

Acct ID: 516250 MTL: 061W150000700 Date: **S.B.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12579 HOOK RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 88991 Year: 2024

Last Date Appraised: 02/26/2009 Appraiser: JORDAN SCHULTZ Retag: **N** Tag info:

Owner: AUGUSTUS, JOSHUA Roll Type: R

Cycle **3** Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 280173

RMV Land: 598400 RMV Imp: 356820 RMV Total: 955220 MAV: 242010 MSAV: 38163 SAV: 100693

Comment:

Add existing GB + LTH, up IN

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: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 42760 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 09100150

Site: 3 Code Area: 91470 Size: 8.42 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 414000 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 9100150 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 8.9 TTL ACRES

Site: 4 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD D Value Source: Woodlot Description: FARM WOODLOT RMV: 42760 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 09100150

Site: 5 Code Area: 91470 Size: 1.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 53880 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1787 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 214360

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	1787	3	FB-2	1978	1978	BATH - 2, KIT+, HVAC, FP - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1978	21762	1

Bldg: 2 Code Area: 91470 Stat Class: 148 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 51320

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 Detached	4	Finished	702	0	0	1978	1978	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 148 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 71120

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	
Garage Oversized Detached	4	Finished	1120	0	0	2005	2005	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4	Code Area: 91470	Stat Class: 351	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 1406	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 37x38		RMV: 19400	
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	1406	0	0	2005	2005	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 91470	Stat Class: 354	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 240	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 620	
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	5	Finished	240	0	0	2005	2005		Exception: Y N

Accessories

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

351 GB S 30x30 Fair 2016(FA) Existing
 355 LTL 38x17 2021 Existing

BOTH NEW

ACCOUNT # 516250 DATE: 5/6/25 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 GB
 STAT / CLASS 351
 SIZE 30x30
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2016
 EFF YR EST
 % COMP 100
 EXCEPT Y N
 MISC: _____

TYPE LTH
 STAT / CLASS 355
 SIZE 38x17
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2021
 EFF YR EST
 % COMP 100
 EXCEPT Y N
 MISC: _____

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: _____

COMMENT: 2016
Accessories

COMMENT: 2021
Accessories

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: _____

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

COMMENT: _____

COMMENT: _____



30x30
GB
2016



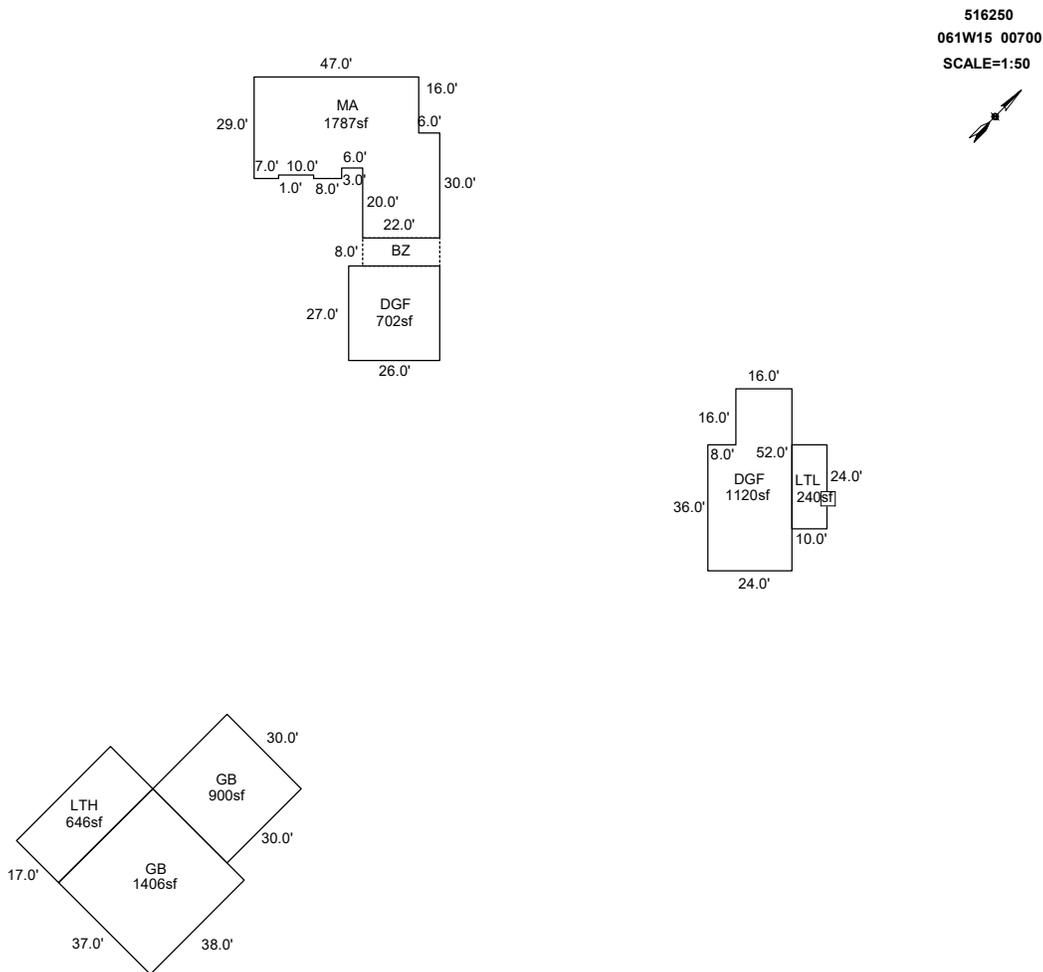
38x17
LTH
2021

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516250 Parcel No.: 061W15 00700
 Property Address: 12579 HOOK 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	GB	1.0	1406.0	150.0	
	LTL	1.0	240.0	68.0	
	GB	1.0	900.0	120.0	
	LTH	1.0	646.0	110.0	3192.0
GLA1	MA	1.0	1787.0	206.0	1787.0
GAR	DGF	1.0	702.0	106.0	
	DGF	1.0	1120.0	152.0	1822.0
P/P	BZ	1.0	176.0	60.0	176.0
	Net LIVABLE	cnt	0 (rounded)		1,787
	Net BUILDING	cnt	4 (rounded)		3,192

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/31/17
 UPDATED BY CLOBERG 05/13/25

COMMENT TABLE 2

JIS 05/06/25

COMMENT TABLE 3

CYCLE L3

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W15 00700

File No R16250

SUBJECT	Property Address 12579 HOOK RD NE		
	City MT ANGEL	County MARION	State OR
	Zip 97362		
	Owner		
	Client		
Appraiser Name			

IMPROVEMENTS SKETCH

AREA CALCULATIONS

Scale: 1" = 50'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1787	206	1787
GBA1	GB	1.00	1332	146	
	LTL	1.00	240	68	1572
GAR	DGF	1.00	702	106	
	DGF	1.00	1120	152	1822
P/P	BZ	1.00	176	60	176
Net LIVABLE Area			(rounded w/ factors)		1787
Net BUILDING Area			(rounded w/ factors)		1572

Comment Table 1	
DRAWN BY JRONDEMA 8/31/17	
Comment Table 2	Comment Table 3
<p style="font-size: 1.2em; color: blue;">JSS 5.6.25</p>	<p style="font-size: 1.2em; color: blue;">Cycle L3</p>