

Acct ID: 515656 MTL: 061W040000900 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12224 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 146863 Year: 2024

Last Date Appraised: 01/28/2009 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:  
 Owner: BOEN, JEAN K Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 332691  
 RMV Land: 872580 RMV Imp: 290270 RMV Total: 1162850 MAV: 220150 MSAV: 112541 SAV: 349327  
 Comment:

**Add Existing LTL'S OFF MP, and Inv**

**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	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Value Source: Farm Homesite		Description:		RMV: 11240	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 09100150						
Site: 2	Code Area: 91470	Size: 54.64 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI Value Source: Farm Use - EFU		Description: TWO BENCH IRR		RMV: 706200	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 09100150						
Site: 3	Code Area: 91470	Size: 9.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD Value Source: Farm Use - EFU		Description: FOUR BENCH DRY		RMV: 110140	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 09100150						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 91470	Stat Class: 143	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 1600	% Complete: 100
Desc: One Story with basement		Dimensions:		RMV: 233040		
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	1600	3	FB-2	1960	1960	KIT-, HVAC, ROOF, BATH - 2	Exception: Y N
Basement	4	Unfinished	1600	0	0	1960	1960		Exception: Y N

**Accessories** **YI4F**

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

Bldg: 2 Code Area: 91470 Stat Class: 148 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 28130  
 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	4	Unfinished	400	0	0	1960	1960	ROOF	Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 91470	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Multi Purpose Shed (MP)		Dimensions: 8x6		RMV: 0		
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	48	0	0	0	0		Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 4 Code Area: 91470 Stat Class: 341 Year Blt: 1940 Eff Year Blt: 1987 Sq.Ft: 400 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 2270  
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	400	0	0	1940	1987	FAIR	Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 5 Code Area: 91470 Stat Class: 341 Year Blt: 1935 Eff Year Blt: 1969 Sq.Ft: 192 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 750  
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	192	0	0	1935	1969	F	Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 6 Code Area: 91470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 260  
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	64	0	0	0	0	FAIR	Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 7 Code Area: 91470 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
Desc: Commercial Grain Storage (GR) Dimensions: RMV: 0  
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
Grain Bin	4	Finished	0	0	0	0	0	Finished	Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 8 Code Area: 91470 Stat Class: 352 Year Blt: 1946 Eff Year Blt: 1979 Sq.Ft: 4000 % Complete: 100  
Desc: Utility Building (UB) Dimensions: 100x40 RMV: 14750  
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
Utility Building	5	Finished	4000	0	0	1946	1979	FAIR	Exception: Y N

**Accessories**

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

No accessory data available

Bldg: 9 Code Area: 91470 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2400 % Complete: 100  
Desc: Machine Shed (MS) Dimensions: 60x40 RMV: 11070  
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	2400	0	0	1989	1989	FAIR	Exception: Y N

**Accessories**

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

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

354 LTL	22x12	2016	Existing	
354 LTL	16x12	2016	Existing	



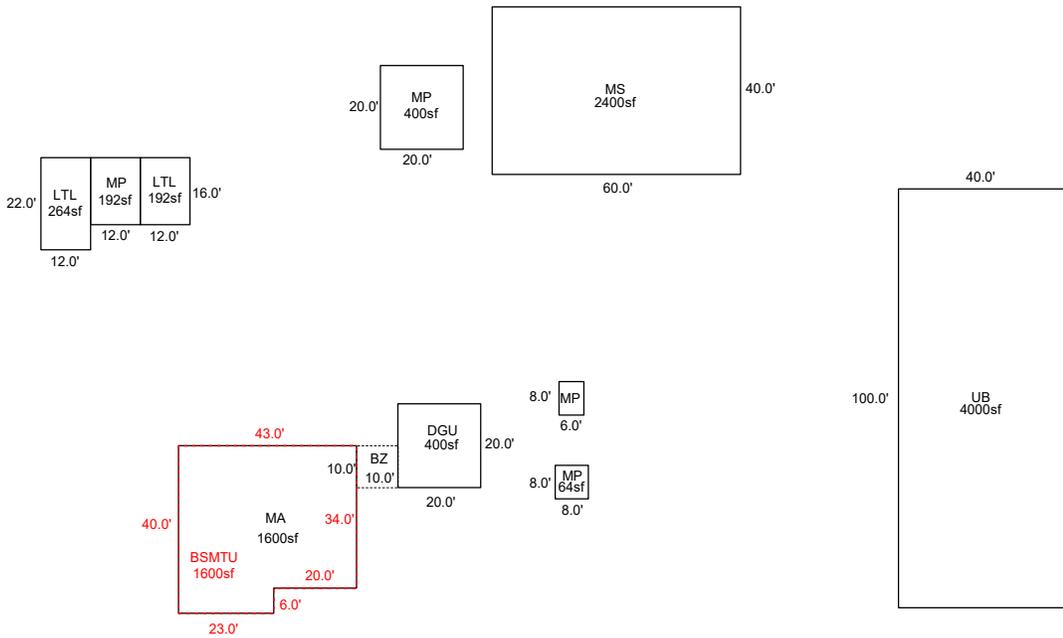
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515656 Parcel No.: 061W04 00900  
 Property Address: 12224 MT ANGEL GERVAIS RD NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

515656  
061W04 00900  
SCALE=1:40



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	48.0	28.0	
	MP	1.0	400.0	80.0	
	MP	1.0	192.0	56.0	
	MP	1.0	64.0	32.0	
	GR	1.0	201.1	50.3	
	UB	1.0	4000.0	280.0	
	MS	1.0	2400.0	200.0	
	LTL	1.0	192.0	56.0	
	LTL	1.0	264.0	68.0	7761.1
GLA1	MA	1.0	1600.0	166.0	1600.0
BSMT	BSMTU	1.0	1600.0	166.0	1600.0
GAR	DGU	1.0	400.0	80.0	400.0
P/P	BZ	1.0	100.0	40.0	100.0
	Net LIVABLE	cnt	0 (rounded)		1,600
	Net BUILDING	cnt	9 (rounded)		7,761

DRAWN BY JRONDEMA 8/28/17  
 UPDATED BY CLOBERG 04/25/25

### COMMENT TABLE 2

### COMMENT TABLE 3

JIS 04/16/25

CYCLE L3