

Acct ID: 515629 MTL: 061W04D002100 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12374 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58500 Year: 2024

Last Date Appraised: 04/05/2023 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info:
 Owner: TRAEGER, MARK Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **(3)** 4 LCB TTO INSP AV: 231190
 RMV Land: 564210 RMV Imp: 375670 RMV Total: 939880 MAV: 193170 MSAV: 38020 SAV: 97628
 Comment: 23-24 L2 04.05.23 MLH

Add Existing MPI/LTL, upd ZLV

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: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 47370	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 2009 / 09100150						
Site: 3	Code Area: 91470	Size: 7.27 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 396050	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 09100150						
Site: 4	Code Area: 91470	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 75790	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1981 / 09100150						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 91470	Stat Class: 144	Year Blt: 1912	Eff Year Blt: 1983	Sq.Ft: 2214	% Complete: 100
Desc: Multi Story above grade with basement			Dimensions:	RMV: 357810		
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	1486	1	FB-1	1912	1983	BATH - 1, ROOF, FP - 1, HVAC, KIT+	Y N
Second Floor	4	Finished	728	3	FB-1	1912	1983	HVAC, BATH - 1	Y N
Basement	4	Unfinished	728	0	0	1983	1983		Y N
Garage Attached	4	Finished	648	0	0	1983	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1983	22320	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 36	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 6x6	RMV: 0		
Func Obsc: 0	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
Pump House	0	Finished	36	0	0	0	0		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 91470	Stat Class: 353	Year Blt: 1989	Eff Year Blt: 1997	Sq.Ft: 540	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 30x18	RMV: 2590		
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	540	0	0	1989	1997	F

Accessories

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

Bldg: 4 Code Area: 91470 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1997 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 14900
 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	1440	0	0	1989	1997	FAIR

Accessories

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

Bldg: 5 Code Area: 91470 Stat Class: 353 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 160 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 8x20 RMV: 370
 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	160	0	0	1978	1978	F

Accessories

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

341 MP 5 12x8 Fair Existing 2022
 354 LTL 12x8 Existing 2022



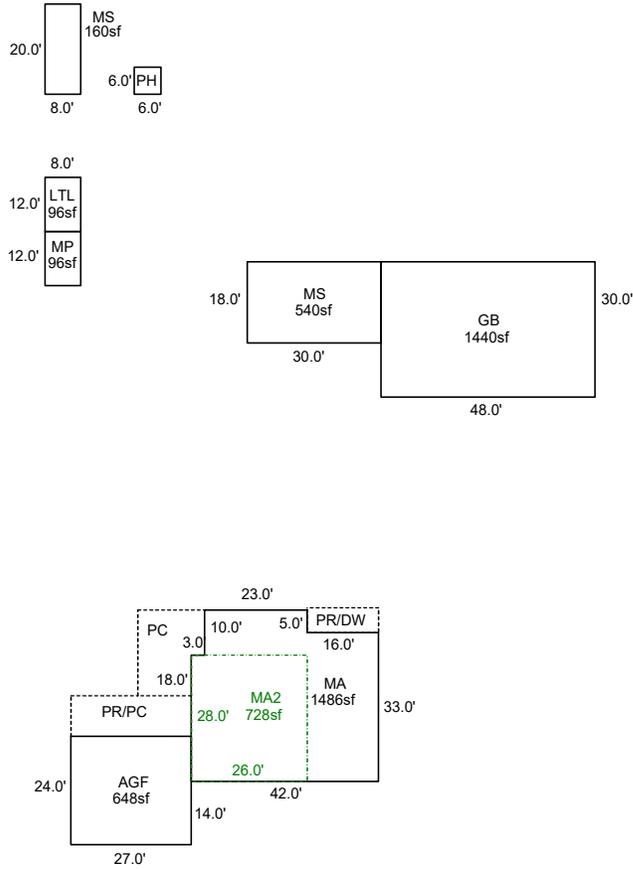
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515629 Parcel No.: 061W04D 02100
 Property Address: 12374-12384 MT ANGEL GERVAIS RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515629
061W04D 02100
SCALE = 1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	36.0	24.0	
	MS	1.0	540.0	96.0	
	GB	1.0	1440.0	156.0	
	MS	1.0	160.0	56.0	
	LTL	1.0	96.0	40.0	
	MP	1.0	96.0	40.0	2368.0
GLA1	MA	1.0	1486.0	160.0	1486.0
GLA2	MA2	1.0	728.0	108.0	728.0
GAR	AGF	1.0	648.0	102.0	648.0
	Net LIVABLE	cnt	0 (rounded)		2,214
	Net BUILDING	cnt	6 (rounded)		2,368

DRAWN BY JRONDEMA 8/28/17
 UPDATED BY CJURAN 04/24/2023
 UPDATED BY CLOBERG 04/23/25

COMMENT TABLE 2

COMMENT TABLE 3

MLH 04/05/2023
 JJS 04/16/25

SV L2
 CYCLE L3