108 DBU Class 3 2023 32x28 Roof NEW

138

YI for Manuf
107 Y13G 2009 I/O



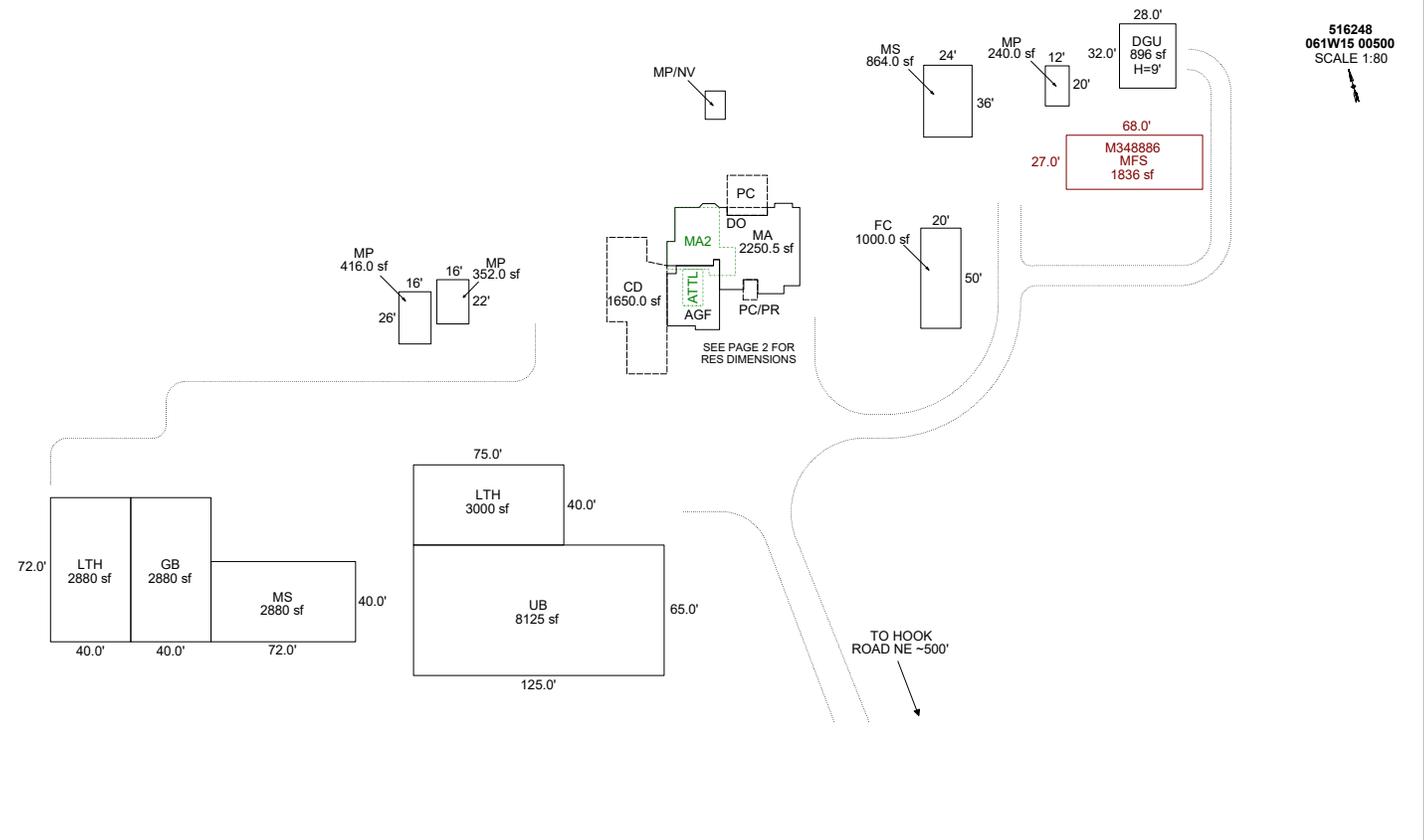
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516248 Parcel No.: 061W15 00500
 Property Address: 12639 HOOK ROAD NE NE
 City: MT. ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP/NV	1.0	140.0	48.0	
	MS	1.0	2880.0	224.0	
	GB	1.0	2880.0	224.0	
	LTH	1.0	3000.0	230.0	
	UB	1.0	8125.0	380.0	
	MS	1.0	864.0	120.0	
	FC	1.0	1000.0	140.0	
	MP	1.0	240.0	64.0	
	DGU	1.0	896.0	120.0	
	LTH	1.0	2880.0	224.0	
	MP	1.0	416.0	84.0	
GLA1	MP	1.0	352.0	76.0	23673.0
	MP	1.0	352.0	76.0	
GLA1	MFS	1.0	1836.0	190.0	4086.5
	MA	1.0	2250.5	247.8	
GLA2	ATTL	1.0	180.0	56.0	
	MA2	1.0	865.0	136.0	1045.0
	5 addl items				
	Net LIVABLE	cnt	4 (rounded)		5,132
	Net BUILDING	cnt	12 (rounded)		23,673

COMMENT TABLE 1

DRAWN BY NC 12/22/2008
 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB
 UPDATED BY CJURAN 01/30/2024

COMMENT TABLE 2

MLH 01/23/2024

COMMENT TABLE 3

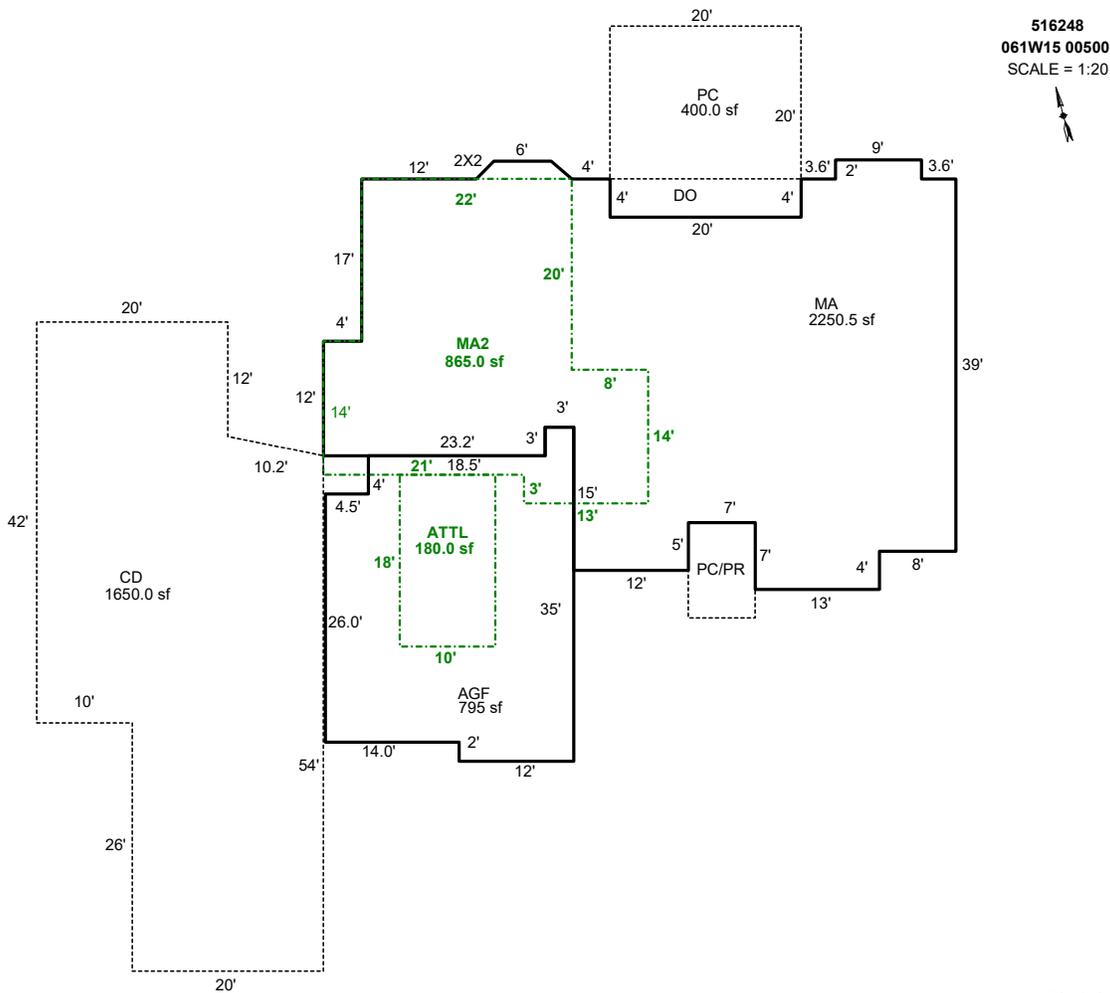
TAGS L1

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SKETCH



Sketch by Apex Sketch

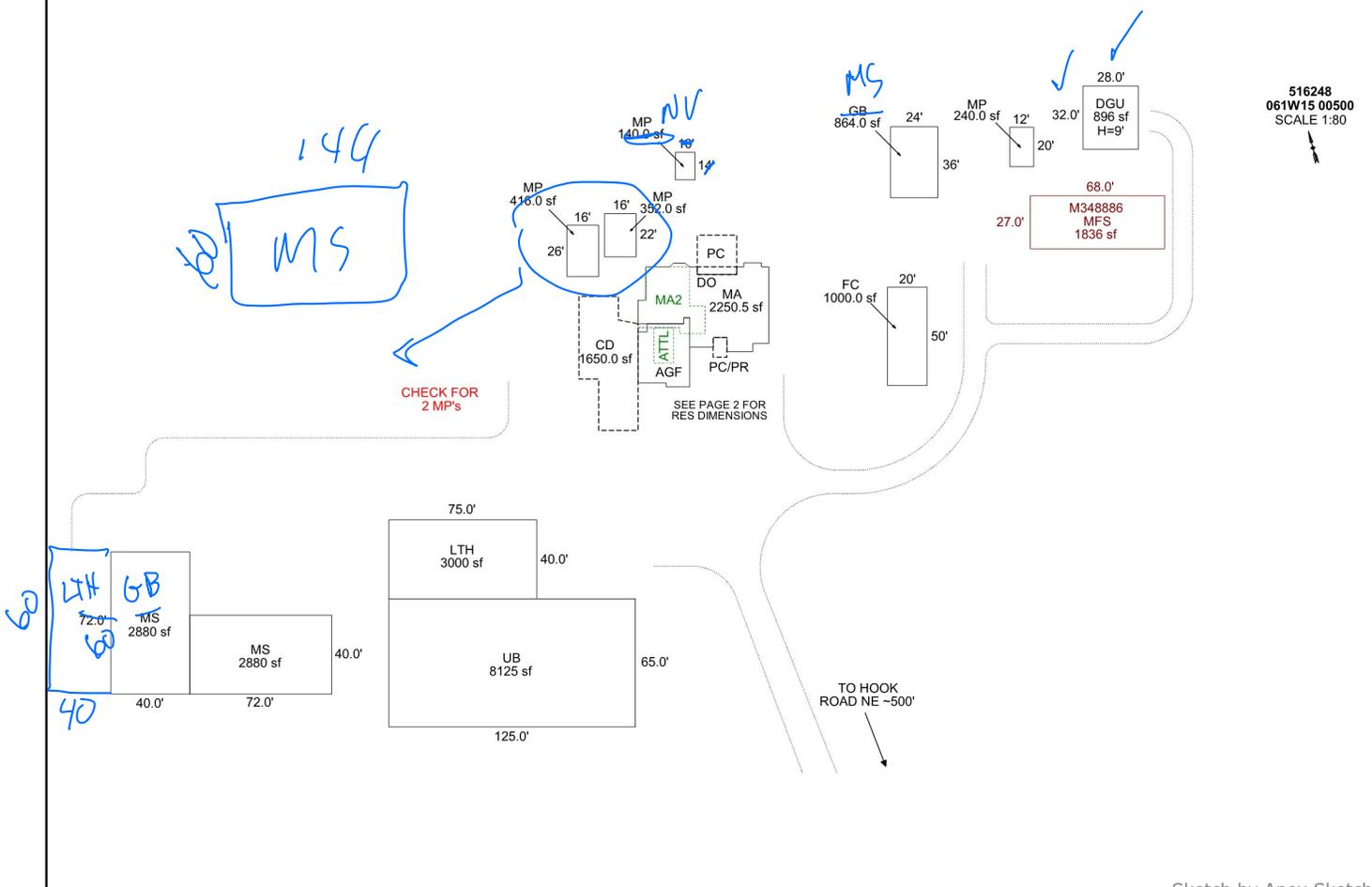
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2250.5	247.8	2250.5	DRAWN BY NC 12/22/2008 Del Res - CE 2/7/11 Updated to add MFS 2/6/2012 Jane UPDATED BY CJURAN 11/16/2023 23-007367 GB UPDATED BY CJURAN 01/30/2024	
GLA2	MA2	1.0	865.0	136.0			
	ATTL	1.0	180.0	56.0	1045.0		
GAR	AGF	1.0	795.0	122.0	795.0		
P/P	DO	1.0	80.0	48.0			
	PC	1.0	400.0	80.0			
	PC/PR	1.0	70.0	34.0			
	CD	1.0	1650.0	194.2	2200.0	COMMENT TABLE 2	COMMENT TABLE 3
						MLH 01/23/2024	TAGS L1
	Net LIVABLE	cnt	3	(rounded)	3,296		

SKETCH/AREA TABLE ADDENDUM

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 City: MT. ANGEL County: State: OR ZipCode: 97362
 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	MP	1.0	352.0	76.0	
	MS	1.0	2880.0	224.0	
	LTH	1.0	3000.0	230.0	
	UB	1.0	8125.0	380.0	
	GB	1.0	864.0	120.0	
	FC	1.0	1000.0	140.0	
	MP	1.0	240.0	64.0	
	MP	1.0	140.0	48.0	
	MS	1.0	2880.0	224.0	
	DGU	1.0	896.0	120.0	
GLA1	MP	1.0	416.0	84.0	20793.0
	MFS	1.0	1836.0	190.0	
	MA	1.0	2250.5	247.8	4086.5
GLA2	ATTL	1.0	180.0	56.0	
	MA2	1.0	865.0	136.0	1045.0
GAR	AGF	1.0	798.0	122.2	798.0
	4 addl items				
	Net LIVABLE	cnt	4 (rounded)		5,132
	Net BUILDING	cnt	11 (rounded)		20,793

COMMENT TABLE 1

DRAWN BY NC 12/22/2008
 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB

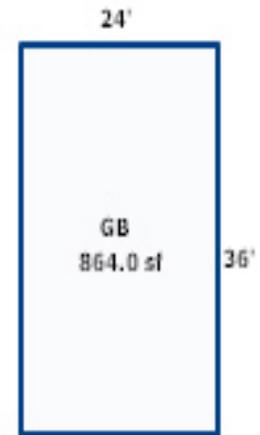
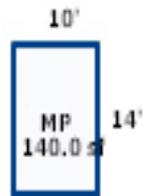
COMMENT TABLE 2

COMMENT TABLE 3

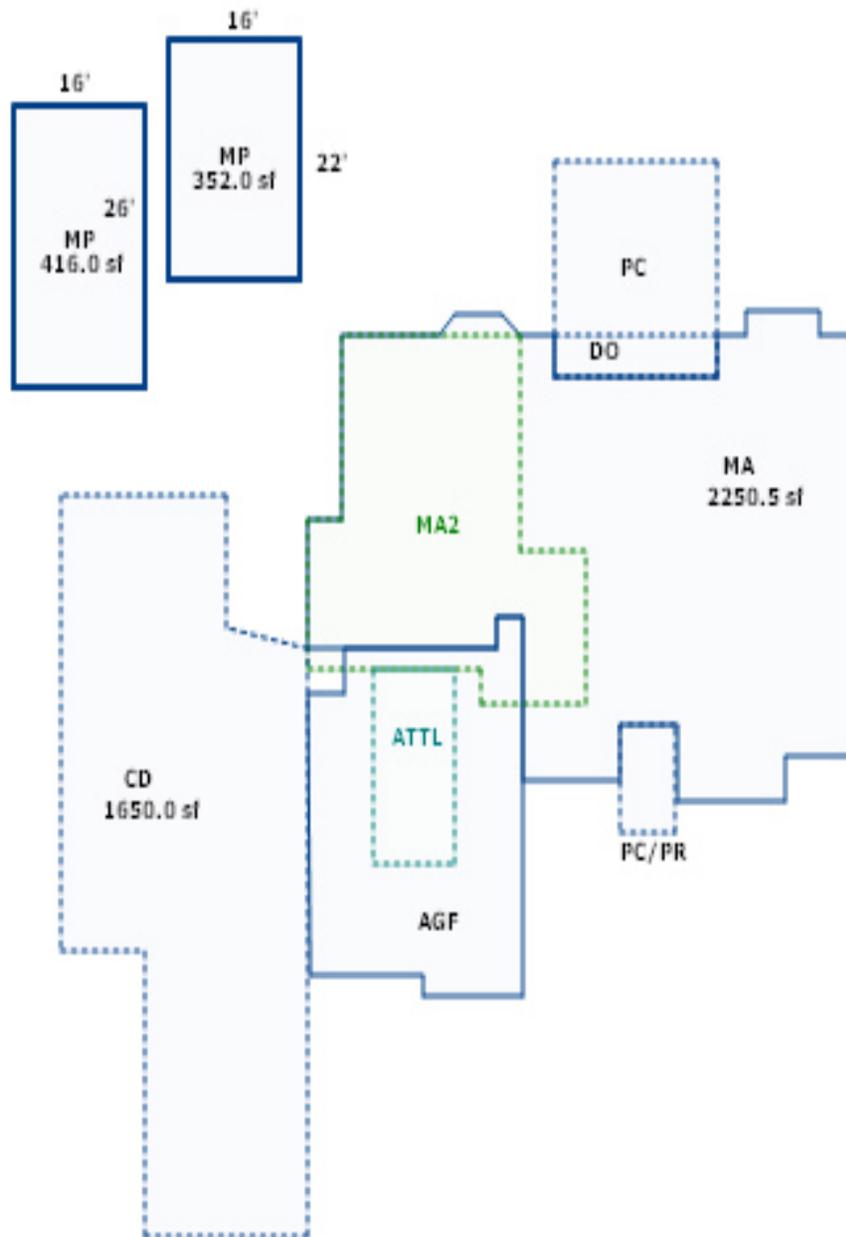
MLH 1/23/24 TAGS L1

R16248
061W 15 00500
N

Page 1 of 4



See Page 4 for MFS
100 feet East →



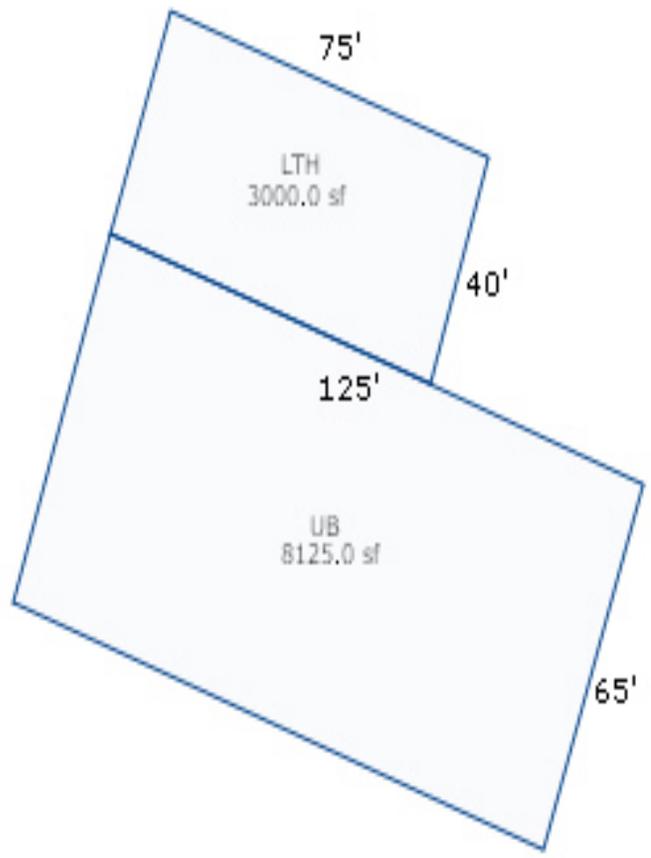
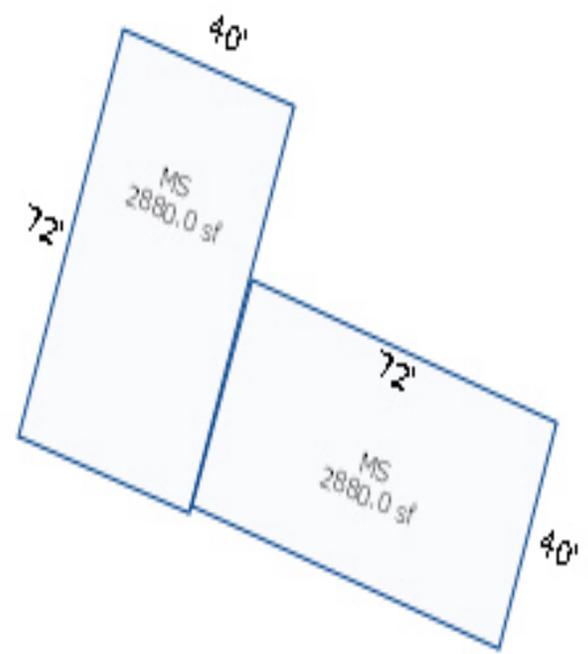
See Page 3 for balance of structures

Main House



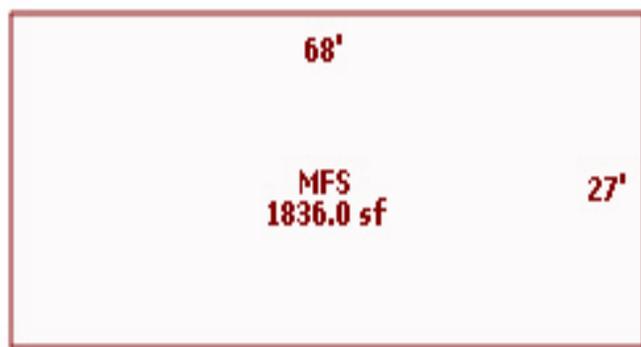
See Page 1 for all structures

R16248
061W 15 00500
Page 3 of 4



M348886

100 feet west
GB and balance of Structures

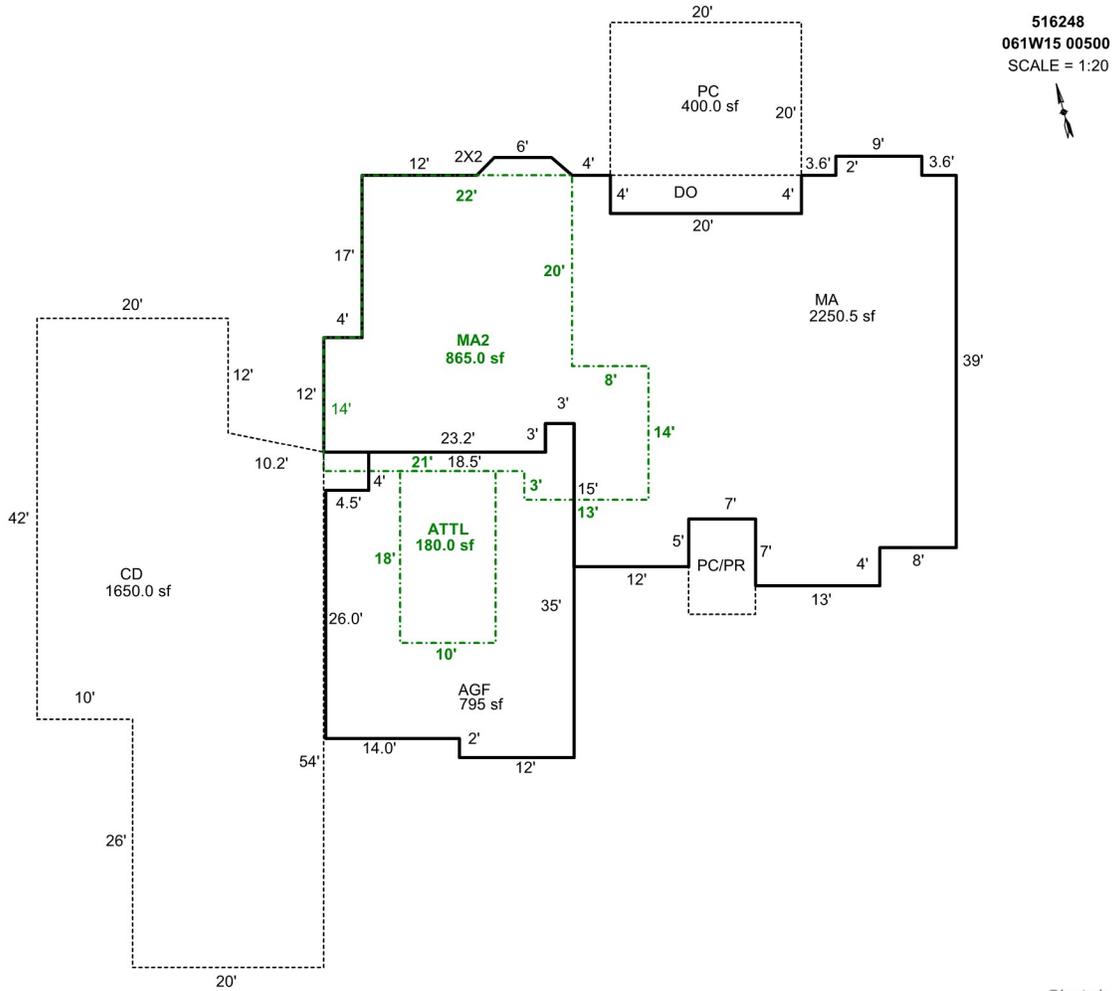


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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2250.5	247.8	2250.5
GLA2	MA2	1.0	865.0	136.0	
	ATTL	1.0	180.0	56.0	1045.0
GAR	AGF	1.0	795.0	122.0	795.0
P/P	DO	1.0	80.0	48.0	
	PC	1.0	400.0	80.0	
	PC/PR	1.0	70.0	34.0	
	CD	1.0	1650.0	194.2	2200.0

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 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 3,296





061W 15 00500

R16248

71.0 AC

12639 HOOK RD NE
MT ANGEL, OR 97362

R16248

BUILDING DIAGRAM AND OUTBUILDINGS

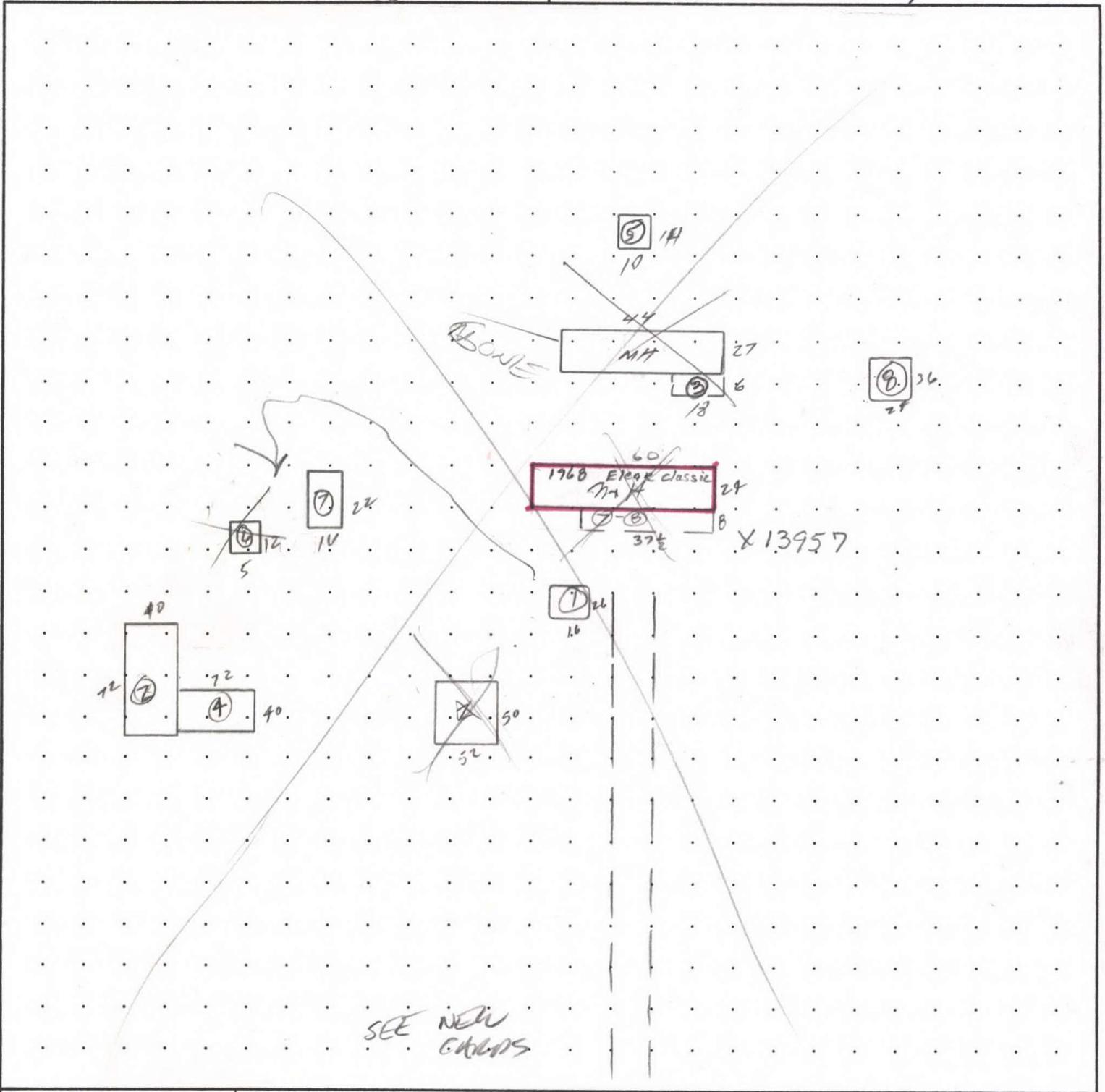
ACCT. NO.

15-6-1W

TL 500

MAP NO.

45453-000



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
68	DCD	
70	JWS	
74	DAL	
5-16-83	Reye	
5-4-93	Reye	

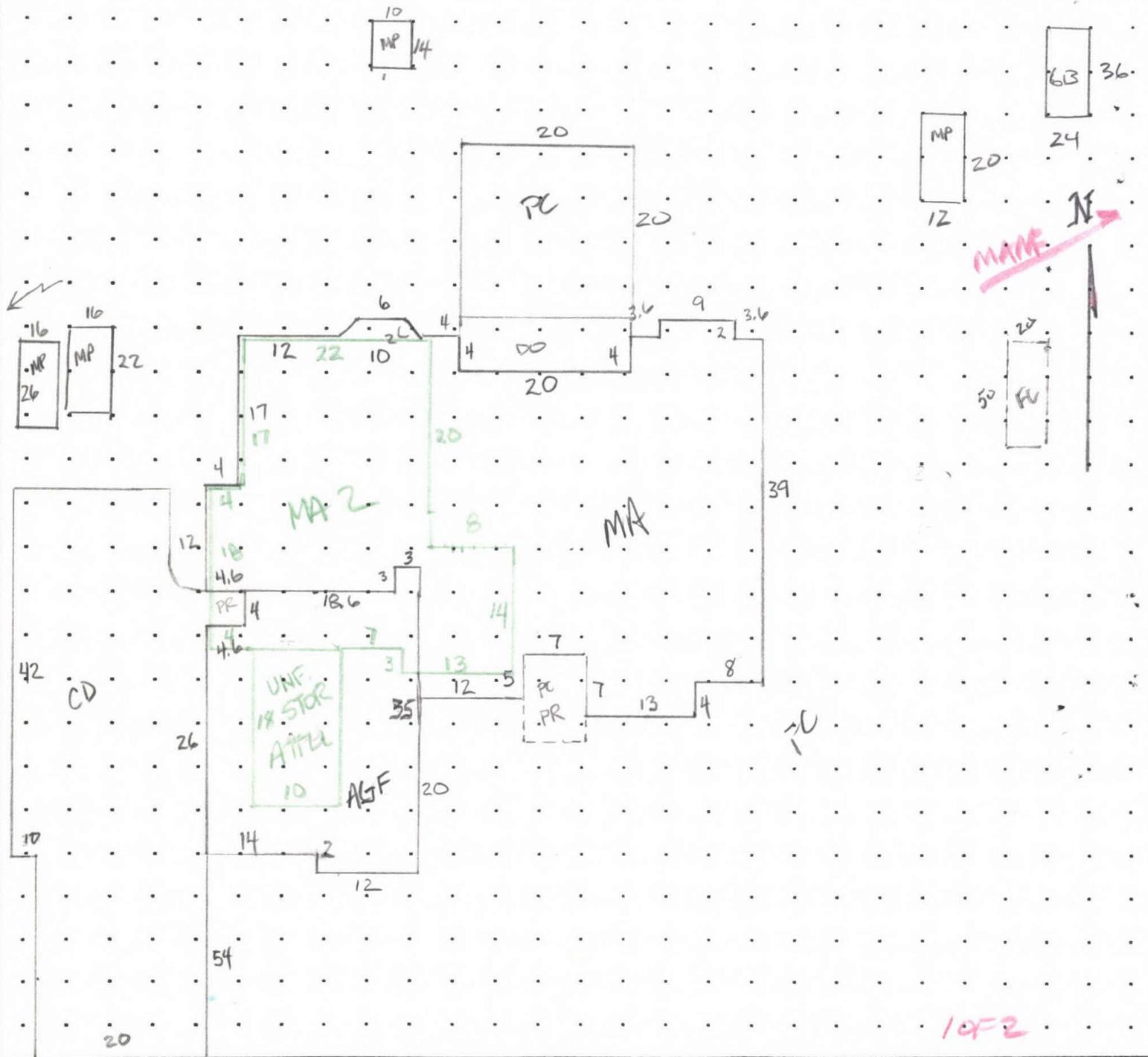
BUILDING DIAGRAM AND OUTBUILDINGS

① of ②

ACCT NO: R16248

MAP NO: 061W-15

TAX LOT: 500



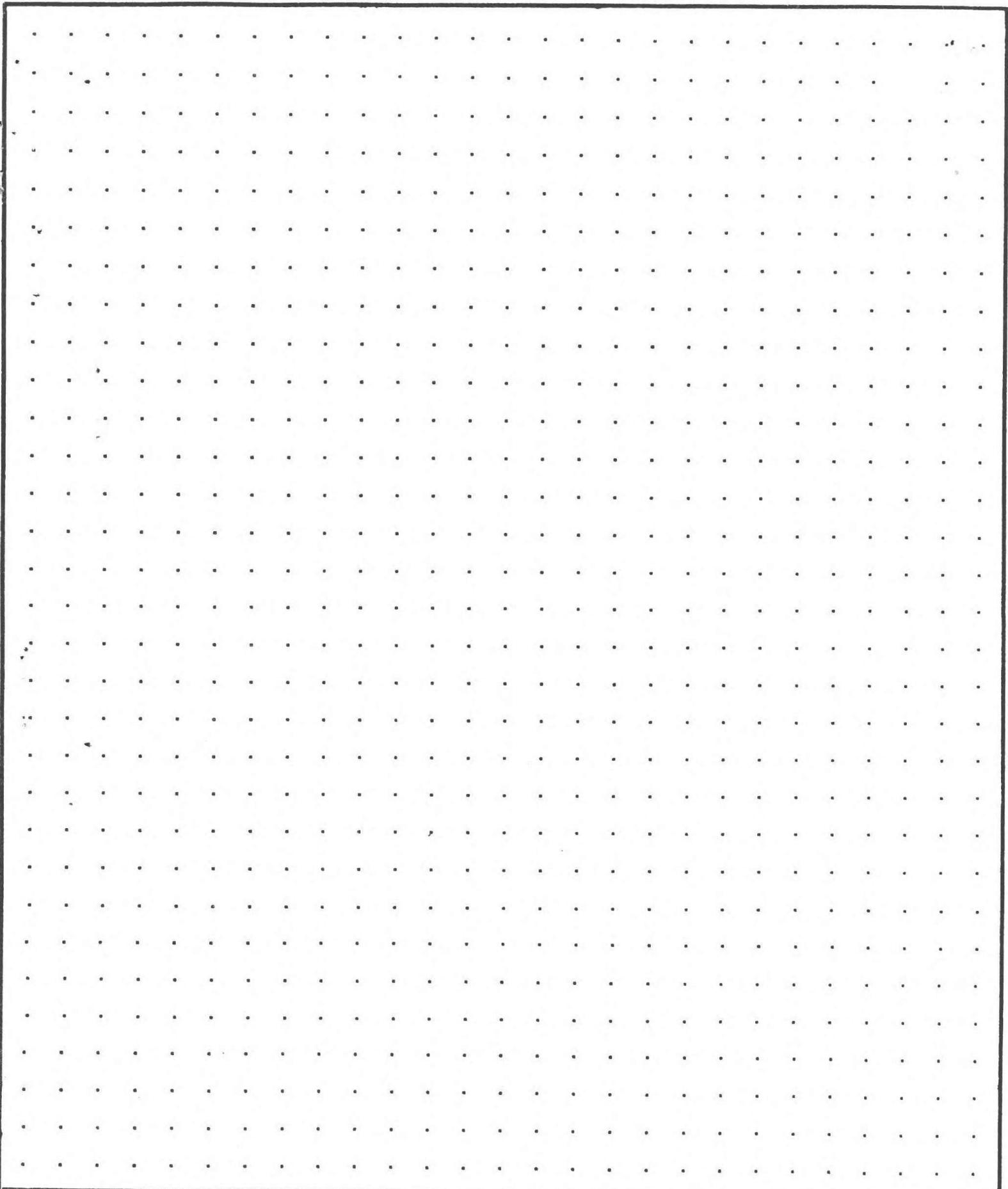
CALCULATIONS: $MA = (39 \times 40) + (2 \times 9) - (4 \times 20) + (4 \times 13) - (3 \times 7) + (2 \times 12) + (22 \times 29) + (\frac{6+10}{2} \times 2) + (12 \times 4) - (3 \times 3) = 2246 \#$ SCALE: 1" = 20'

$MA2 \sim (22 \times 35) + (4 \times 18) + (8 \times 14) + (3 \times 5) = 969 \#$

$AGF \sim (26 \times 32) + (3 \times 3) - (14 \times 2) - (4 \times 5) = 793 \#$

$ATTU \sim (10 \times 18) = 180 \#$

MEASUREMENT VERIFIED		YR BLT: 2002	ADDRESS: 12639 Hook Rd. NE	SALES	
DATE	BY	REMARKS:		Date	Amt.
10/30/02	31			BUILDER:	
7-7-05	19 Aug				



CALCULATIONS:

SCALE: 1" = 20'

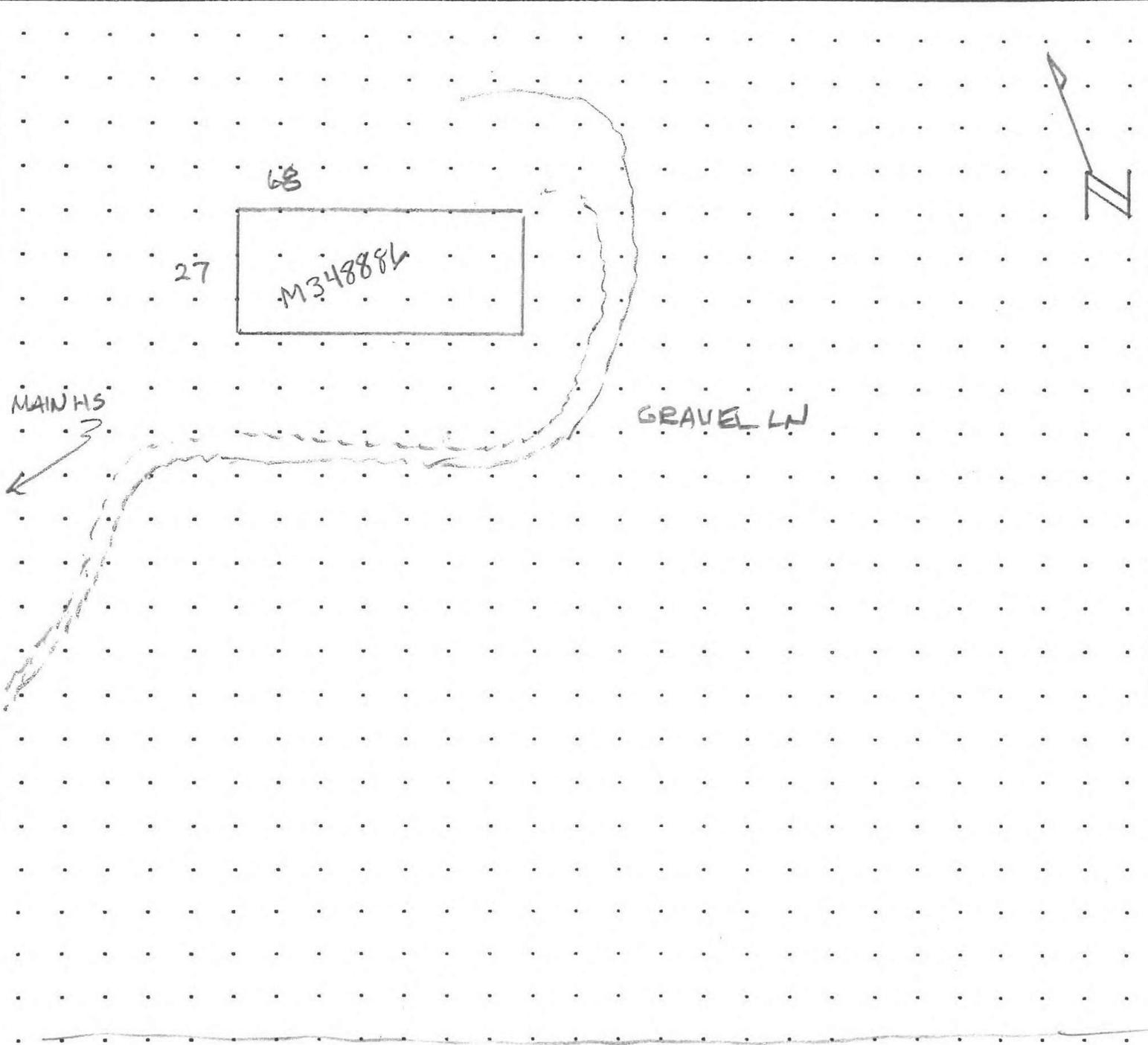
R. 16248

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M348886

MAP NO: 61W-15

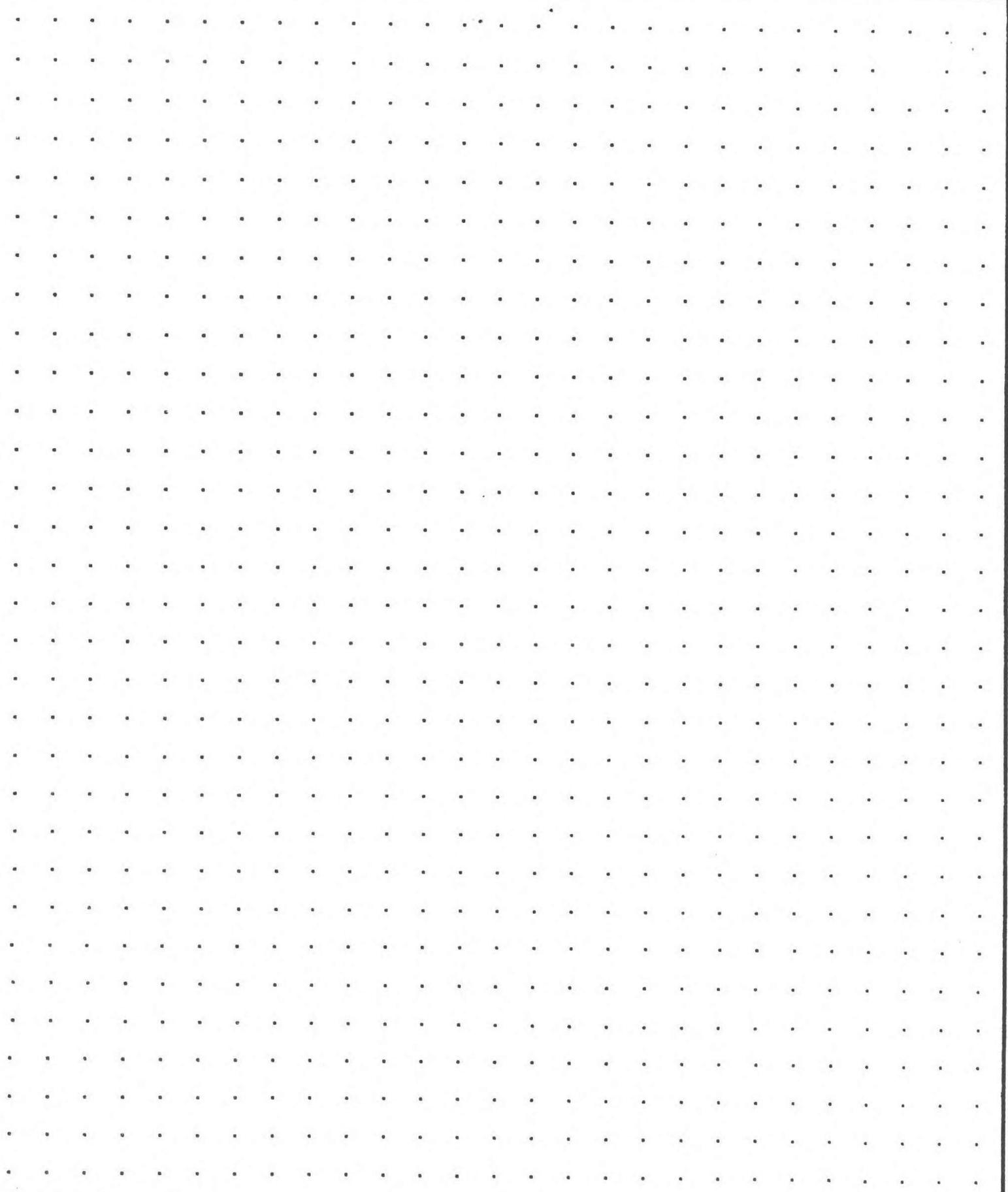
TAX LOT: 500



CALCULATIONS: MAN 27x68 = 1836 #

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2009	ADDRESS: 12649 HOOK RD NE	SALES	
DATE	BY	REMARKS:	BUILDER: GOLDEN WEST / KARSTEN #972	Date	Amt.
2.2.12	31				



CALCULATIONS:

SCALE: 1" = 20'

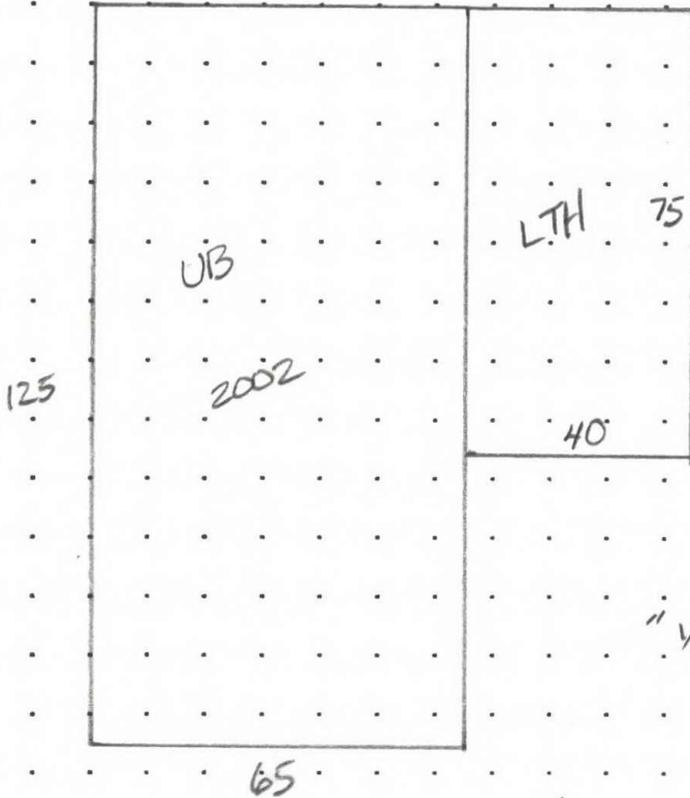
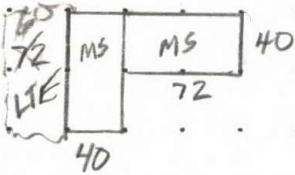
BUILDING DIAGRAM AND OUTBUILDINGS 2 of 2

ACCT NO: R16248

MAP NO: 61W-15-

TAX LOT: 500

"NOT TO SCALE"



"1/2" SCALE"

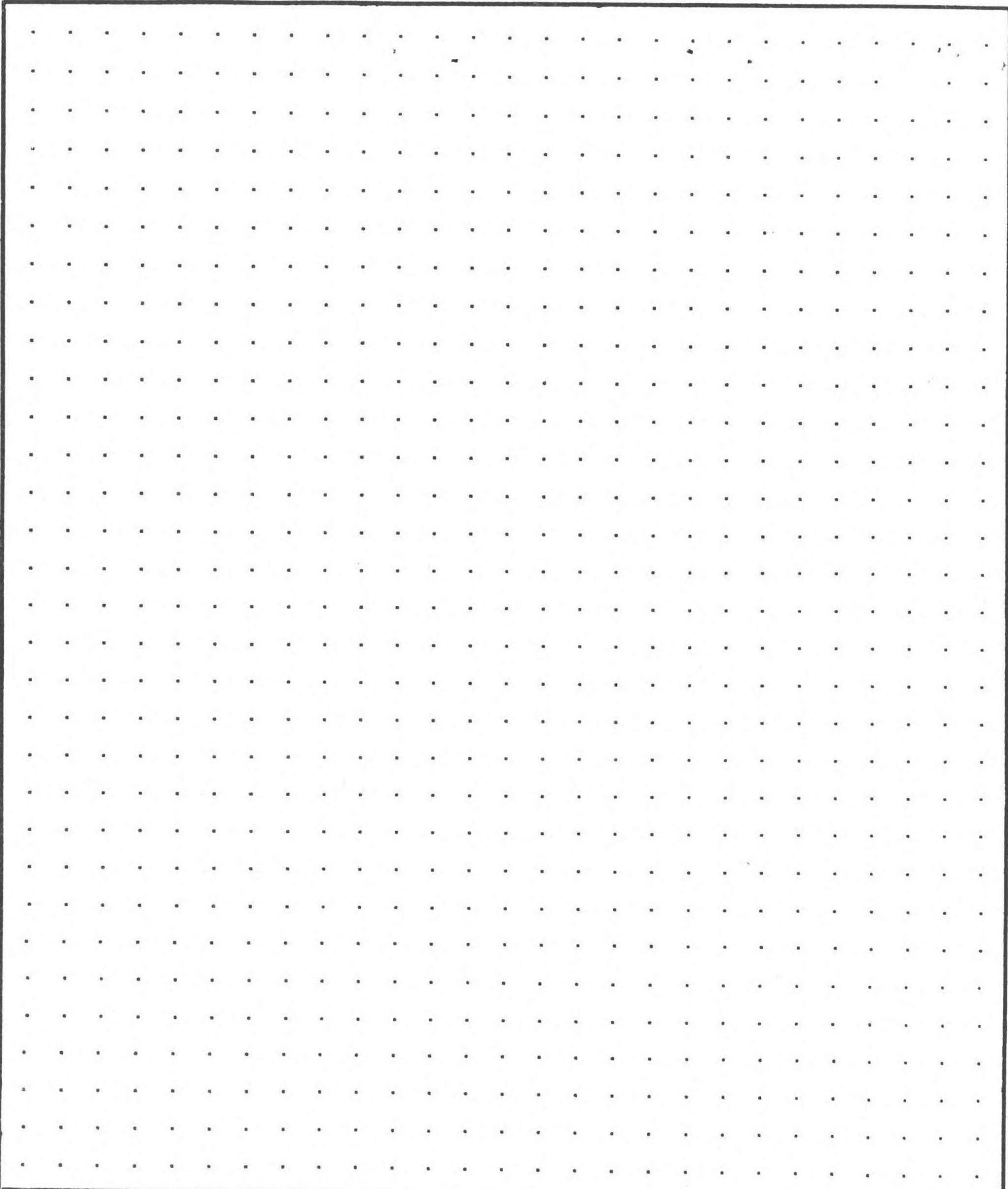
N →

2 OF 2

CALCULATIONS: $125 \times 65 = 8125 \text{ \#}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2002	ADDRESS: 12639 HOOK RD NE	SALES			
DATE	BY	REMARKS:	BUILDER:	Date	Amt.		
10/30/02	31						
7-7-05	19 Sue						
2-26-09	31						
1-21-15	31						



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

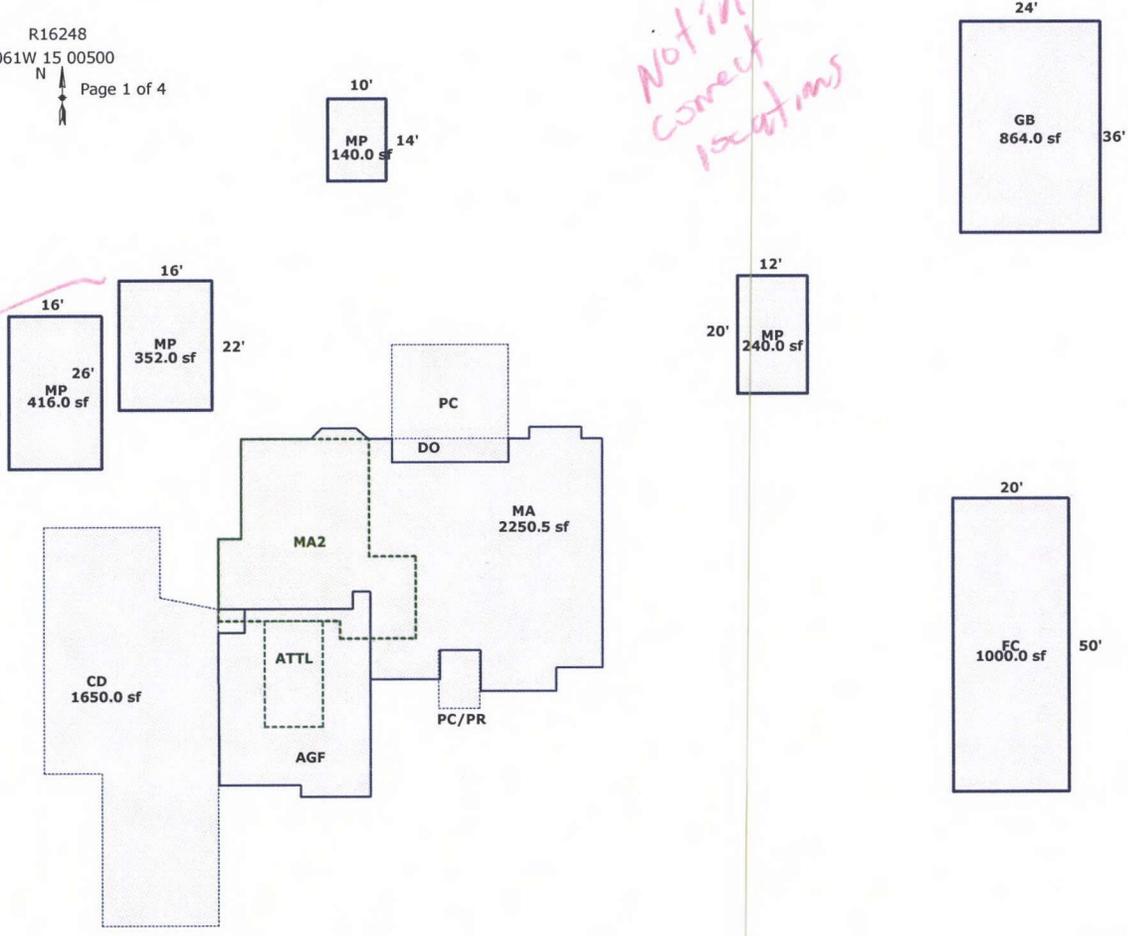
Client

Appraiser Name

IMPROVEMENTS SKETCH

R16248
061W 15 00500
N
Page 1 of 4

Not in correct locations



See Page 4 for MFS
100 feet East

See Page 3 for balance of structures

Scale: 1 = 33

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2250.5	247.8	2250.5
GLA2	MA2	1.00	865.0	136.0	
	ATTL	1.00	180.0	56.0	1045.0
GBA1	MP	1.00	416.0	84.0	
	MP	1.00	352.0	76.0	
	MP	1.00	140.0	48.0	
	MP	1.00	240.0	64.0	
	FC	1.00	1000.0	140.0	
	GB	1.00	864.0	120.0	3012.0
GAR	AGF	1.00	798.0	122.2	798.0
P/P	DO	1.00	80.0	48.0	
	PC	1.00	400.0	80.0	
	PC/PR	1.00	70.0	34.0	
	CD	1.00	1650.0	194.2	2200.0
Net LIVABLE Area			(rounded w/ factors)		3296
Net BUILDING Area			(rounded w/ factors)		3012

Comment Table 1

DRAWN BY NC 12/22/2008
Del Res - CE 2/7/11
Updated to add MFS 2/6/2012 Jane

Comment Table 2 Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W15 00500

File No R16248

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

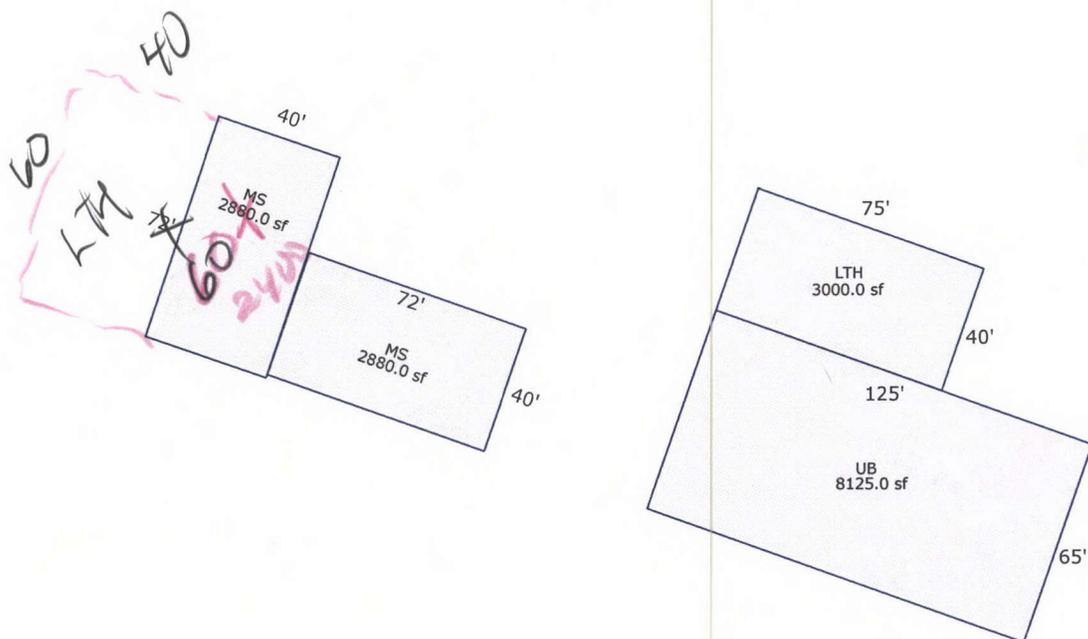
SUBJECT

IMPROVEMENTS SKETCH

Main House

See Page 1 for all structures

R16248
061W 15 00500
Page 3 of 4



Scale: 1 = 60

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.00	8125.0	380.0	
	LTH	1.00	3000.0	230.0	
	MS	1.00	2880.0	224.0	
	MS	1.00	2880.0	224.0	16885.0
Net BUILDING Area (rounded w/ factors)					16885

Comment Table 1	
DRAWN BY NC 12/22/2008 Del Res - CE 2/7/11 Updated to add MFS 2/6/2012 Jane	
Comment Table 2	Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

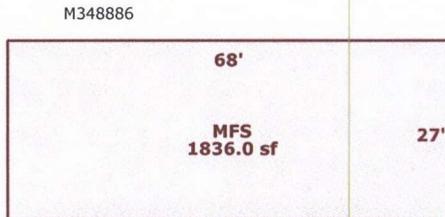
Client

Appraiser Name

IMPROVEMENTS SKETCH

R16248
061W 15 00500
Page 4 of 4

100 feet west
GB and balance of Structures



Scale: 1 = 29

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1836.0	190.0	1836.0
Net LIVABLE Area (rounded w/ factors)					1836

Comment Table 1

DRAWN BY NC 12/22/2008
Del Res - CE 2/7/11
Updated to add MFS 2/6/2012 Jane

Comment Table 2

Comment Table 3

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

SUBJECT

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2250.5	247.8	2250.5
GLA2	MA2	1.00	865.0	136.0	
	ATTL	1.00	180.0	56.0	1045.0
GBA1	MP	1.00	416.0	84.0	
	MP	1.00	352.0	76.0	
	MP	1.00	140.0	48.0	
	MP	1.00	240.0	64.0	
	FC	1.00	1000.0	140.0	
	GB	1.00	864.0	120.0	3012.0
	GAR	AGF	1.00	798.0	122.2
P/P	DO	1.00	80.0	48.0	
	PC	1.00	400.0	80.0	
	PC/PR	1.00	70.0	34.0	
	CD	1.00	1650.0	194.2	2200.0
GLA1	MA	1.00	2250.5	247.8	2250.5
GLA2	MA2	1.00	865.0	136.0	
	ATTL	1.00	180.0	56.0	1045.0
GAR	AGF	1.00	798.0	122.2	798.0
P/P	DO	1.00	80.0	48.0	
	PC	1.00	400.0	80.0	
	PC/PR	1.00	70.0	34.0	
	CD	1.00	1650.0	194.2	
----- 5 Items Not Listed -----					8427
Net LIVABLE Area (rounded w/ factors)					19897

LIVING/BUILDING AREA BREAKDOWN				
Breakdown				Subtotals
MA				
0.5 x	1.8 x	2.2		2.0
	26.0 x	4.0		104.0
0.5 x	1.8 x	1.8		1.7
	6.0 x	1.8		11.0
	62.2 x	13.0		808.6
	4.0 x	16.2		64.8
	4.0 x	13.0		52.0
	3.0 x	21.0		63.0
	5.0 x	12.0		60.0
	10.0 x	40.0		400.0
	3.0 x	23.2		69.6
	9.0 x	66.2		595.8
	2.0 x	9.0		18.0
MA2				
	34.0 x	11.0		374.0
	3.0 x	13.0		39.0
	3.0 x	26.0		78.0
	17.0 x	22.0		374.0
ATTL				
	10.0 x	18.0		180.0
MP				
	16.0 x	26.0		416.0
52 Items Not Listed				24612.5
71 Items (rounded w/o factors)				28324

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA		GLA1	
0.5 x	1.8 x	2.2 =	2.0
	26.0 x	4.0 =	104.0
0.5 x	1.8 x	1.8 =	1.7
	6.0 x	1.8 =	11.0
	62.2 x	13.0 =	808.6
	4.0 x	16.2 =	64.8
	4.0 x	13.0 =	52.0
	3.0 x	21.0 =	63.0
	5.0 x	12.0 =	60.0
	10.0 x	40.0 =	400.0
	3.0 x	23.2 =	69.6
	9.0 x	66.2 =	595.8
	2.0 x	9.0 =	18.0
Area total (rounded w/o multipliers) =			2251

MA2		GLA2	
	34.0 x	11.0 =	374.0
	3.0 x	13.0 =	39.0
	3.0 x	26.0 =	78.0
	17.0 x	22.0 =	374.0
Area total (rounded w/o multipliers) =			865

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

AGF	GAR
0.5 x 26.0 x	0.2 = 2.6
4.0 x	21.6 = 86.4
2.0 x	12.0 = 24.0
26.0 x	26.0 = 676.0
3.0 x	3.0 = 9.0
Area total (rounded w/o multipliers) = 798	

ATTL	GLA2
10.0 x	18.0 = 180.0
Area total (rounded w/o multipliers) = 180	

DO	P/P
20.0 x	4.0 = 80.0
Area total (rounded w/o multipliers) = 80	

PC	P/P
20.0 x	20.0 = 400.0
Area total (rounded w/o multipliers) = 400	

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

PC/PR	P/P
$7.0 \times 10.0 =$	70.0
Area total (rounded w/o multipliers) = 70	

CD	P/P
$0.5 \times 10.0 \times 2.0 =$	10.0
$26.0 \times 20.0 =$	520.0
$28.0 \times 30.0 =$	840.0
$14.0 \times 20.0 =$	280.0
Area total (rounded w/o multipliers) = 1650	

MP	GBA1
$16.0 \times 26.0 =$	416.0
Area total (rounded w/o multipliers) = 416	

MP	GBA1
$16.0 \times 22.0 =$	352.0
Area total (rounded w/o multipliers) = 352	

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

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SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MP				GBA1
	10.0	x	14.0	= 140.0
Area total (rounded w/o multipliers) = 140				

MP				GBA1
	12.0	x	20.0	= 240.0
Area total (rounded w/o multipliers) = 240				

FC				GBA1
	20.0	x	50.0	= 1000.0
Area total (rounded w/o multipliers) = 1000				

GB				GBA1
	24.0	x	36.0	= 864.0
Area total (rounded w/o multipliers) = 864				

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA	GLA1
0.5 x 1.8 x 2.2 =	2.0
26.0 x 4.0 =	104.0
0.5 x 1.8 x 1.8 =	1.7
6.0 x 1.8 =	11.0
62.2 x 13.0 =	808.6
4.0 x 16.2 =	64.8
4.0 x 13.0 =	52.0
3.0 x 21.0 =	63.0
5.0 x 12.0 =	60.0
10.0 x 40.0 =	400.0
3.0 x 23.2 =	69.6
9.0 x 66.2 =	595.8
2.0 x 9.0 =	18.0
Area total (rounded w/o multipliers) = 2251	

MA2	GLA2
34.0 x 11.0 =	374.0
3.0 x 13.0 =	39.0
3.0 x 26.0 =	78.0
17.0 x 22.0 =	374.0
Area total (rounded w/o multipliers) = 865	

AGF	GAR
0.5 x 26.0 x 0.2 =	2.6
4.0 x 21.6 =	86.4
2.0 x 12.0 =	24.0
26.0 x 26.0 =	676.0
3.0 x 3.0 =	9.0
Area total (rounded w/o multipliers) = 798	

ATTL	GLA2
10.0 x 18.0 =	180.0
Area total (rounded w/o multipliers) = 180	

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

DO	P/P
$20.0 \times 4.0 =$	80.0
Area total (rounded w/o multipliers) = 80	

PC	P/P
$20.0 \times 20.0 =$	400.0
Area total (rounded w/o multipliers) = 400	

PC/PR	P/P
$7.0 \times 10.0 =$	70.0
Area total (rounded w/o multipliers) = 70	

CD	P/P
$0.5 \times 10.0 \times 2.0 =$	10.0
$26.0 \times 20.0 =$	520.0
$28.0 \times 30.0 =$	840.0
$14.0 \times 20.0 =$	280.0
Area total (rounded w/o multipliers) = 1650	

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

UB	GBA1
0.5 x 19.7 x	6.9 = 68.4
0.5 x 117.9 x	41.6 = 2452.2
0.5 x 117.9 x	41.6 = 2452.2
0.5 x 19.7 x	6.9 = 68.4
125.6 x	19.7 = 2472.8
0.5 x 41.6 x	14.7 = 305.5
0.5 x 41.6 x	14.7 = 305.5
Area total (rounded w/o multipliers) = 8125	

LTH	GBA1
0.5 x 12.8 x	4.5 = 28.7
0.5 x 70.7 x	25.0 = 882.8
0.5 x 70.7 x	25.0 = 882.8
0.5 x 12.8 x	4.5 = 28.7
75.0 x	12.8 = 957.0
0.5 x 25.0 x	8.8 = 110.0
0.5 x 25.0 x	8.8 = 110.0
Area total (rounded w/o multipliers) = 3000	

MS	GBA1
0.5 x 14.0 x	4.9 = 34.2
0.5 x 68.0 x	23.8 = 808.1
0.5 x 68.0 x	23.8 = 808.1
0.5 x 14.0 x	4.9 = 34.2
71.4 x	14.0 = 997.6
0.5 x 23.8 x	8.3 = 99.0
0.5 x 23.8 x	8.3 = 99.0
Area total (rounded w/o multipliers) = 2880	

MS	GBA1
0.5 x 37.9 x	12.9 = 244.2
0.5 x 37.9 x	12.9 = 244.2
55.3 x	23.4 = 1295.0
0.5 x 12.9 x	4.4 = 28.3
0.5 x 12.9 x	4.4 = 28.3
0.5 x 55.3 x	18.8 = 520.0
0.5 x 55.3 x	18.8 = 520.0
Area total (rounded w/o multipliers) = 2880	

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

CALCULATIONS ADDENDUM

Parcel No 061W15 00500

File No R16248

SUBJECT

Property Address 12639 Hook Rd NE

City Mt Angel

State OR

Zip 97362

Owner

Client

Appraiser Name

MFS		GLA1
68.0	x	27.0 = 1836.0
Area total (rounded w/o multipliers) = 1836		

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

R16248 061W15 00500 Appr #: 31 Date 1/24/15 Prop Class 551 Prop Code A44
 Situs Address 12639 HOOK RD NE 97362 Franchise Code 31 Year For: 2015-2016
 Owner LEGACY LEASING LLC

Tags Cycle MR. OWNER CONFIRMS INFO Sales Verification Other:

Notes: ADD LTR CORRECT DIM. ON M.S. AS NOTED - PULL FROM TAGS

RMV Land: 625,550 RMV Imp: 392,240 RMV Total: 1,017,790 M50 Total: 474,820

Seg.Type MA Seg. # 7.1 Method: R05 Class 4 Area 2250 Eff Area 2250
 Length Width Roof Cover ARCOMP Plumbing BATH1.5 Heat AC
 Fireplace ZEROCL Inter. Comp: CKTP-E;DSP;DW Bedrooms 1
 Year Built 2002 Eff. Year Built 2002 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 144,150
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MA2 Seg. # 7.2 Method: R05 Class 4 Area 969 Eff Area 969
 Length Width Roof Cover Plumbing BATH1 Heat AC
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 2002 Eff. Year Built 2002 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 50,980
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 7.3 Method: R05 Class 4 Area 798 Eff Area 798
 Length Width Roof Cover ARCOMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 2002 Eff. Year Built 2002 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 31,570
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type ATTL Seg. # 7.4 Method: R05 Class 4 Area 180 Eff Area 180
 Length Width Roof Cover Plumbing Heat AC
 Fireplace Inter. Comp: Bedrooms
 Year Built 2002 Eff. Year Built 2002 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 11,520
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 7.5 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 2002 Eff. Year Built: 2002 Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type CD Seg. # 7.6 Method: R05 Class Area 2340 Eff Area 2340
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 2002 Eff. Year Built: 2002 Cond. P F A G E % Comp ___ Econ ___ RMV: 7,700
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MP Seg. # 1.1 Method: F09 Class 4 Area 416 Eff Area 416
 Length 26 Width 16 Foundation FRAME Ex. Wall METAL Roof Cover COMP
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 990
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MP Seg. # 10.1 Method: F09 Class 4 Area 240 Eff Area 240
 Length 20 Width 12 Foundation PIERS Ex. Wall 8FT;WOOD Roof Cover BKENAM
 Roof Style SHED Floor WOOD;DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1986 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp ___ Func ___ Econ ___ RMV: 890
 Lump Sum ___ Except Code/Year ___ Comments ___

R16248 061W15 00500 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 12639 HOOK RD NE 97362 Franchise Code 31 Year For: 2015-2016
 Owner LEGACY LEASING LLC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 625,550 RMV Imp: 392,240 RMV Total: 1,017,790 M50 Total: 474,820

Seg.Type FC Seg. # 11.1 Method: F09 Class 4 Area 1000 Eff Area 1000
 Length 50 Width 20 Foundation POST Ex. Wall 4FT;PLSTC Roof Cover PLSTC
 Roof Style ARCH Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2008 Eff. Yr. Blt: 2008
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 2,090
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MS Seg. # 2.1 Method: F09 Class 5 Area 2880 Eff Area 2880
 Length 40 Width 40 Foundation CONC Ex. Wall BKENAM Roof Cover METAL (2400)
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1984
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 8,790
 Lump Sum _____ Except Code/Year _____ Comments CORRECTING DIM & SQ FT

Seg.Type MS Seg. # 3.1 Method: F09 Class 5 Area 2880 Eff Area 2880
 Length 72 Width 40 Foundation CONC Ex. Wall WOOD;10FT Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1984
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 8,120
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 4.1 Method: F09 Class 4 Area 140 Eff Area 140
 Length 14 Width 10 Foundation FRAME Ex. Wall B&B Roof Cover METAL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 450
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MP Seg. # 5.1 Method: F09 Class 5 Area 352 Eff Area 352
 Length 22 Width 16 Foundation CONC Ex. Wall METAL Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1984
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 2,490
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 6.1 Method: F09 Class 4 Area 864 Eff Area 864
 Length 36 Width 24 Foundation POST Ex. Wall METAL Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1984
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 3,040
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type UB Seg. # 8.1 Method: F09 Class 6 Area 8125 Eff Area 8125
 Length 125 Width 65 Foundation FRAME Ex. Wall 22FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. 2002 Eff. Yr. Blt: 2002
 Cond. P F A G E Adj. Codes FLCMUB % Comp ____ Func ____ Econ ____ RMV: 102,060
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type LTH Seg. # 9.1 Method: F09 Class Area 3000 Eff Area 3000
 Length 40 Width 75 Foundation Ex. Wall 20FT;SWALL2 Roof Cover BKENAM
 Roof Style SHED Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2002 Eff. Yr. Blt: 2002
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 11,400
 Lump Sum _____ Except Code/Year _____ Comments _____

R16248 061W15 00500 Appr #: 31 Date 1/21/14 Prop Class 551 Prop Code A44
 Situs Address 12639 HOOK RD NE 97362 Franchise Code 31 Year For: 2015-2016
 Owner LEGACY LEASING LLC

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 625,550 RMV Imp: 392,240 RMV Total: 1,017,790 M50 Total: 474,820

Segment	LTE					Land
Class		✓ J-12				
Dim/Size	60x40					
Foundation	POST					
Exter Wall	OPEN					
Wall Height	14					
Inter Finish						
Roof Cover	BROWN					
Roof Style	SHED					
Flooring	DIET					
Plumbing						
Electric	Fung 80' 2 1/2" size					
Misc.	\$ ELONG UP					
Yr Blt	2014	SCALE				
Eff Yr	2014					
Cond.	NR					
% Good						
% Comp	100					
Lump Sum						
Except.Code	NEW					

3/16/15
 (31)

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00	SEPTC2 6500	
2	FARM HOMESITE	008C	1.00		
3	TWO BENCH IRR	008CGI	24.60		
4	FARM WOODLOT	WOOD	2.00		
5	POND	008C	0.20		
6	FARM OSD	OSD.SEPTIC			
7	FOUR BENCH IRR	008CI	43.20		

Eff Acres 87.00 Companion Accounts R16249 M348886 061W15 00600;061W15 00500

Zone: EFU

Date 3/13/15 Clerk Chris **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____



R1624B

1.21.15

LTE

60x40

SE, SIDES



R16248

2.2.12

MA 68x27

M 348886



R 16248

10/30/02



R 16248

10/30/02



R 16248

10/30/02



R 16248

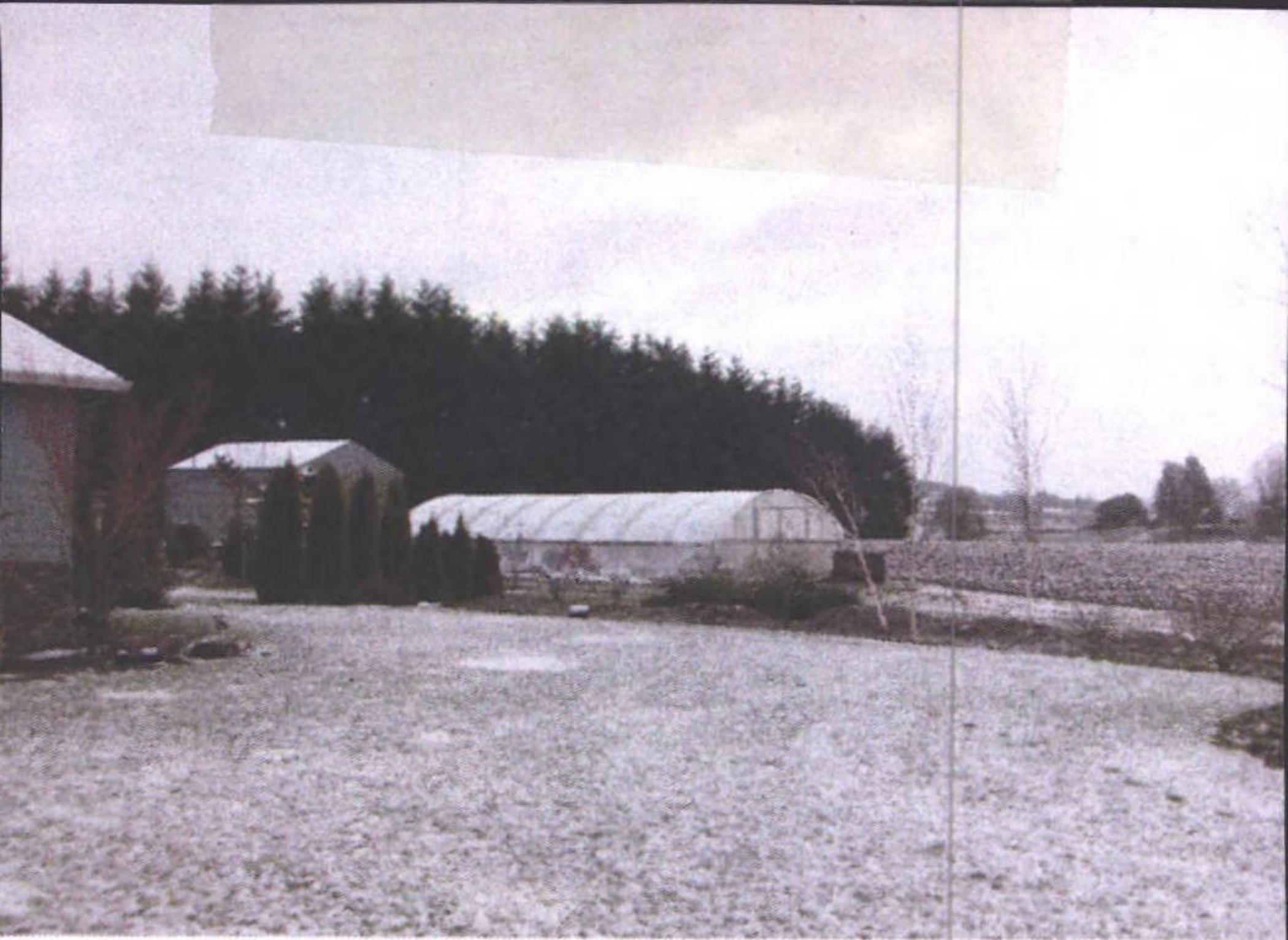
10/30/02



R16248

NE OF HOUSE

10/30/02



R16248

FC
50x20

2/26/09



R 16248

NE OF HOUSE

10/30/02



R16248

EAST OF HS

10/30/02



R 16248

10/30/02

EAST OF HS



R 16248

10/30/02

NOF Mause



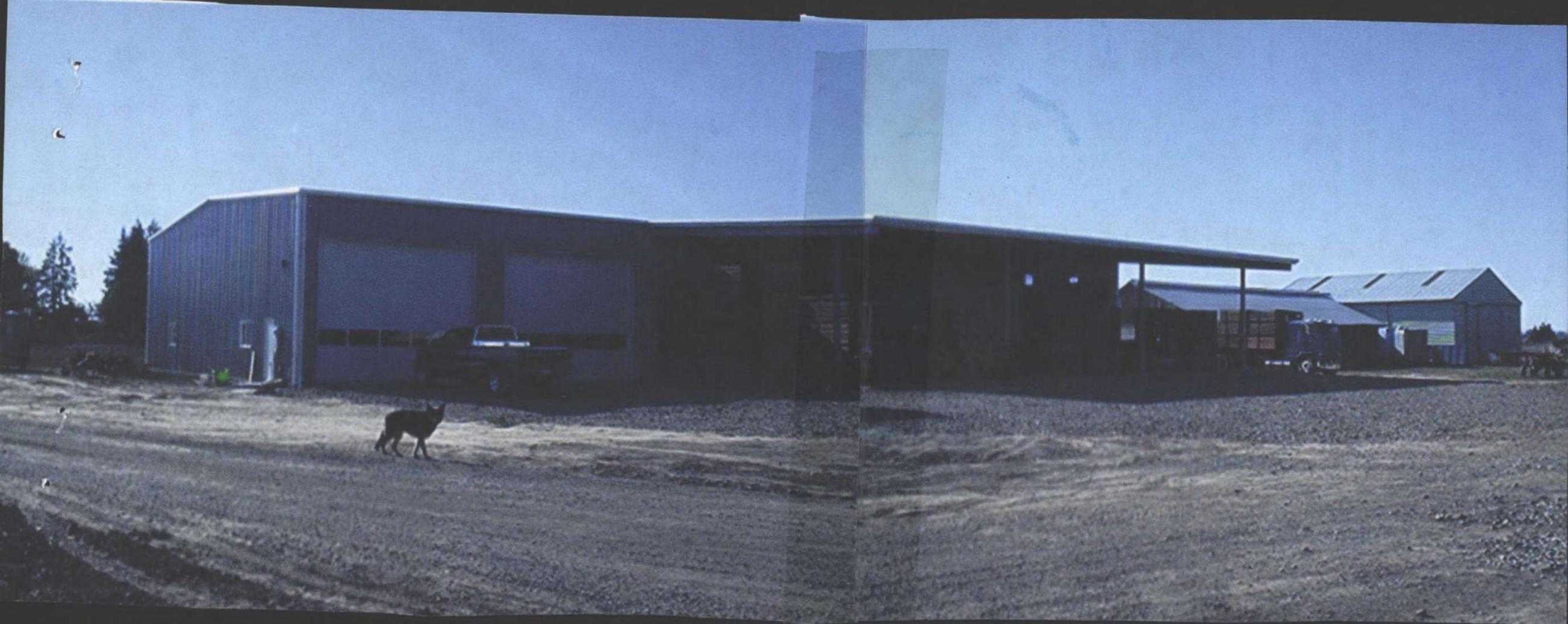
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WEST OF HS.

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