

Acct ID: 515767 MTL: 061W090000200 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12225 RUEF LN NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68744 Year: 2024

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

Owner: RUEF, CLEMENT J SR LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 324976

RMV Land: 861550 RMV Imp: 383030 RMV Total: 1244580 MAV: 246630 MSAV: 78346 SAV: 221359

Comment:

UPA INV

Notations

RP/MS	Code	Description
RP	505	SEE ACCOUNT NOTES - 505
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 18600 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 06-07: RECALC SETUP;#19, 06-29-05

Site: 2 Code Area: 91470 Size: 12.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 239250 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100150

Site: 3 Code Area: 91470 Size: 31.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 555500 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100150

Site: 4 Code Area: 91470 Size: 6.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 3200 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 143 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 2269 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 380480
 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	2269	3	FB-3	1971	1971	BATH - 3, KIT+, ROOF, HVAC, FP - 1	Y N
Basement	4	Unfinished	2021	0	0	1971	1971		Y N
Garage Attached	4	Finished	475	0	0	1971	1971	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1971	27528	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 2550
 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	280	0	0	1994	1994	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No R15767

File No 061W09 00200

Property Address 12225 Ruef Ln NE

City Mt Angel

State OR

Zip 97362

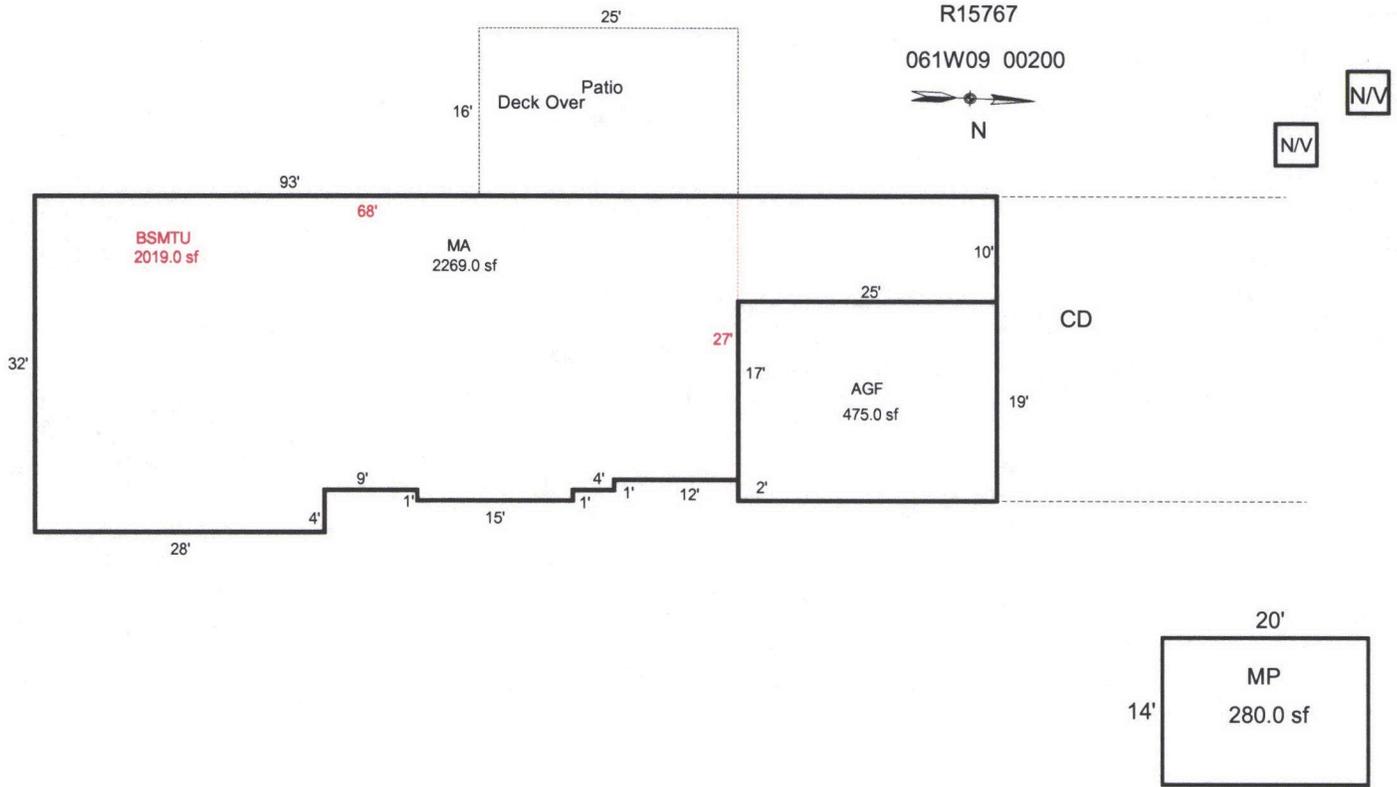
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2269.0	252.0	2269.0
BSMT	BSMTU	1.00	2019.0	202.0	2019.0
P/P	Patio	1.00	400.0	82.0	400.0
GAR	AGF	1.00	475.0	88.0	475.0
OTH	MP	1.00	280.0	68.0	
	N?V	1.00	16.0	16.0	
	N?V	1.00	16.0	16.0	312.0

Comment Table 1

Apex by JA 1/05/09

Comment Table 2

JJS 4.16.25 Cycle L3

Comment Table 3

Net LIVABLE Area

(Rounded w/ Factors)

2269