

Acct ID: 515654 MTL: 061W040001000 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 12254 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 63663 Year: 2024

Last Date Appraised: 05/30/2023 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:

Owner: MCCARTHY, JENNIFER K Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 477354

RMV Land: 1032110 RMV Imp: 609660 RMV Total: 1641770 MAV: 388190 MSAV: 89644 SAV: 242393

Comment: 24-25: L4 5.30.23 MLH

Correct Apex to match acct

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 17110 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 09100150

Site: 2 Code Area: 91470 Size: 32.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 583860 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 09100150

Site: 3 Code Area: 91470 Size: 6.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 106160 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 09100150

Site: 4 Code Area: 91470 Size: 18.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 279980 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980
 24-25: Chg Waste to Woodlot

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 458 - Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1886 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 36' WIDE TRIPLE/QUAD Dimensions: 46x41 RMV: 81590
 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	5 -	Finished	1886	3	FB-2	2000	2000	HVAC+, SKIRT, KIT, FP - 1, ROOF, BATH - 2	Y N

Accessories

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

Bldg: 1 Code Area: 91470 Stat Class: 143 Year Blt: 1966 Eff Year Blt: 1978 Sq.Ft: 2496 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 333300
 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	1690	3	FB-2	1966	1978	HVAC, ROOF, KIT, BATH - 2	Y N
Basement	4	Finished	806	0	FB-1/ HB-1	1966	1978	HVAC, BTH - 1	Y N
Garage Attached	4	Finished	624	0	0	1966	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1978	21762	1

Bldg: 14 Code Area: 91470 Stat Class: 107 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 8280

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	0	2000	8277	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 91470 Stat Class: 351 Year Blt: 1969 Eff Year Blt: 1997 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 18010
 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
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General Purpose Bldg	5	Finished	1800	0	0	1969	1997	FAIR
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Exception: 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: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 3600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x60 RMV: 43990
 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
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General Purpose Bldg	5	Finished	3600	0	0	2006	2006	FAIR
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Exception: Y N

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: 2012 Eff Year Blt: 2006 Sq.Ft: 720 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 60x12 RMV: 1920
 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
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Lean-to Light Duty	4	Finished	720	0	0	2012	2006	FAIR
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Exception: Y N

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: 355 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1728 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 72x24 RMV: 11480
 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
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Lean-to Heavy Duty	4	Finished	1728	0	0	2014	2014	FAIR
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Exception: Y N

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: 352 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 4464 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 72x62 RMV: 65870
 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
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Utility Building	5	Finished	4464	0	0	2014	2014	FAIR
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Exception: Y N

Accessories

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

Bldg: 9 Code Area: 91470 Stat Class: 321 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 378 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: RMV: 2630

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
Hay Cover	5	Finished	378	0	0	2012	2012	FAIR	

Accessories

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

Bldg: 10 Code Area: 91470 Stat Class: 355 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1440 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 60x24 RMV: 6420
 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 Heavy Duty	5	Finished	1440	0	0	2006	2006		

Accessories

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

Bldg: 11 Code Area: 91470 Stat Class: 353 Year Blt: Eff Year Blt: 2017 Sq.Ft: 1216 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 38x32 RMV: 16450
 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
Machine Shed	5	Finished	1216	0	0	0	2017	FAIR	

Accessories

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

Bldg: 12 Code Area: 91470 Stat Class: 351 Year Blt: Eff Year Blt: 2017 Sq.Ft: 1216 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 38x32 RMV: 19260
 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	4	Finished	1216	0	0	0	2017	AVG	

Accessories

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

Bldg: 13 Code Area: 91470 Stat Class: 354 Year Blt: Eff Year Blt: 2017 Sq.Ft: 128 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x8 RMV: 460
 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	128	0	0	0	2017		

Accessories

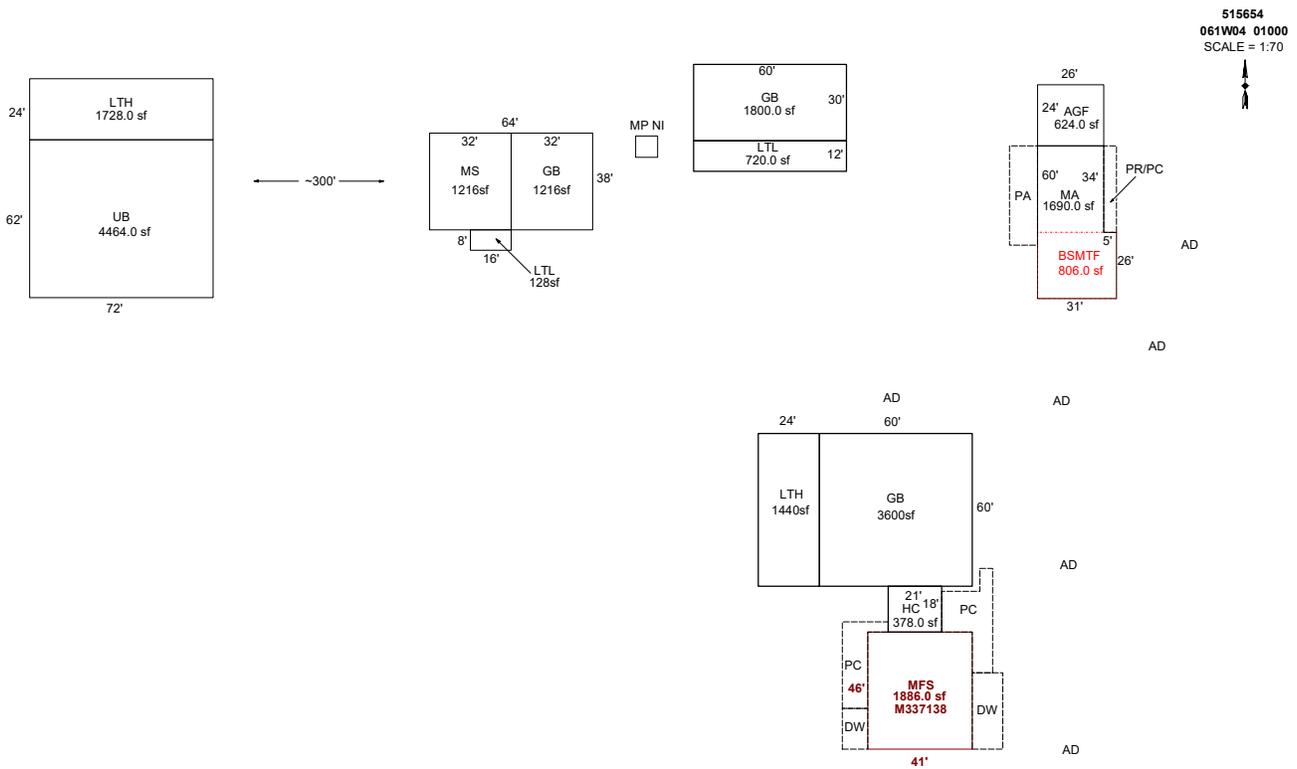
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515654 Parcel No.: 061W04 01000
 Property Address: 12254 MT ANGEL GERVAIS RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

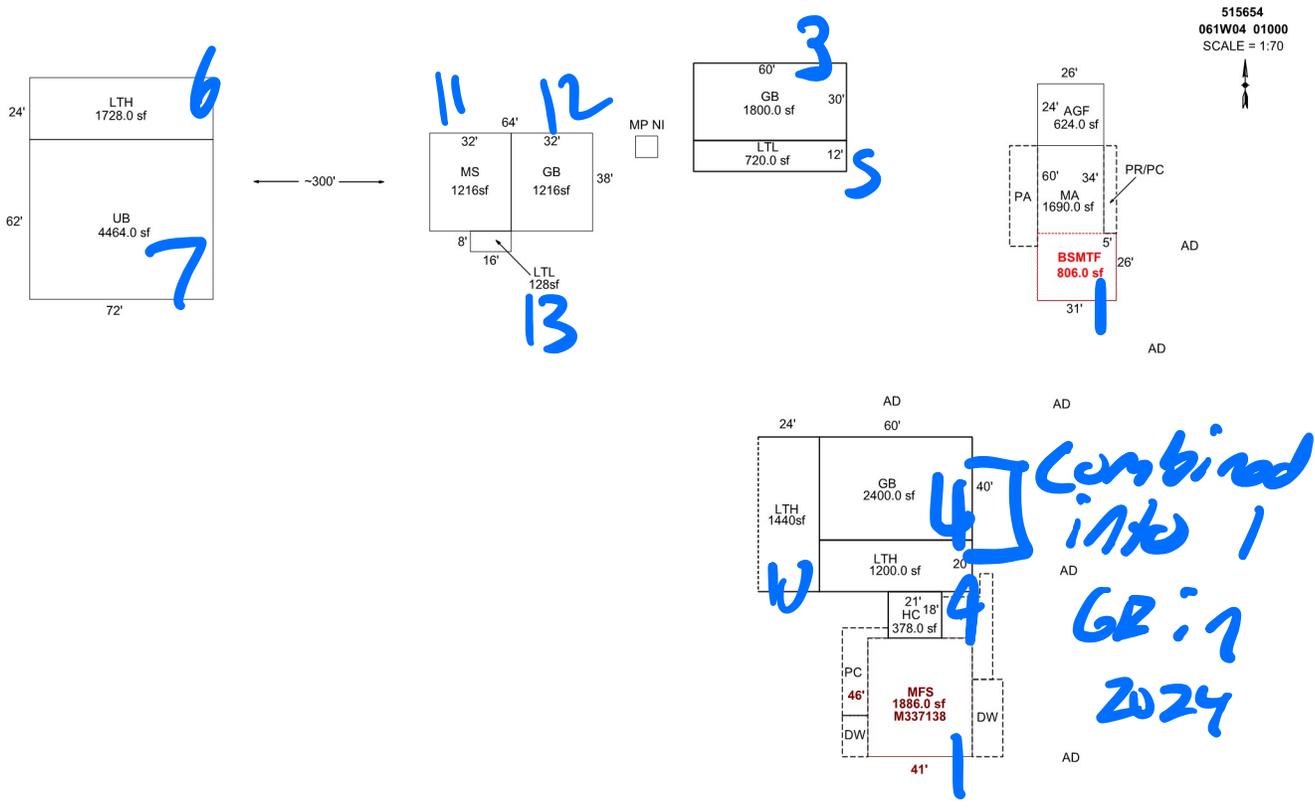
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	LTL	1.0	128.0	48.0		UPDATED BY JRONDEMA 5/22/15 UPDATED BY CJURAN 06/07/2023 UPDATED BY CLOBERG 04/28/25			
	MS	1.0	1216.0	140.0					
	LTH	1.0	1728.0	192.0					
	UB	1.0	4464.0	268.0					
	HC	1.0	378.0	78.0					
	GB	1.0	1800.0	180.0					
	GB	1.0	3600.0	240.0					
	LTH	1.0	1440.0	168.0					
	LTL	1.0	720.0	144.0					
	GB	1.0	1216.0	140.0	16690.0			COMMENT TABLE 2	
GLA1	MFS	1.0	1886.0	174.0		COMMENT TABLE 3			
	MA	1.0	1690.0	182.0	3576.0			MLH 05/30/2023 JJS 04/16/25 FARM CHECK L4 CYCLE L3	
BSMT	BSMTF	1.0	806.0	114.0	806.0				
GAR	AGF	1.0	624.0	100.0	624.0				
P/P	PR-PC	1.0	170.0	78.0					
	PA	1.0	429.0	100.0					
	4 addl items								
	Net LIVABLE	cnt	0	(rounded)	3,576				
	Net BUILDING	cnt	10	(rounded)	16,690				

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SUBJECT INFO

File No.: 515654 Parcel No.: 061W04 01000
 Property Address: 12254 MT ANGEL GERVAIS RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	128.0	48.0	
	MS	1.0	1216.0	140.0	
	LTH	1.0	1728.0	192.0	
	UB	1.0	4464.0	268.0	
	HC	1.0	378.0	78.0	
	GB	1.0	1800.0	180.0	
	LTH	1.0	1200.0	160.0	
	GB	1.0	2400.0	200.0	
	LTH	1.0	1440.0	168.0	
	LTL	1.0	720.0	144.0	
	GB	1.0	1216.0	140.0	16690.0
GLA1	MFS	1.0	1886.0	174.0	
	MA	1.0	1690.0	182.0	3576.0
BSMT	BSMTF	1.0	806.0	114.0	806.0
GAR	AGF	1.0	624.0	100.0	624.0
P/P	PR-PC	1.0	170.0	78.0	
	5 addl items				
	Net LIVABLE	cnt	2 (rounded)		3,576
	Net BUILDING	cnt	11 (rounded)		16,690

COMMENT TABLE 1

UPDATED BY JRONDEMA 5/22/15
 UPDATED BY CJURAN 06/07/2023

COMMENT TABLE 2

MLH 05/30/2023
JJS 4.16.23

COMMENT TABLE 3

FARM CHECK L4
Cycle L3