

Acct ID: 515739 MTL: 061W08DA00100 Date: 8/8/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 11464 W CHURCH RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 63321 Year: 2024

Last Date Appraised: 02/12/2009 Appraiser: JORDAN SCHULTZ Retac: Y Tag info: \_\_\_\_\_  
 Owner: MARVIN F & VIRGINIA T HEYNDERICKX JRLT & Roll Type: R  
 Cycle Tag Sales Verification Other: Vet DQ Inspection level: 1 2 3 4 LCB TTO INSP AV: 241414  
 RMV Land: 336540 RMV Imp: 275220 RMV Total: 611760 MAV: 176380 MSAV: 65034 SAV: 154895  
 Comment: 22-23: MDL LEVEL 4 06/02/22 UPDATED VIEW ADJ //

**Notations**  
Vet DQ, Adj PH MV, Adj new GB @ 95%, Upd Apex  
Start after 1/1/25

RP/MS	Code	Description	RMV	Code Area	Exception
RP	ZONED	FARM EFU ZONED			

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
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: 143090	Exception: Y N	
Adjustment(s): VWGR, GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009						
Site: 3	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI Value Source: Farm Use - EFU		Description: TWO BENCH IRR		RMV: 148450	Exception: Y N	
Adjustment(s): VWGR, GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 91470	Stat Class: 142	Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 2313	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 273660	
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	1585	3	FB-1/ HB-1	1964	1964	BATH - 1, KIT+, FP - 1, HVAC, ROOF, BTH - 1	Exception: Y N
Second Floor	4	Finished	728	2	0	1964	1964	HVAC	Exception: Y N
Garage Attached	4	Finished	520	0	0	1964	1964	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1964	19809	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 2	Code Area: 91470	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 442	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 34x13		RMV: 1390	
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	442	0	0	1975	1975	<b>F</b>	Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 91470	Stat Class: 354	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 210	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 15x14		RMV: 170	
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

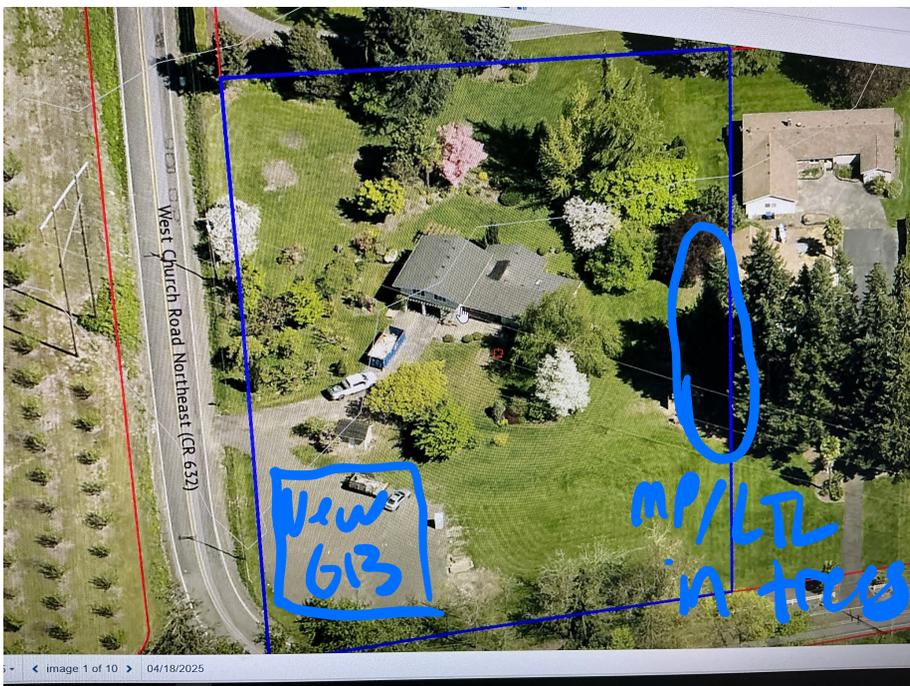
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Light Duty	4	Finished	210	0	0	1975	1975		Exception: 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
No accessory data available					



Percent Complete Form

Account # 515739

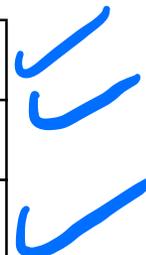
Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%



335

APPR _____	Date <u>5/8/15</u>	YR For <u>25-26</u>	% COMP <u>95</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

PH @ 100%

ACCOUNT # SLS73A DATE: 8/8/25 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: \_\_\_\_\_

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 PH/MP  
 STAT / CLASS 311  
 SIZE 7x12  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

COMMENT: NV

TYPE GB  
 STAT / CLASS 351  
 SIZE 50x40  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR 2025  
 % COMP 95  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: No doors or windows

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

COMMENT: \_\_\_\_\_

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

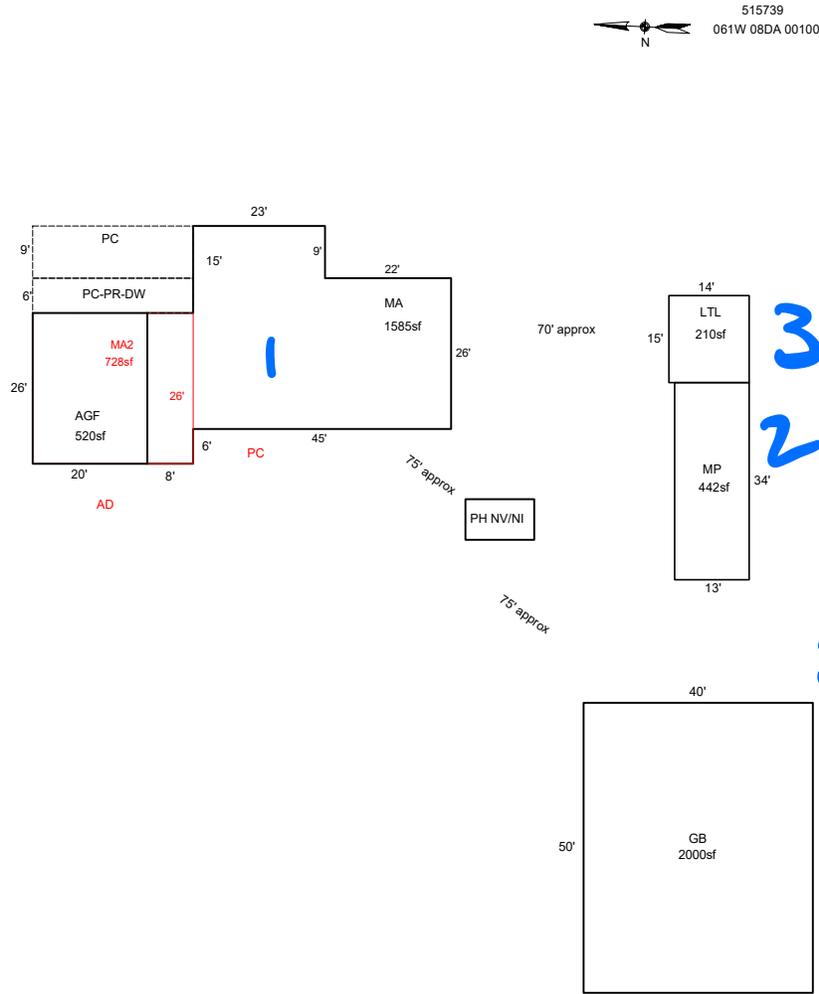
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 061W 08DA 00100 Parcel No.: 515739  
 Property Address: 11464 W Church Rd NE  
 City: Mt Angel County: 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	2000.0	180.0	2000.0
GLA1	MA	1.0	1585.0	188.0	
	MA2	1.0	728.0	108.0	2313.0
GAR	AGF	1.0	520.0	92.0	520.0
OTH	MP	1.0	442.0	94.0	
	LTL	1.0	210.0	58.0	652.0
P/P	PC	1.0	252.0	74.0	
	PC-PR-DW	1.0	168.0	68.0	420.0
	Net LIVABLE	cnt	2 (rounded)		2,313
	Net BUILDING	cnt	1 (rounded)		2,000

### COMMENT TABLE 1

Apex by JA 1/05/09  
 UPDATED BY WWILLIAMS 8/13/25

### COMMENT TABLE 2

8/8/25 JJS

### COMMENT TABLE 3

CYCLE L3