

Acct ID: 515652 MTL: 061W03C001300 Date: 4.10.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 11011 N PERSHING ST MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 80650 Year: 2024

Last Date Appraised: 01/28/2009 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: ROSENBLAD, JEFFREY A Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 247143
 RMV Land: 568820 RMV Imp: 524452 RMV Total: 1093272 MAV: 217060 MSAV: 30083 SAV: 100921
 Comment:

Upd Inv? Apex

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	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: 56940	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 2009 / 09100150						
Site: 3	Code Area: 91470	Size: 7.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 444100	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1980						
Site: 4	Code Area: 91470	Size: 0.34 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR	RMV: 19360	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL, IRR Fire Patrol: Description:						
Comments:						
Site: 5	Code Area: 91150	Size: 0.06 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR	RMV: 3420	Exception: Y	N	
Adjustment(s): GSOIL, IRR, GSOIL, IRR Fire Patrol: Description:						
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 144 Year Blt: 1952 Eff Year Blt: 1952 Sq.Ft: 3291 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 362950
 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	1539	2	FB-1/ HB-1	1952	1952	KIT-, ROOF, FP - 2, BATH - 1, HVAC, BTH - 1	Y N
Attic	4	Finished	1068	3	FB-1/ HB-1	1952	1952	HVAC, BTH - 1	Y N
Basement	4	Finished	684	0	0	1952	1952	HVAC	Y N
Basement	4	Unfinished	760	0	0	1952	1952		Y N
Garage Attached	4	Unfinished	580	0	0	1952	1952	ROOF	Y N

Accessories

414A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	567	1952	1234	1	Y N
PATIO	4	357	1952	1315	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 900
 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	240	0	0	1969	1969		Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 351 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 640 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 16x10 RMV: 2950
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	640	0	0	1964	1964	FAIR	

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: 1974 Eff Year Blt: 1974 Sq.Ft: 240 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 900
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *24x18* 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	240	0	0	1974	1974		

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: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 720 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 48x15 RMV: 820
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	720	0	0	1987	1987		

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: 312 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1440 % Complete: 100
Desc: Loft Barn (LB) Dimensions: 48x30 RMV: 8560
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
Loft Barn	4	Finished	1440	0	0	1984	1984	FAIR	

Accessories

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

Bldg: 7 Code Area: 91470 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: 10x8 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: Y N
Pump House	0	Finished	80	0	0	0	0		

Accessories

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

Bldg: 8 Code Area: 91470 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 5880 % Complete: 100
Desc: Frost Control Dimensions: 196x30 RMV: 22404
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
Frost Control	5	Finished	5880	0	0	2005	2005		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 91470 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2880 % Complete: 100
Desc: Frost Control Dimensions: 96x30 RMV: 11446
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
Frost Control	5	Finished	2880	0	0	2005	2005	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 10 Code Area: 91470 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 288 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 1000
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	288	0	0	2005	2005	FAIR Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 5880 % Complete: 100
Desc: Frost Control Dimensions: RMV: 22404
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
Frost Control	5	Finished	5880	0	0	2005	2005	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 5880 % Complete: 100
Desc: Frost Control Dimensions: RMV: 22404
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
Frost Control	5	Finished	5880	0	0	2005	2005	Finished Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 13 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 5880 % Complete: 100
Desc: Frost Control Dimensions: RMV: 22404
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
Frost Control	5	Finished	5880	0	0	2005	2005	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 14 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 5880 % Complete: 100
Desc: Frost Control Dimensions: RMV: 22404
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
Frost Control	5	Finished	5880	0	0	2005	2005	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 15 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 8393
 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
Frost Control	5	Finished	1920	0	0	2005	2005		

Accessories

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

Bldg: 16 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 1920 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 8393
 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
Frost Control	5	Finished	1920	0	0	2005	2005		

Accessories

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

Bldg: 17 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2005 Sq.Ft: 1400 % Complete: 100
 Desc: Frost Control Dimensions: 96x20 RMV: 6120
 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
Frost Control	5	Finished	1400	0	0	2005	2005		

Accessories

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

SKETCH/AREA TABLE ADDENDUM

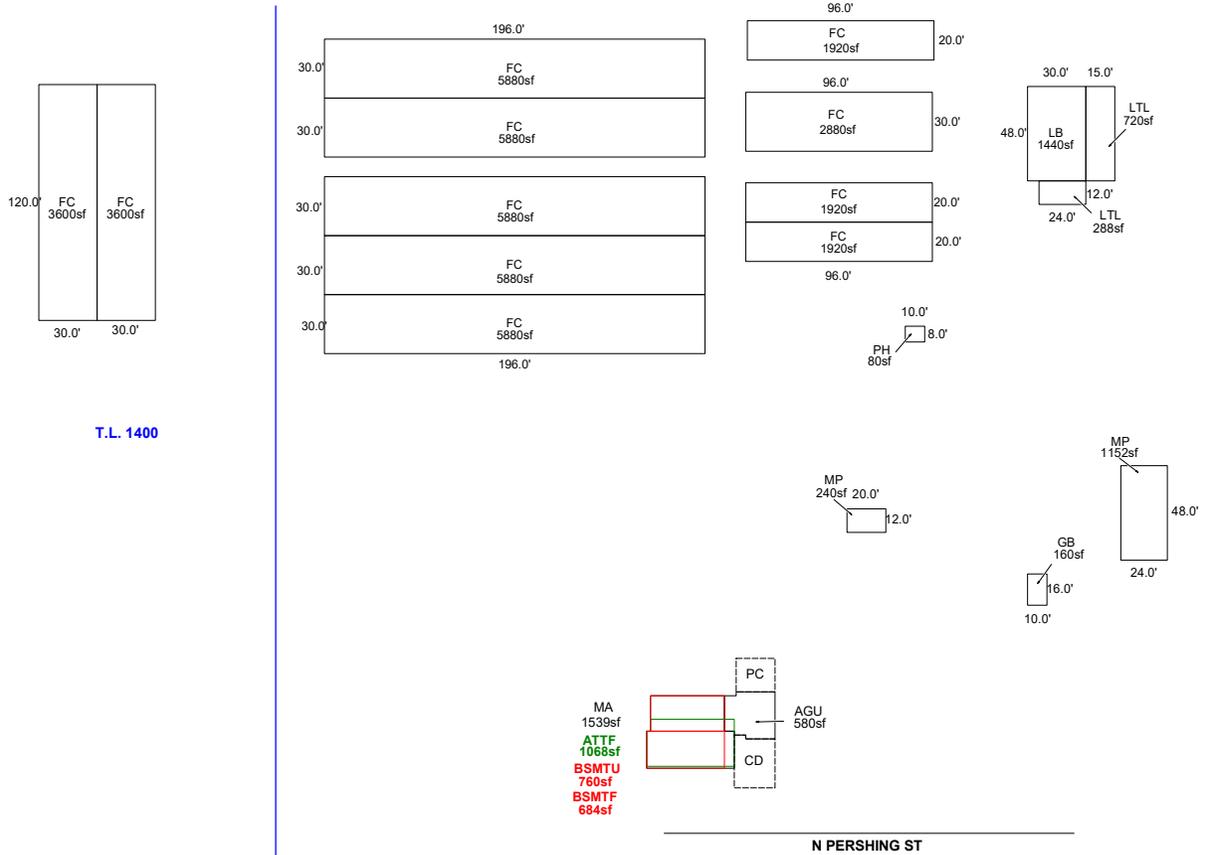
SUBJECT INFO

File No.: 515652 Parcel No.: 061W03C 01300
 Property Address: 11011 N PERSHING ST
 City: MT ANGEL County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515652
061W03C 01300

SEE PAGE TWO FOR HOME DIMENSIONS
 SCALE=1:80



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	FC	1.0	5880.0	452.0		
	FC	1.0	3600.0	300.0		
	PH	1.0	80.0	36.0		
	GB	1.0	160.0	52.0		
	LTL	1.0	288.0	72.0		
	FC	1.0	3600.0	300.0		
	MP	1.0	1152.0	144.0		
	LTL	1.0	720.0	126.0		
	LB	1.0	1440.0	156.0		
	MP	1.0	240.0	64.0		
	FC	1.0	2880.0	252.0		
	FC	1.0	1920.0	232.0		
	FC	1.0	1920.0	232.0		
	FC	1.0	5880.0	452.0		
	FC	1.0	5880.0	452.0		
	FC	1.0	5880.0	452.0		
	9 addl items					
		Net LIVABLE	cnt	0 (rounded)		3,291
	Net BUILDING	cnt	18 (rounded)		49,320	

COMMENT TABLE 1

DRAWN BY NRC 02/05/2009
 UPDATED BY CLOBERG 04/16/25

COMMENT TABLE 2

JIS 04/10/25

COMMENT TABLE 3

CYCLE L3

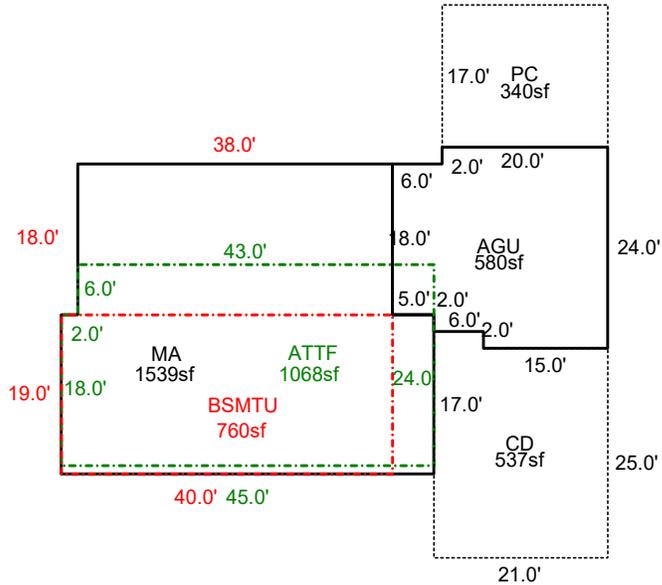
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515652 Parcel No.: 061W03C 01300
 Property Address: 11011 N PERSHING ST
 City: MT ANGEL County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515652
061W03C 01300
 "SEE PAGE ONE FOR ALL BUILDINGS"
 SCALE=1:25



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1539.0	164.0	
	BSMTF	1.0	684.0	112.0	2223.0
GLA2	ATTF	1.0	1068.0	138.0	1068.0
BSMT	BSMTU	1.0	760.0	118.0	760.0
GAR	AGU	1.0	580.0	100.0	580.0
P/P	PC	1.0	340.0	74.0	
	CD	1.0	537.0	96.0	877.0

COMMENT TABLE 1

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 UPDATED BY CLOBERG 04/16/25

COMMENT TABLE 2

JIS 04/10/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE cnt 0 (rounded) 3,291