

Acct ID: 515765 MTL: 061W09AD00900 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12354 W CHURCH RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68742 Year: 2024

Last Date Appraised: 02/13/2009 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:

Owner: ROBERT W RUEF LLC Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 351528

RMV Land: 375230 RMV Imp: 444760 RMV Total: 819990 MAV: 281980 MSAV: 69548 SAV: 124331

Comment:

Upd Apex

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: 100070 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 09100150

Site: 3 Code Area: 91470 Size: 2.00 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 230160 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: 141 Year Blt: 1974 Eff Year Blt: 1988 Sq.Ft: 2813 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 365750
 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	2813	3	FB-2/ HB-1	1974	1988	BATH - 2, BTH - 1, KIT+, ROOF, HVAC+, FP - 2	Y N
Garage Attached	4	Finished	575	0	0	1974	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1210	1988	3264	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1988	23157	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 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	5	Finished	80	0	0	2001	2001		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 91470 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 3720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x46 RMV: 79010
 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
Attic	6	Finished	960	0	0	2006	2006		Y N
General Purpose Bldg	6	Finished	2760	0	0	2006	2006	FAIR	Y N

Accessories

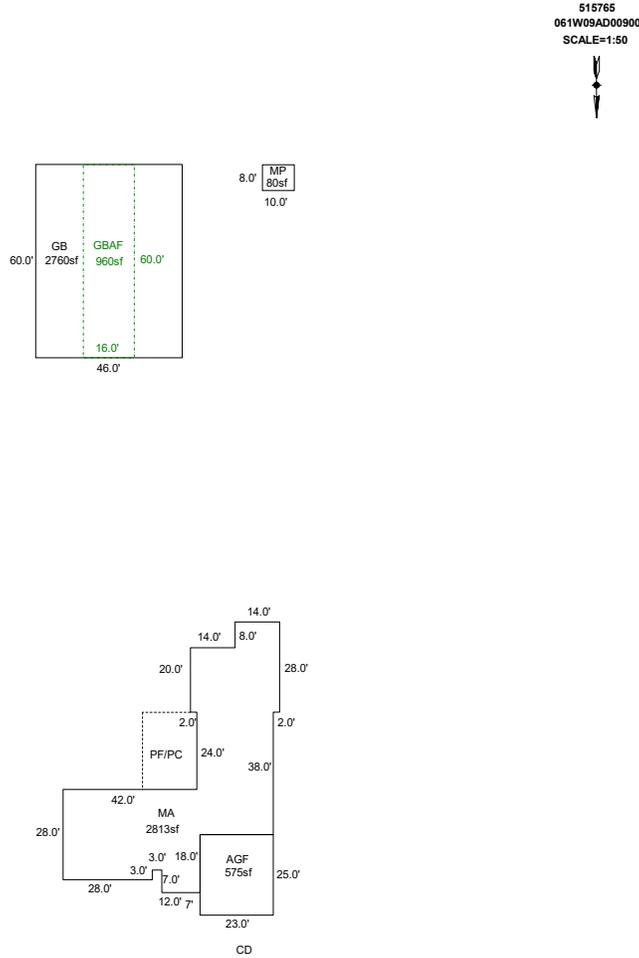
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515765 Parcel No.: 061W09AD00900
 Property Address: 12354 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	80.0	36.0	
	GB	1.0	2760.0	212.0	2840.0
GBA2	GBAF	1.0	960.0	152.0	960.0
GLA1	MA	1.0	2813.0	314.0	2813.0
GAR	AGF	1.0	575.0	96.0	575.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/30/17
 UPDATED BY CLOBERG 04/25/25

COMMENT TABLE 2

JIS 04/16/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	0	(rounded)		2,813
Net BUILDING	cnt	3	(rounded)		3,800