

Acct ID: 515635 MTL: 061W04D002300 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12354 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58506 Year: 2024

Last Date Appraised: 02/02/2012 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:  
 Owner: **BIELEMEIER, AARON G &** Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 165511  
 RMV Land: 461590 RMV Imp: 199610 RMV Total: 661200 MAV: 125780 MSAV: 39731 SAV: 95970  
 Comment:

**Notations**

**Upd Inv**

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:	Value Source: Farm Homesite	Description:			RMV: 64280	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 9100150						
Site: 3	Code Area: 91470	Size: 1.57 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 116070	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 1984 / 9100150						
Site: 4	Code Area: 91470	Size: 3.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 236240	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 1984 / 9100150						

**Improvements - Residence / Manufactured Structures**

**1939 Per EYBC**

Bldg: 1	Code Area: 91470	Stat Class: 132	Year Blt: 1910	Eff Year Blt: 1910	Sq.Ft: 1888	% Complete: 100
Desc:	Multi Story above grade				Dimensions:	RMV: 101240
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	1394	1	FB-2	1910	1910	KIT-, HVAC, ROOF, BATH - 2	Y N
Attic	3	Finished	494	2	0	1910	1910	HVAC	Y N

**Accessories**

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

Bldg: 2	Code Area: 91470	Stat Class: 138	Year Blt: 1940	Eff Year Blt: 1940	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements				Dimensions:	RMV: 19870
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
Garage Detached	3	Unfinished	400	0	0	1940	1940	ROOF	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: 354	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 240	% Complete: 100
Desc:	Lean-to Light (LTL)				Dimensions: 20x12	RMV: 190
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
Lean-to Light Duty	4	Finished	240	0	0	1977	1977		Y N

**Accessories**

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

Bldg: 4	Code Area: 91470	Stat Class: 341	Year Blt: 1969	Eff Year Blt: 1969	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x10			RMV: 780
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	200	0	0	1969	1969	F	

**Accessories**

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

Bldg: 5	Code Area: 91470	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 468	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 2510
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	5	Finished	468	0	0	1985	1985	FAIR	

**Accessories**

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

Bldg: 6	Code Area: 91470	Stat Class: 351	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 5040	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 84x60			RMV: 75020
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	5040	0	0	2011	2011	FAIR	

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	504	2011	2107	1	Exception: Y N

# SKETCH/AREA TABLE ADDENDUM

Parcel No R15635

File No 061W04D 02300

SUBJECT

Property Address 12354 Mt Angel-Gervais Rd NE

City Mt Angel

State OR

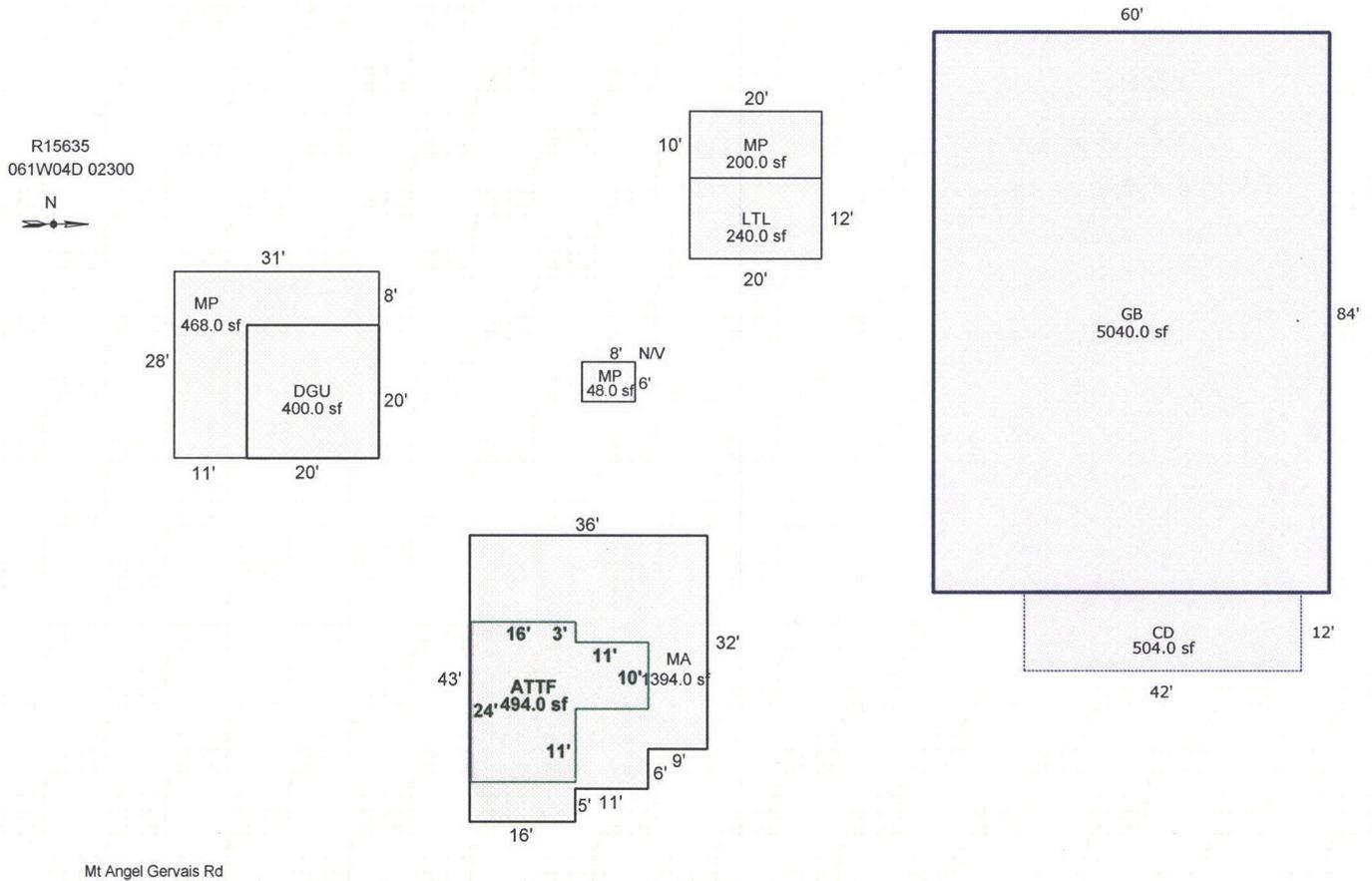
Zip 97362

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 29

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1394.0	158.0	1394.0
GLA2	ATTF	1.00	494.0	102.0	494.0
GBA1	GB	1.00	5040.0	288.0	5040.0
GAR	DGU	1.00	400.0	80.0	400.0
P/P	CD	1.00	504.0	108.0	504.0
OTH	MP	1.00	200.0	60.0	
	LTL	1.00	240.0	64.0	
	MP	1.00	468.0	118.0	
	MP	1.00	48.0	28.0	956.0
Net LIVABLE Area		(rounded w/ factors)			1888
Net BUILDING Area		(rounded w/ factors)			5040

### Comment Table 1

Apex by JA 12/18/09  
Updated to add GB,CD 2/6/12 Jane

### Comment Table 2

### Comment Table 3

JSS 4.16.25 Cycle L3