

Acct ID: 537435 MTL: 061E080000800 Date: 8.26.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 9862 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58748 Year: 2024

Last Date Appraised: 04/28/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: DUNCAN, DAVID G & DUNCAN, SUSAN J Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 491382

RMV Land: 733910 RMV Imp: 912820 RMV Total: 1646730 MAV: 448980 MSAV: 42402 SAV: 111827

Comment:

**Upl Int, Driveway blocked, LY Finish**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	40470	0

Land

Site: 2 Code Area: 40470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 30010 Exception: Y N

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

Comments: Liability year - 2009 / 00400150

Site: 3 Code Area: 40470 Size: 16.92 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 583880 Exception: Y N

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

Comments: Liability year - 1974 / 00400150

Site: 4 Code Area: 40470 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 75020 Exception: Y N

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

Comments: Liability year - 1980 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M// 00400150 // 07-08: CLACKAMAS COUNTY BOUNDARY CHANGE: ACREAGE WAS .94 - NOW .92

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 40470 Stat Class: 154 - Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 5555 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 754580

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	5 -	Finished	2288	0	FB-2	2013	2013	BATH - 2, KIT, ROOF, HVAC, FP - 4	Y N
Second Floor	5 -	Finished	2118	3	FB-2	2013	2013	BATH - 2, BATH+, HVAC, FP - 1	Y N
Attic	5 -	Finished	1149	0	0	2013	2013	HVAC	Y N
Basement	5 -	Unfinished	216	0	0	2013	2013		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	108	2013	3488	1	Y N
YARD IMPROVEMENTS AVERAGE	5	1	2013	35910	1	Y N

Bldg: 4 Code Area: 40470 Stat Class: 148 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 792 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 152900

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
Attic	4	Finished	792	0	0	2013	2013		Y N
Garage Oversized Detached	4	Finished	1232	0	0	2013	2013	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 40470 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1088 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 68x16 RMV: 3050  
 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: Y N
Machine Shed	5	Finished	1088	0	0	1979	1979	F	

**Accessories**

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

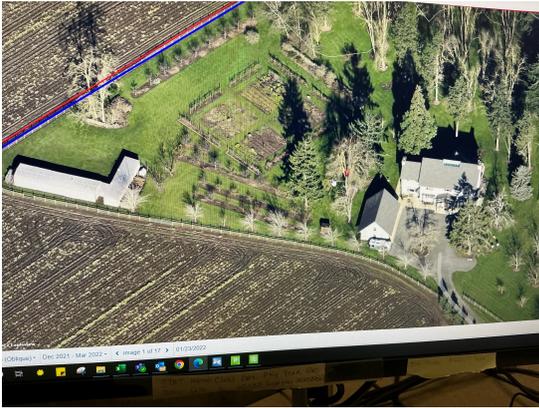
Bldg: 2 Code Area: 40470 Stat Class: 351 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 648 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 54x12 RMV: 2290  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	4	Finished	648	0	0	1986	1986	F	

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

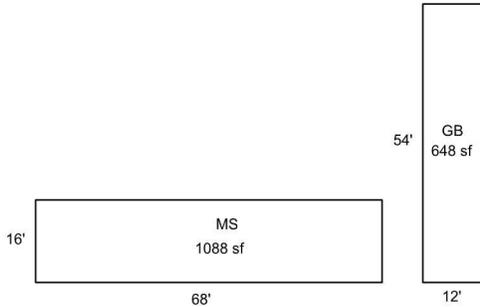
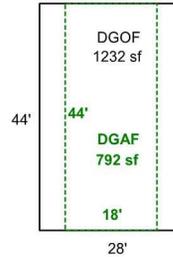
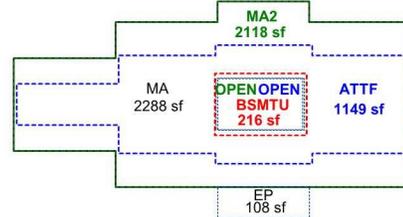
## SUBJECT INFO

File No.: 537435 Parcel No.: 061E08 00800  
 Property Address: 9862 WAGON RD  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

537435  
 061E08 00800  
 SCALE 1:40

SEE PAGE 2 FOR RES DIMENSIONS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	648.0	132.0	
	MS	1.0	1088.0	168.0	1736.0
GLA1	MA	1.0	2288.0	228.0	2288.0
GLA2	MA2	1.0	2118.0	228.0	2118.0
GLA3	ATTF	1.0	1149.0	200.0	1149.0
BSMT	BSMTU	1.0	216.0	60.0	216.0
P/P	EP	1.0	108.0	48.0	108.0

### COMMENT TABLE 1

Drawn by SH 2-21-13  
 UPDATED BY SRAGSDALE 12/10/13  
 Updated 1/16/14  
 UPDATED BY JRONDEMA 5/16/17  
 UPDATED BY JRONDEMA 5/23/17

### COMMENT TABLE 2

4.24.17 SR#94 CYCLE  
*JJS*  
*8.28.25*

### COMMENT TABLE 3

*Cycle*  
*L3164*

Net LIVABLE	cnt	3	(rounded)	5,555
Net BUILDING	cnt	2	(rounded)	1,736

