

Acct ID: 515669 MTL: 061W050001100 Date: **4/16/23** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 11286 BEAVERHILL RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 63678 Year: 2024

Last Date Appraised: 09/21/2021 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: 2024 - Tags/Permit (Demolished)

Owner: KARTAL, SPIRIDON Roll Type: R

Cycle: **2** Sales Verification Other: _____ Inspection level: 1 **2** **3** 4 LCB TTO INSP AV: 641403

RMV Land: 503830 RMV Imp: 1092660 RMV Total: 1596490 MAV: 602970 MSAV: 38433 SAV: 91047

Comment: 22-23 L2 9/21/22 CLUKE

New GB w/ LTH @ 100%

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	91470	0

Land

Site: 2 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Homesite Description: FOUR BENCH IRR RMV: 35620 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 9100150

Site: 3 Code Area: 91470 Size: 3.49 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 124300 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 9100150

Site: 4 Code Area: 91470 Size: 3.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 150180 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974

Site: 5 Code Area: 91470 Size: 4.12 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 153730 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 158 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 84690
 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 Oversized Detached	5	Low Cost	1400	0	0	1960	1960	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 151 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3161 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 694490
 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	3161	4	FB-3	2021	2021	ROOF, HVAC+, KIT, BATH - 3	Y N
Garage Attached	5	Finished	1440	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS EXCELLENT	5	0	2021	65489	1

Bldg: 5 Code Area: 91470 Stat Class: 107 Year Blt: Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 19940
 Func Obsc: 50 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
SWIMMING POOL	5	504	2007	19938	0

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 356	Year Blt:	Eff Year Blt: 2005	Sq.Ft: 224	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:		RMV: 1740	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	



Floors

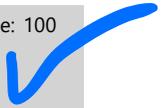
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Excellent	5	Finished	224	0	0	0	2005	FAIR

Exception: Y N

Accessories

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

Bldg: 4	Code Area: 91470	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 5400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 291800	
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	6	Finished	5400	0	0	2021	2021	EXCLT
GP Building Attic	6	Finished	900	0	FB-1	2021	2021	BATH - 1

Exception: Y N

Accessories

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

351 613 S 26x56 Aug 2024 New
 355 LT14 15x56 2024 New



ACCOUNT # 515669 DATE: 4/16/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE 6B
 STAT / CLASS 351
 SIZE 24x56
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT 0 N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS 353
 SIZE 15x56
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT 0 N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
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 COMMENT: _____

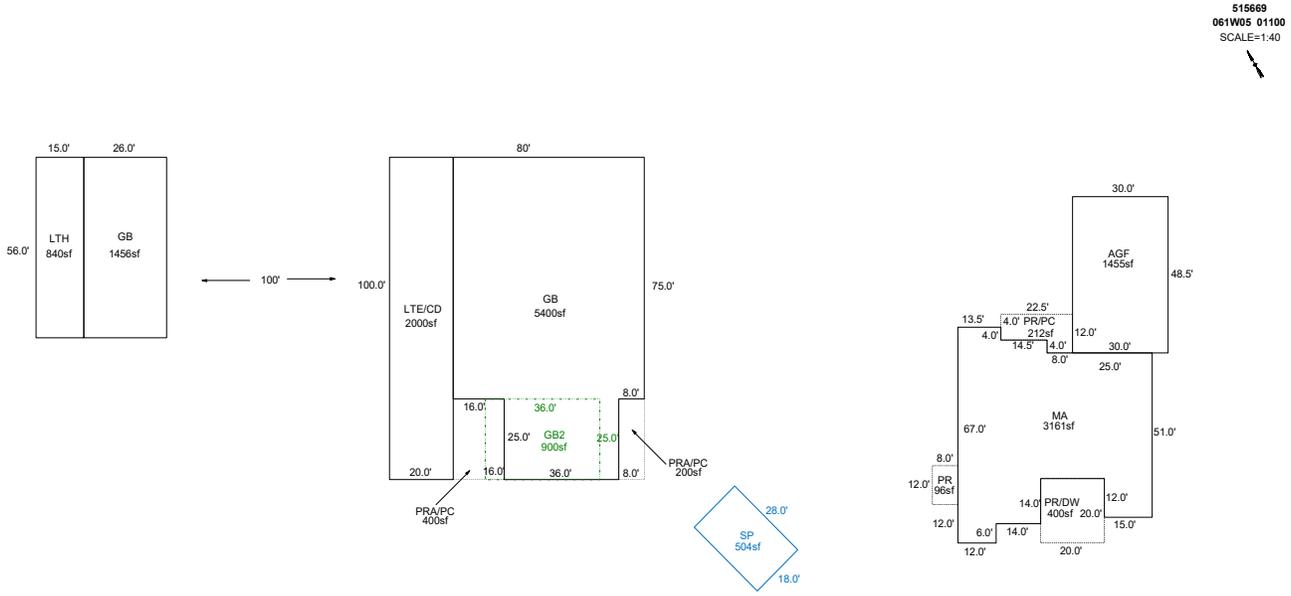
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515669 Parcel No.: 061W05 01100
 Property Address: 11286 BEAVERHILL RD NE
 City: TURNER County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	5400.0	320.0	
	LTE/CD	1.0	2000.0	240.0	
	SP	1.0	504.0	92.0	
	GB	1.0	1456.0	164.0	
	LTH	1.0	840.0	142.0	10200.0
GBA2	GB2	1.0	900.0	122.0	900.0
GLA1	MA	1.0	3161.0	280.0	3161.0
GAR	AGF	1.0	1455.0	157.0	1455.0
P/P	PR	1.0	96.0	40.0	
	PR/DW	1.0	400.0	80.0	
	PR/PC	1.0	212.0	69.0	
	PRA/PC	1.0	200.0	66.0	
	PRA/PC	1.0	400.0	82.0	1308.0
	Net LIVABLE	cnt	0 (rounded)		3,161
	Net BUILDING	cnt	6 (rounded)		11,100

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/28/17
 UPDATED BY CJURAN 01/19/2021 555-20-007858
 UPDATED BY CJURAN 12/07/2022
 UPDATED BY CJURAN 01/04/2024
 UPDATED BY CLOBERG 04/25/25

COMMENT TABLE 2

11/17/2022 MLH
 MLH 12/29/2023
 JJS 04/16/25

COMMENT TABLE 3

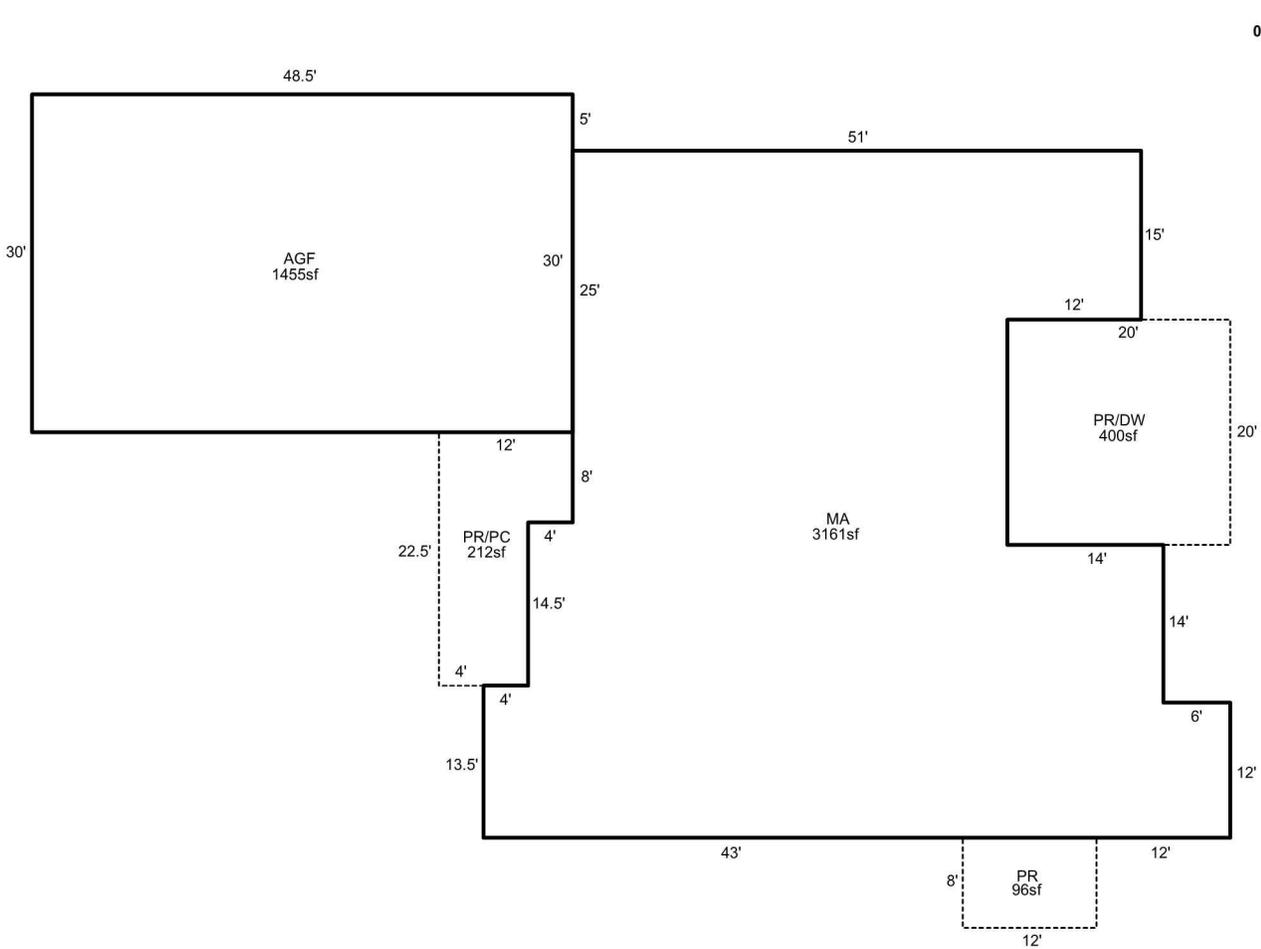
REVIEW L2
 TAGS L4
 CYCLE L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R15669 Parcel No.: 061W05 01100
 Property Address: 11286 BEAVERHILL RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3161.0	280.0	3161.0
GAR	AGF	1.0	1455.0	157.0	1455.0
P/P	PR/DW	1.0	400.0	80.0	
	PR	1.0	96.0	40.0	
	PR/PC	1.0	212.0	69.0	708.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/28/17
 UPDATED BY CJURAN 01/19/2021 555-20-007858

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,161