

Acct ID: 515768 MTL: 061W09A000500 Date: **4/16/25** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 12255 RUEF LN NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68745 Year: 2024

Last Date Appraised: 05/03/2019 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
 Owner: GROOMES, LARRY & GROOMES, PAMELA Roll Type: R
 Cycle **3** Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 273820
 RMV Land: 217840 RMV Imp: 332860 RMV Total: 550700 MAV: 273820 MSAV: 0 SAV: 0
 Comment:

upl Inv

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: 0.68 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **LSD** Value Source: Rural Restrictive Description: RMV: 172840 Exception: Y N
 Adjustment(s): **65011** Fire Patrol: Description:
 Comments: 09100150//06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 141 Year Blt: 1930 Eff Year Blt: 1996 Sq.Ft: 2442 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 332350
 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	2442	3	FB-3	1930	1996	BATH - 3, KIT+, ROOF, HVAC+	Y N
Garage Attached	4	Finished	576	0	0	1996	1996	ROOF	Y N

Accessories

474 F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4500	2009	12555	1	Y N
PATIO	4	144	1996	689	1	Y N
PATIO	4	200	1996	957	1	Y N
ROOF EXTENSION PATIO COVER	4	36	1996	908	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 510
 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	120	0	0	1975	1975	F	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W09A 00500

File No R15768

SUBJECT

Property Address 12255 Ruef Ln NE

City MT ANGEL

County MARION

State OR

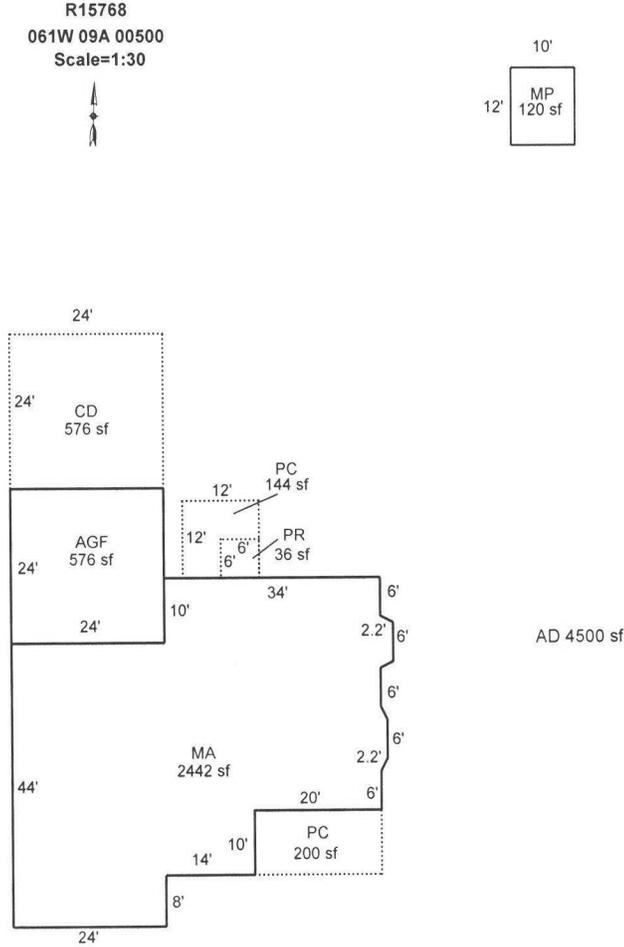
Zip 97362

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2442	227	2442
GAR	AGF	1.00	576	96	576
DW	CD	1.00	576	96	576
PR	PR	1.00	36	24	36
PC	PC	1.00	200	60	
	PC	1.00	144	48	344
OTH	MP	1.00	120	44	120
Net LIVABLE Area (rounded w/ factors)					2442

Comment Table 1

Apex by JA 2/24/09
UPDATED BY CHRIS 5/7/19

Comment Table 2

5/1/19 S.R. #94

Comment Table 3

cycle, ver.

JSS 4.10.25 Cycle L3