

Acct ID: 516224 MTL: 061W140000900 Date: 6/5/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 SDT
 Situs: 13717 DOWNS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 86013 Year: 2025

Last Date Appraised: 12/14/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: AMAN ACRES LLC Roll Type: R
 Cycle Tag Sales Verification Other: Clean Up Inspection level: 1 2 3 4 LCB TTO INSP AV: 365302
 RMV Land: 1281100 RMV Imp: 325801 RMV Total: 1606901 MAV: 225430 MSAV: 139872 SAV: 371229
 Comment:

update Inventory Input MLH 7/11/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm Hazardcut

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	91470	0

Land

Site: 1	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <u>0</u>	Value Source: Farm Homesite	Description:			RMV: 14260	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 06-07: RECALC SETUP;#19 07-07-05						
Site: 2	Code Area: 91470	Size: 47.74 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 782720	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1974 / 9100150/ 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 54.35 TTL ACRES 06-07: F05-0657 LLA BETWEEN R16223 & R16224						
Site: 3	Code Area: 91470	Size: 29.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 434120	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1974 / 09100150						

Improvements - Residence / Manufactured Structures *EYB Roof/Paint 1931*

Bldg: 1	Code Area: 91470	Stat Class: 132	Year Blt: 1907	Eff Year Blt: <u>1907</u>	Sq.Ft: 3440	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 202590	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1544	1	FB-1	1907	1907	HVAC, ROOF, KIT-, BATH - 1	Y N
Second Floor	3	Finished	960	4	FB-1	1907	1907	HVAC, BATH - 1	Y N
Attic	3	Finished	936	0	0	1907	1907	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	1	1907	16050	1

Exception: Y N

Improvements - Accessory Buildings *1999*

Bldg: 2	Code Area: 91470	Stat Class: 341	Year Blt: 1979	Eff Year Blt: <u>1979</u>	Sq.Ft: 128	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 16x8		RMV: 540	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	128	0	0	1979	1979	<i>Fair</i>	Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 341 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 432 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 24x18 RMV: 1360

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Utility Building	6	Finished	4000	0	0	1999	1999	FAIR

Exception: Y N

Accessories

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

Bldg: 10 Code Area: 91470 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: 96x30 RMV: 5157
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	2880	0	0	2007	2007	

Exception: Y N

Accessories

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

Bldg: 11 Code Area: 91470 Stat Class: 357 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: 96x30 RMV: 5626
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	2880	0	0	2010	2010	

Exception: Y N

Accessories

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

Bldg: 13 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2007 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 5157
 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
Frost Control	4	Finished	2880	0	0	2007	2007	

Exception: Y N

Delete

Accessories

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

Bldg: 14 Code Area: 91470 Stat Class: 357 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 5626
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	2880	0	0	2010	2010	

Exception: Y N

Accessories

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

Bldg: 15 Code Area: 91470 Stat Class: 905 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 20000
 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
No floor data available								

Accessories

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

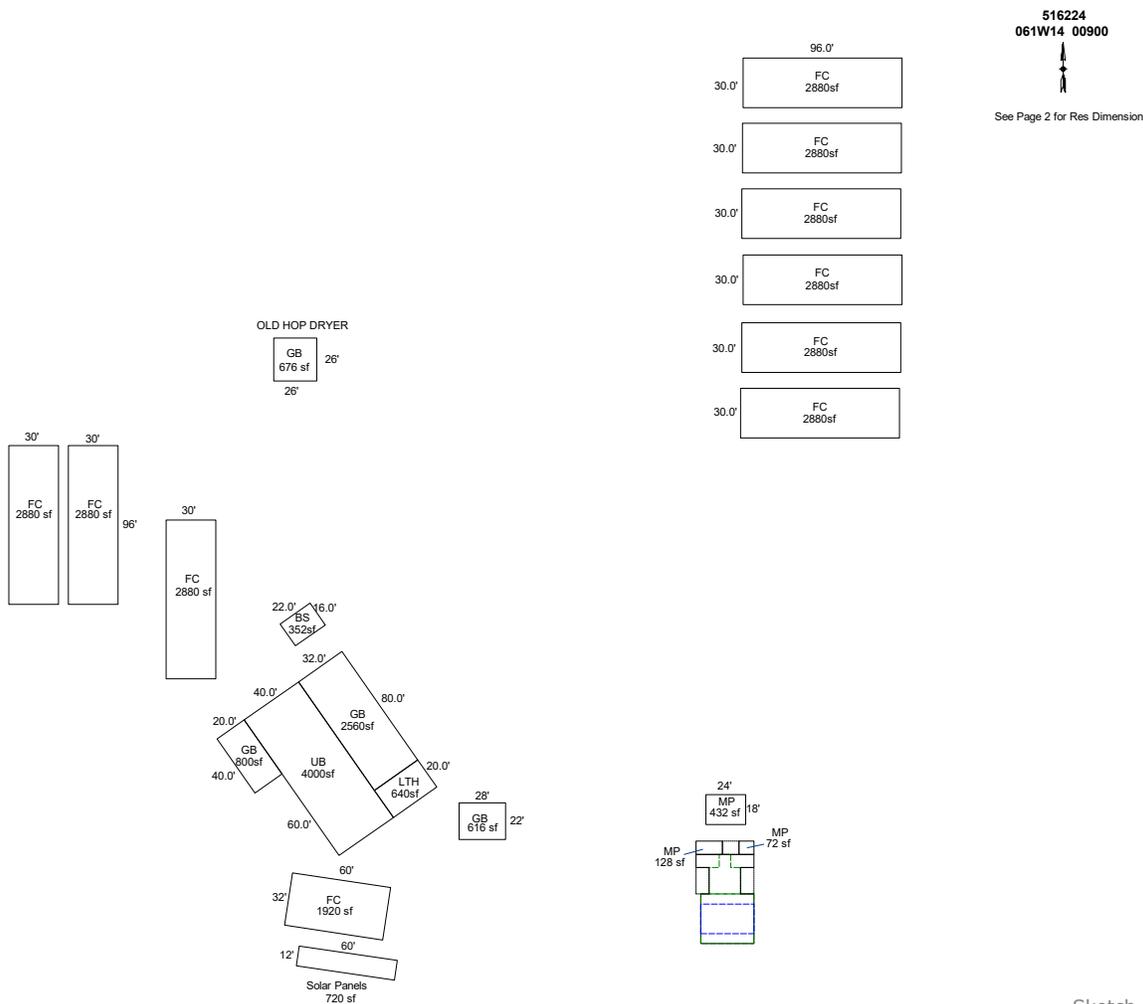
(5) 357 FC 4 2009 30x96 Exempt
 322 BS 1999 16x22 I/O
 354 LTH 1999 20x32 I/O
 5

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516224 Parcel No.: 061W14 00900
 Property Address: 13717 DOWNS RD NE
 City: MT ANGEL County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	2880.0	252.0	
	GB	1.0	800.0	120.0	
	GB	1.0	676.0	104.0	
	FC	1.0	2880.0	252.0	
	FC	1.0	2880.0	252.0	
	FC	1.0	2880.0	252.0	
	FC	1.0	2880.0	252.0	
	FC	1.0	1920.0	184.0	
	GB	1.0	616.0	100.0	
	MP	1.0	432.0	84.0	
	MP	1.0	72.0	34.0	
	LTH	1.0	640.0	104.0	
	MP	1.0	128.0	48.0	
	BS	1.0	352.0	76.0	
	FC	1.0	2880.0	252.0	
	FC	1.0	2880.0	252.0	
		12 addl items			
	Net LIVABLE	cnt	0 (rounded)		3,440
	Net BUILDING	cnt	20 (rounded)		38,116

COMMENT TABLE 1

APEX BY CE 1/10/11
 UPDATED BY CLOBERG 07/11/25

COMMENT TABLE 2

MLH 06/06/25

COMMENT TABLE 3

CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

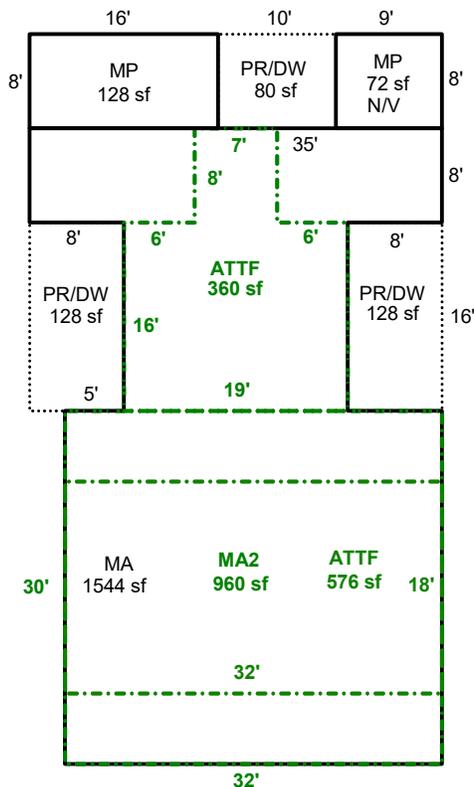
File No.: 516224 Parcel No.: 061W14 00900
 Property Address: 13717 DOWNS RD NE
 City: MT ANGEL County: State: OR ZipCode: 97362
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

516224
061W14 00900



See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	128.0	48.0		APEX BY CE 1/10/11 UPDATED BY CLOBERG 07/11/25	
	MP	1.0	72.0	34.0	200.0		
GLA1	MA	1.0	1544.0	204.0	1544.0		
GLA2	MA2	1.0	960.0	124.0			
	ATTF	1.0	360.0	86.0	1320.0		
GLA3	ATTF	1.0	576.0	100.0	576.0		
P/P	PR/DW	1.0	128.0	48.0			
	PR/DW	1.0	128.0	48.0			
	PR/DW	1.0	80.0	36.0	336.0		
	Net LIVABLE	cnt	0 (rounded)		3,440		
	Net BUILDING	cnt	2 (rounded)		200		

COMMENT TABLE 2	COMMENT TABLE 3
MLH 06/06/25	CLEAN UP L4











