

Acct ID: 516105 MTL: 061W10BB09800 Date: 1/29/25 Appr: JJS Prop Class: 541 RMV Prop Class: 401
 Situs: 495 W CHURCH ST MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 80746 Year: 2024

Last Date Appraised: 05/15/2012 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - Tags/Permit (Addition)
 Owner: HOFFER, VICTOR J & HOFFER, LYNELL J Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 224024
 RMV Land: 432440 RMV Imp: 263210 RMV Total: 695650 MAV: 218840 MSAV: 5184 SAV: 9578
 Comment:

New GB @ 1051.

GRASS SEED

Notations

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	91150	0

Chris 3/20/25

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 91150	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Market Homesite	Description: TWO BENCH DRY			RMV: 81410	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 9115150/00-01; SEPERATED INCREMENT FROM HOMESITE 06-07: RECALC SETUP;#19 06-30-05						
Site: 2	Code Area: 91150	Size: 2.85 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - Non EFU	Description: TWO BENCH DRY			RMV: 232020	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1975 / 09115150 /12-13: PER #31, PLACE 0.11 AC MARKET LAND INTO FARM DEFERRAL & CHG SOIL CLASSES						
Site: 4	Code Area: 91150	Size: 0.11 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - Non EFU	Description: FOUR BENCH DRY			RMV: 8140	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1975 / 09115150 /12-13: PER #31, PLACE 0.11 AC MARKET LAND INTO FARM DEFERRAL & CHG SOIL CLASSES						
Site: 5	Code Area: 91150	Size: 0.89 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - Non EFU	Description: FOUR BENCH DRY			RMV: 65870	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2012 / 09115150 /12-13: PER #31, PLACE 0.11 AC MARKET LAND INTO FARM DEFERRAL & CHG SOIL CLASSES						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91150 Stat Class: 141 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1520 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 263210
 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	1520	3	FB-2	1962	1962	BATH - 2, KIT+, HVAC, FP - 1, ROOF	Y N
Garage Attached	4	Finished	610	0	0	1962	1962	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1962	19809	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

351 GB S 30x42 Avg 2024 New

GB @ 100%.



ACCOUNT # 516105 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE 613
 STAT / CLASS 351
 SIZE 42x30
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2027
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

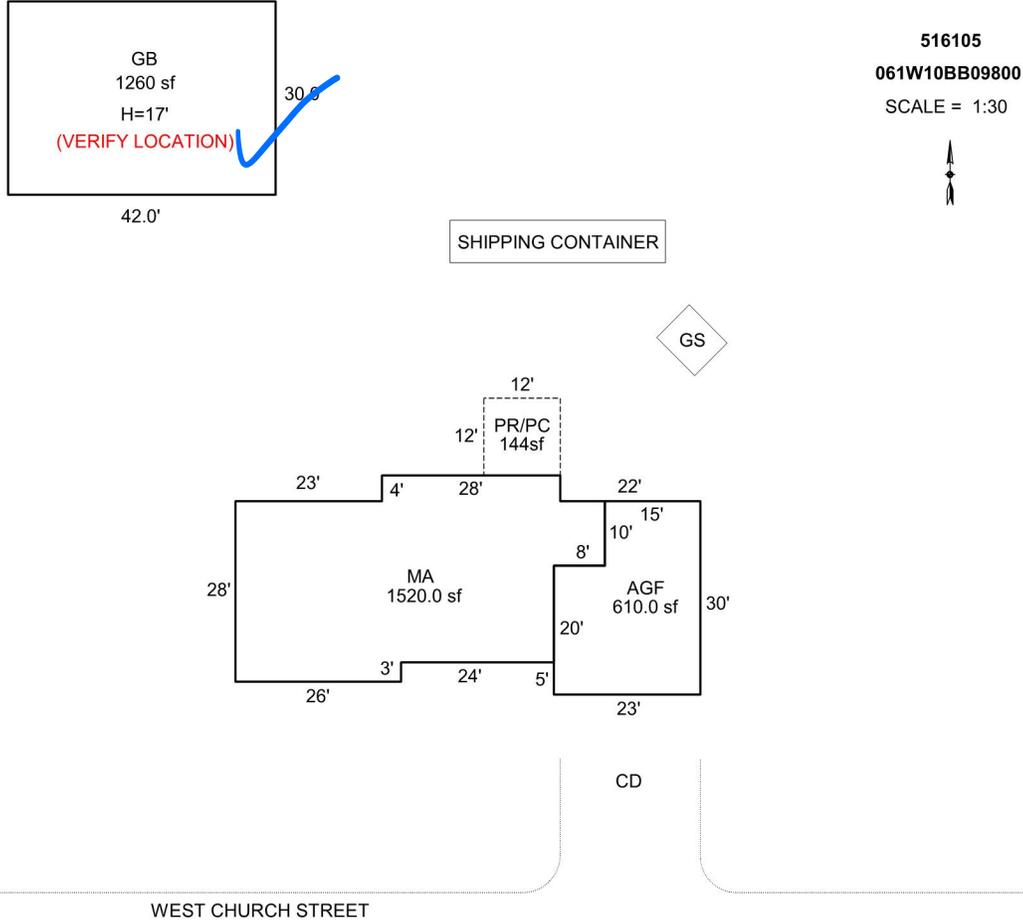
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516105 Parcel No.: 061W10BB09800
 Property Address: 495 WEST CHURCH STREET
 City: SALEM 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	GB	1.0	1260.0	144.0	1260.0
GLA1	MA	1.0	1520.0	180.0	1520.0
GAR	AGF	1.0	610.0	106.0	610.0
P/P	PR/PC	1.0	144.0	48.0	144.0

COMMENT TABLE 1

Apex 12/13/2010 Jane
 UPDATED BY CJURAN 01/09/2024 23-009881 & REV

COMMENT TABLE 2

1/29/25 JSS

COMMENT TABLE 3

Tays LZ

Net LIVABLE cnt 1 (rounded) 1,520
 Net BUILDING cnt 1 (rounded) 1,260