

Acct ID: 515763 MTL: 061W09AD01000 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12324 W CHURCH RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 63345 Year: 2024

Last Date Appraised: 02/13/2009 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
 Owner: BOEN, ROBERT G Roll Type: R
 Cycle **2** Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO **INSP** AV: 148514
 RMV Land: 509350 RMV Imp: 187070 RMV Total: 696420 MAV: 106680 MSAV: 41834 SAV: 101094

Comment:
AM Existing MS

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: 2	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 58780	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 09100150					
Site: 3	Code Area: 91470	Size: 6.00 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 405570	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 09100150					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 91470	Stat Class: 134	Year Blt: 1920	Eff Year Blt: 1920	Sq.Ft: 2262	% Complete: 100
Desc:	Multi Story above grade with basement		Dimensions:		RMV: 164570	
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	3	Finished	1638	2	FB-1	1920	1920	BATH - 1, KIT, ROOF, HVAC	Y N
Attic	3	Finished	624	2	0	1920	1920		Y N
Basement	3	Unfinished	884	0	0	1920	1920		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1920	14787	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 355	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 576	% Complete: 100
Desc:	Lean-to Heavy (LTH)		Dimensions: 36x16		RMV: 1870	
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
Lean-to Heavy Duty	5	Finished	576	0	0	1993	1993	FAIR	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 91470	Stat Class: 351	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1584	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 44x36		RMV: 9910	
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
General Purpose Bldg	5	Finished	1584	0	0	1988	1988	FAIR	Y N

Accessories

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

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: 1990 Eff Year Blt: 1990 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 8440
 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	1152	0	0	1990	1990	FAIR

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: 355 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 576 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 32x18 RMV: 1870
 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 Heavy Duty	5	Finished	576	0	0	1993	1993	FAIR

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: 354 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 252 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 14x18 RMV: 410
 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	252	0	0	1988	1988	FAIR

Accessories

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

353 MS 5 28x35 Aug 2022 Existing



ACCOUNT # 515763 DATE: 4/16/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR 335 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: _____

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: _____

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 MS
 STAT / CLASS 353
 SIZE 28x35
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2022
 EFF YR 2022
 % COMP 100
 EXCEPT Y N
 MISC: _____
 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: _____

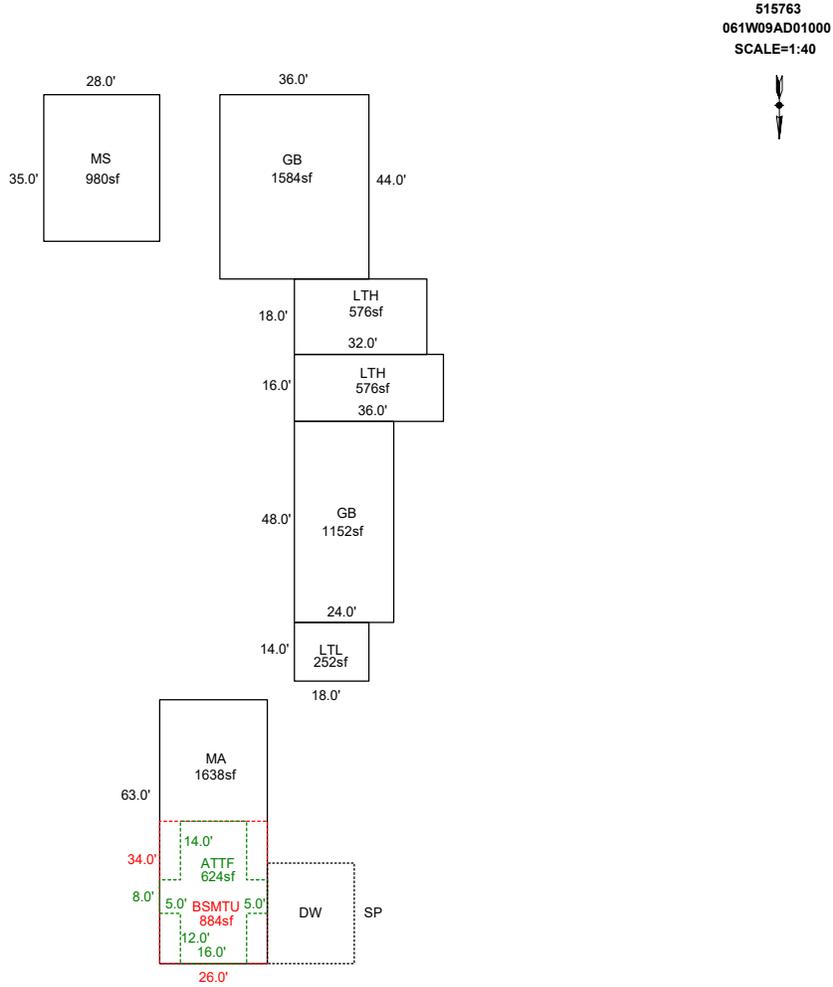
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515763 Parcel No.: 061W09AD01000
 Property Address: 12324 W CHURCH RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: 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	GB	1.0	1584.0	160.0	
	LTH	1.0	576.0	100.0	
	LTH	1.0	576.0	104.0	
	GB	1.0	1152.0	144.0	
	LTL	1.0	252.0	64.0	
	MS	1.0	980.0	126.0	5120.0
GLA1	MA	1.0	1638.0	178.0	1638.0
GLA2	ATTF	1.0	624.0	120.0	624.0
BSMT	BSMTU	1.0	884.0	120.0	884.0
P/P	DW	1.0	504.0	90.0	504.0

DRAWN BY JRONDEMA 8/30/17
 UPDATED BY CLOBERG 4/25/25

COMMENT TABLE 2

COMMENT TABLE 3

JIS 04/16/25

CYCLE L2

Net LIVABLE	cnt	0	(rounded)	2,262
Net BUILDING	cnt	6	(rounded)	5,120