

Acct ID: 515662 MTL: 061W040000100 Date: **4/16/25** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 12404 DOMINIC RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 63671 Year: 2024

Last Date Appraised: 12/09/2010 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
 Owner: GARRISON, SEAN & KENFIELD, KIRA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 463990
 RMV Land: 302950 RMV Imp: 657400 RMV Total: 960350 MAV: 463990 MSAV: 0 SAV: 0
 Comment:

Opd Inv + Apex

Notations
 No notation data available.

OSDs

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

Land

Site: 2 Code Area: 91470 Size: 1.75 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 257950 Exception: Y N
 Adjustment(s): IRR Fire Patrol: Description:
 Comments: 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 143 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 5220 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 638680
 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	2880	3	FB-2/ HB-1	1992	1992	BTH - 1, ROOF, HVAC+, BATH - 2, KIT	Y N
Basement	4	Finished	2340	3	FB-2/ HB-1	1992	1992	HVAC+, BATH - 2, BTH - 1	Y N
Basement	4	Unfinished	220	0	0	1992	1992		Y N
Garage Attached	4	Finished	540	0	0	1992	1992	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1992	31620	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1280 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 40x32 RMV: 4300
 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
Machine Shed	4	Finished	1280	0	0	1989	1989	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 91470 Stat Class: 354 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 324 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 27x12 RMV: 420

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	4	Finished	324	0	0	1989	1989	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 91470 Stat Class: 312 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1904 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 56x34 RMV: 11420
 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
Loft Barn	5	Finished	1904	0	0	1974	1974	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 91470 Stat Class: 351 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 28x20 RMV: 2580
 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
General Purpose Bldg	5	Finished	560	0	0	1972	1972	FAIR Exception: Y N

Accessories

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

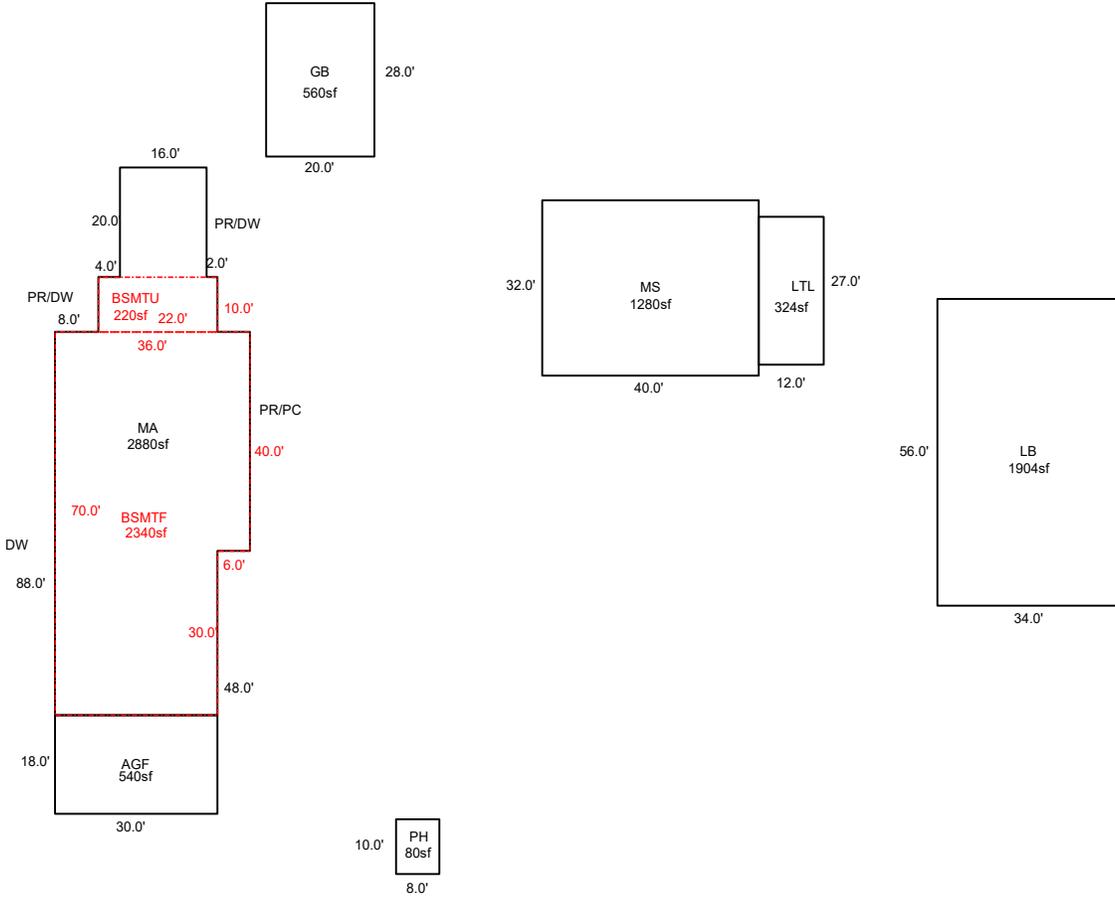
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515662 Parcel No.: 061W04 00100
 Property Address: 12404 DOMINIC RD NE
 City: MT ANGEL County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515662
061W04 00100
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	560.0	96.0	
	PH	1.0	80.0	36.0	
	MS	1.0	1280.0	144.0	
	LTL	1.0	324.0	78.0	
	LB	1.0	1904.0	180.0	4148.0
GLA0	BSMTF	1.0	2340.0	212.0	2340.0
GLA1	MA	1.0	2880.0	272.0	2880.0
BSMT	BSMTU	1.0	220.0	64.0	220.0
GAR	AGF	1.0	540.0	96.0	540.0
	Net LIVABLE	cnt	0 (rounded)		5,220
	Net BUILDING	cnt	5 (rounded)		4,148

COMMENT TABLE 1

DRAWN BY NRC 02/05/2009
 UPDATED BY JRONDEMA 4/14/16
 UPDATED BY CLOBERG 04/28/25

COMMENT TABLE 2

JIS 04/16/25

COMMENT TABLE 3

CYCLE L3