

Acct ID: 515641 MTL: 061W04D002400 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12334 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58513 Year: 2024

Last Date Appraised: 12/06/2010 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:

Owner: JOSEPH & DARCY RUEF FAM TR & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 225089
 RMV Land: 361450 RMV Imp: 254950 RMV Total: 616400 MAV: 222260 MSAV: 2829 SAV: 5512

Comment: ///PER OWNER REQUEST 04/10/2019 (JOE RUEF) PLEASE SEND ANY CORRESPONDENCE REGARDING THIS ACCOUNT TO:12305 RUEF LN MT ANGEL, OR 97362. JOE'S CELL# IS: (971) 563-1694. PLEASE CALL BEFORE ACCESSING THIS ACCT. SAME OWNER ON ADJACENT PROPERTIES.MH#31///.

Upl Inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Market Homesite Description: RMV: 97250 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 19-20: QUALIFY FOR FARM USE; HOMESITE & OSD AT MARKET / 18-19: PER #94 RES IS RENTED BY SOMEONE NOT INVOLVED WITH FARM OPERATION. DOES NOT QUALIFY FOR SA.// 17-18: DISQ FARM USE / 06-07: RECALC SETUP;#19, 06-24-05

Site: 3 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 97250 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019 / 09100150

Site: 4 Code Area: 91470 Size: 1.14 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 121950 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019 / 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1627 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 248720
 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	1627	3	FB-2	1978	1978	BATH - 2, ROOF, FP - 1, KIT, HVAC+	Y N
Garage Attached	4	Finished	528	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1978	29016	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 289 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 17x17 RMV: 1020
 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	289	0	0	1978	1978	F	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 91470 Stat Class: 353 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 900 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x25 RMV: 3780
 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	900	0	0	1994	1994	F

Accessories

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

Bldg: 4 Code Area: 91470 Stat Class: 354 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 250 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 25x10 RMV: 430
 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
Lean-to Light Duty	5	Finished	250	0	0	1994	1994	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 91470 Stat Class: 354 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 432 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 36x12 RMV: 740
 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
Lean-to Light Duty	5	Finished	432	0	0	1994	1994	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 91470 Stat Class: 354 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 192 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x12 RMV: 160
 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
Lean-to Light Duty	5	Finished	192	0	0	1981	1981	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 91470 Stat Class: 354 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 128 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x8 RMV: 100
 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
Lean-to Light Duty	5	Finished	128	0	0	1981	1981	Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

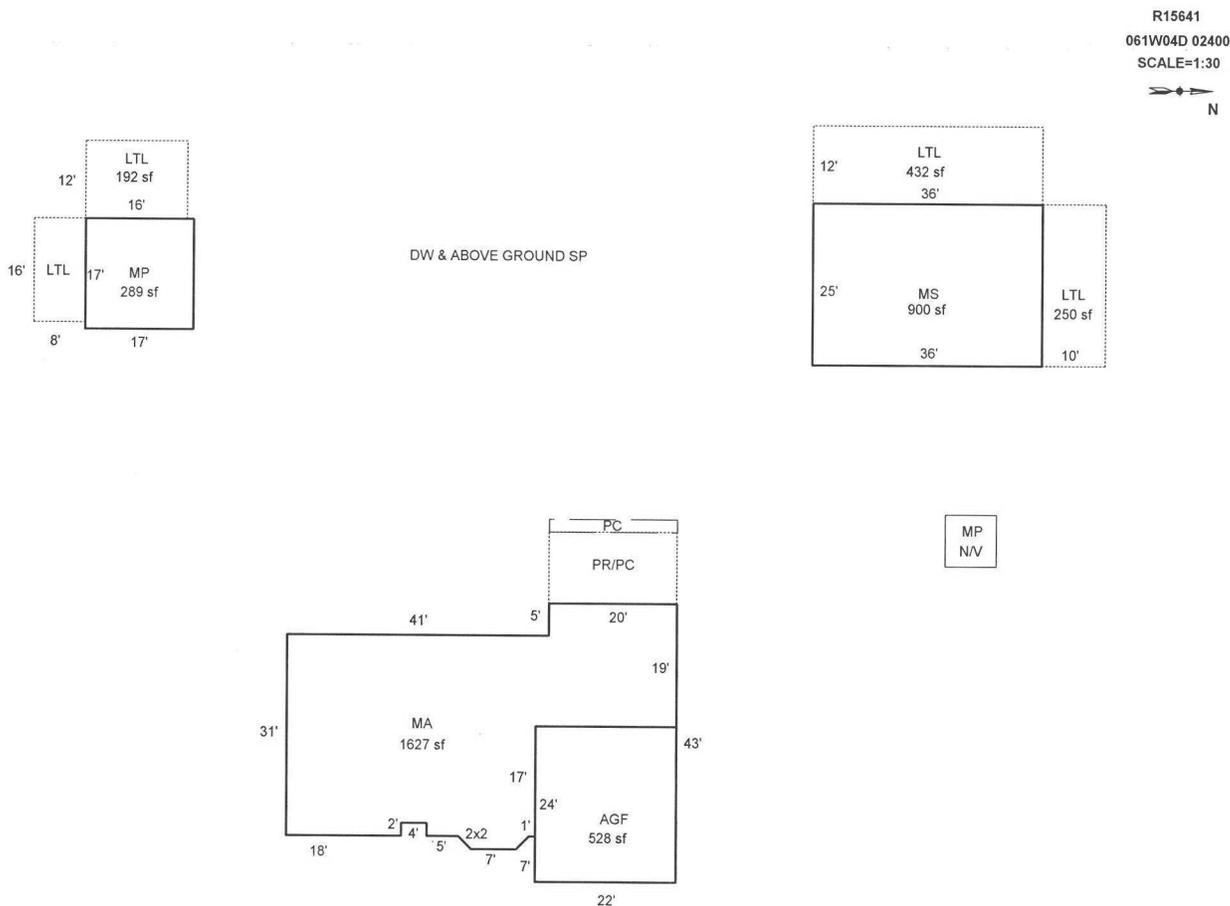
Parcel No 061W04D 02400

File No R15641

SUBJECT

Property Address	12334 MT ANGEL-GERVAIS RD		
City	MT ANGEL	County	MARION
		State	OR
Zip	97362		
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						
Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	1627	200	1627	
GBA1	MP	1.00	289	68		
	MS	1.00	900	122		
	LTL	1.00	250	70		
	LTL	1.00	432	96		
	LTL	1.00	192	56		
	LTL	1.00	128	48		
GAR	AGF	1.00	528	92		2191
P/P	PR/PC	1.00	220	62		
	PC	1.00	40	44		260
Net LIVABLE Area		(rounded w/ factors)			1627	
Net BUILDING Area		(rounded w/ factors)			2191	

Comment Table 1	
Apex 12/15/2010 Jane	
Comment Table 2	Comment Table 3
JSS 4.16.25	Cuck L3