Acct ID: 515627   MTL: 061W04D002000   Date: _4/16/25_   Appr: _JSL_   Prop Class: 551   RMV Prop Class: 551

Situs: 12403 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362   MaSaNh: 02 06 000   Unit: 58498   Year: 2024

Last Date Appraised: 01/30/2009   Appraiser: JORDAN SCHULTZ   Retag: Y (N)   Tag info:

Owner: GREGORY & ROSE BEYER TR   Roll Type: R

(Cycle) Tag Sales Verification Other:_____   Inspection level: 1 2 (3) 4 LCB TTO INSP   AV: 139172

RMV Land: 573840   RMV Imp: 252050   RMV Total: 825890   MAV: 99230   MSAV: 39942   SAV: 101904

Comment:

UPA Inv + Apcx

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	91470	0

Land

Site: 2   Code Area: 91470   Size: 1.00 Acres   Use Code: 005   Zone: UT   SAV Use: 011   Exception: 0
Class: Value Source: Farm Homesite   Description: RMV: 52010   Exception: Y N
  Adjustment(s): GSOIL, IRR   Fire Patrol: Description:
    Comments: Liability year - 2009 / 09100150

Site: 3   Code Area: 91470   Size: 7.40 Acres   Use Code: 005   Zone: UT   SAV Use: 011   Exception: 0
Class: 2BI   Value Source: Farm Use - EFU   Description: TWO BENCH IRR   RMV: 402360   Exception: Y N
  Adjustment(s): GSOIL, IRR   Fire Patrol: Description:
    Comments: Liability year - 1980 / 09100150

Site: 4   Code Area: 91470   Size: 1.50 Acres   Use Code: 005   Zone: UT   SAV Use: 011   Exception: 0
Class: 4BI   Value Source: Farm Use - EFU   Description: FOUR BENCH IRR   RMV: 74470   Exception: Y N
  Adjustment(s): GSOIL, IRR   Fire Patrol: Description:
    Comments: Liability year - 1980 / 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1   Code Area: 91470   Stat Class: 134 +   Year Blt: 1918   Eff Year Blt: 1965   Sq.Ft: 2420   % Complete: 100
  Desc: Multi Story above grade with basement   Dimensions: RMV: 243580
  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	3 +	Finished	1608	2	FB-2	1918	1965	KIT-, HVAC, ROOF, BATH - 2	Y N
Attic	3 +	Finished	812	2	0	1918	1965	HVAC	Y N
Basement	3 +	Unfinished	588	0	0	1918	1965		Y N
Carport Attached	3	Unfinished	504	0	0	1980	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	2	1	1965	2678	1	Y N

Improvements - Accessory Buildings

Bldg: 2   Code Area: 91470   Stat Class: 341   Year Blt: 1974   Eff Year Blt: 1974   Sq.Ft: 156   % Complete: 100
  Desc: Multi Purpose Shed (MP)   Dimensions: 13x12   RMV: 610
  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
Multi-Purpose Bldg	4	Finished	156	0	0	1974	1974		Y N

Accessories

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

Bldg: 3   Code Area: 91470   Stat Class: 341   Year Blt: 1983   Eff Year Blt: 1983   Sq.Ft: 306   % Complete: 100
  Desc: Multi Purpose Shed (MP) CHICKEN COOP   Dimensions: 18x17   RMV: 1030
  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
Multi-Purpose Bldg	4	Finished	306	0	0	1983	1983			Exception:	Y	N

Accessories

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

Bldg: 4   Code Area: 91470   Stat Class: 354   Year Blt: 1983   Eff Year Blt: 1983   Sq.Ft: 768   % Complete: 100

Desc: Lean-to Light (LTL)   Dimensions: RMV: 620

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 Light Duty	4	Finished	768	0	0	1983	1983			Exception:	Y	N

Accessories

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

Bldg: 5   Code Area: 91470   Stat Class: 351   Year Blt: 1983   Eff Year Blt: 1983   Sq.Ft: 1440   % Complete: 100

Desc: General Purpose Building (GB)   Dimensions: 60x24   RMV: 6210

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	1440	0	0	1983	1983	FAIR		Exception:	Y	N

Accessories

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

12×13
MP moved

Mount Angel-Gervais Road Northeast (CR 73)
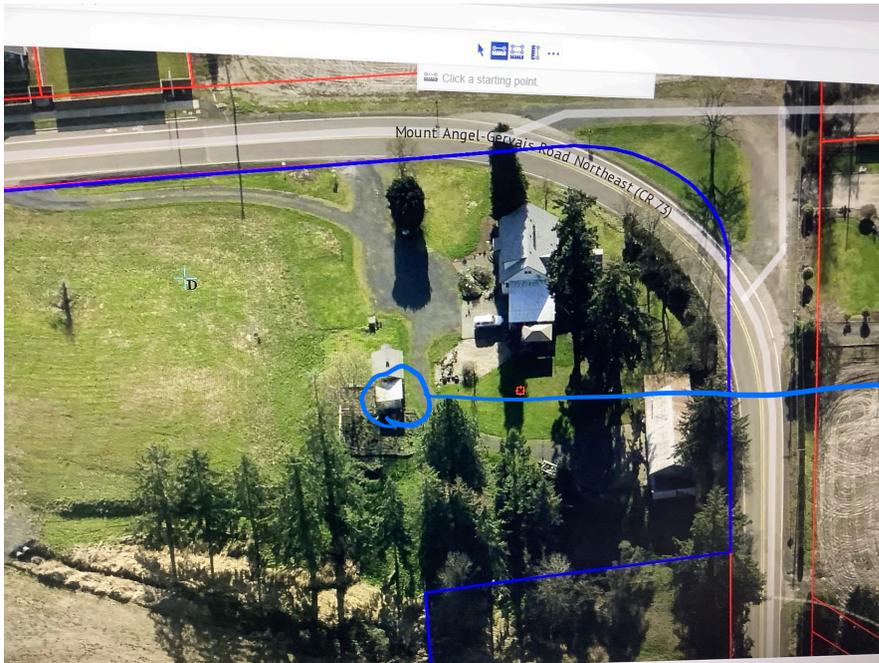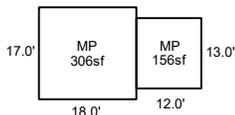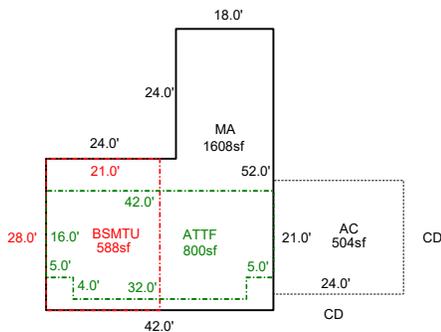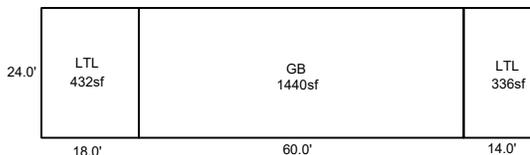
located
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515627   Parcel No.: 061W04D 02000

Property Address: 12403 MT ANGEL GERVAIS RD NE

City: MT ANGEL   County: MARION   State: OR   ZipCode: 97362

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH

515627
061W04D 02000
SCALE=1:30

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	156.0	50.0	
	MP	1.0	306.0	70.0	
	LTL	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	GB	1.0	1440.0	168.0	2670.0
GLA1	MA	1.0	1608.0	188.0	1608.0
GLA2	ATTF	1.0	800.0	124.0	800.0
BSMT	BSMTU	1.0	588.0	98.0	588.0
GAR	AC	1.0	504.0	90.0	504.0
	Net LIVABLE	cnt	0	(rounded)	2,408
	Net BUILDING	cnt	5	(rounded)	2,670

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/28/17
UPDATED BY CLOBERG 04/17/25

COMMENT TABLE 2	COMMENT TABLE 3
JJS 04/16/25	CYCLE L3

SKETCH/AREA TABLE ADDENDUM

Parcel No **061W04D 02000**   File No **R15627**

SUBJECT

Property Address	**12403 MT ANGEL GERVAIS RD NE**
City **MT ANGEL**	County **MARION** State **OR** Zip **97362**
Owner	
Client	
Appraiser Name	

IMPROVEMENTS SKETCH

R15627
061W04D 02000
SCALE=1:30

N

LTL 432 sf		GB 1440 sf	LTL 336 sf
18'	24'	60'	14'

MA 1608 sf

BSMTU 588 sf   ATTF 800 sf   AC 504 sf   CD

MP 156 sf

more here (handwritten)

MP 306 sf   *MP* (handwritten)
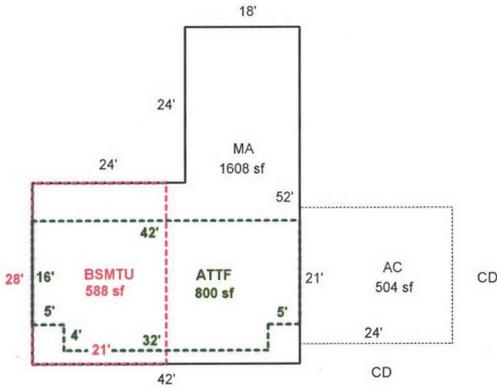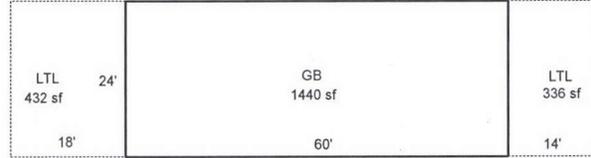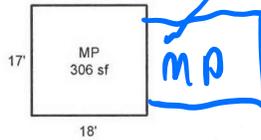
Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1608	188	1608
GLA2	ATTF	1.00	800	124	800
GBA1	MP	1.00	156	50	
	MP	1.00	306	70	
	LTL	1.00	432	84	
	LTL	1.00	336	76	
	GB	1.00	1440	168	2670
BSMT	BSMTU	1.00	588	98	588
GAR	AC	1.00	504	90	504

Net LIVABLE Area	(rounded w/ factors)		2408
Net BUILDING Area	(rounded w/ factors)		2670

Comment Table 1
DRAWN BY JRONDEMA 8/28/17

Comment Table 2	Comment Table 3
JJS 4.16.25 (handwritten)	*cyck L3* (handwritten)