

Acct ID: 537403 MTL: 061E060000100 Date: 826.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 11352 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 50837 Year: 2024

Last Date Appraised: 01/08/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: ROSS, LARRY L & ROSS, MARILYNN D Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 457415
 RMV Land: 1112450 RMV Imp: 665940 RMV Total: 1778390 MAV: 353530 MSAV: 103885 SAV: 285813

Comment:

Add Existing MS + FC

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	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: 14320	Exception: Y N
Adjustment(s):	GSOIL, WOOD, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 00400150					
Site: 3	Code Area: 40470	Size: 58.00 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: 954890	Exception: Y N
Adjustment(s):	GSOIL, WOOD, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1974 / 400150// 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 58.0 TTL ACRES					
Site: 4	Code Area: 40470	Size: 4.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BISS	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR SPECIAL SOUTH			RMV: 63140	Exception: Y N
Adjustment(s):	GSOIL, WOOD, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1974 / 00400150					
Site: 5	Code Area: 40470	Size: 3.15 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 45100	Exception: Y N
Adjustment(s):	GSOIL, WOOD, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 00400150					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 40470	Stat Class: 143	Year Blt: 1914	Eff Year Blt: 1983	Sq.Ft: 2903	% Complete: 100
Desc:	One Story with basement		Dimensions:		RMV: 434650	
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	1576	6	FB-2	1914	1983	BATH - 2, ROOF, HVAC, FP - 2, KIT	Y N
First Floor	4	Finished	667	0	0	1914	1983		Y N
Basement	4	Unfinished	1564	0	0	1914	1983	HVAC	Y N
Basement	4	Finished	660	0	0	1914	1983		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS EXCELLENT	6	1	1983	51480	1	Y N

Improvements - Accessory Buildings

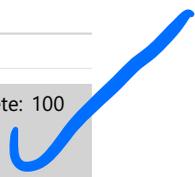
Bldg: 2	Code Area: 40470	Stat Class: 342	Year Blt: 2010	Eff Year Blt: 2014	Sq.Ft: 9000	% Complete: 100
Desc:	Metal Component Building (MC)		Dimensions: 150x60		RMV: 230740	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Metal Componet Bldg	6	Finished	9000	0	0	2010	2014	FAIR	Y N

Accessories

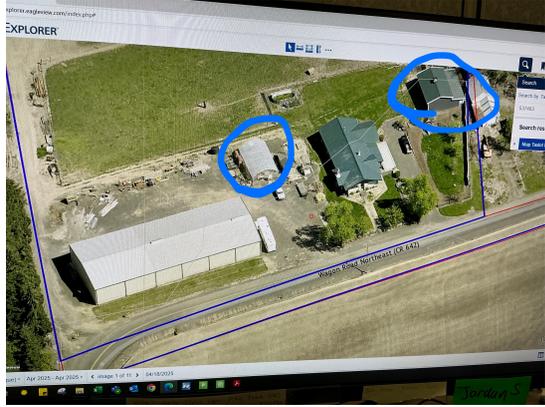
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 3	Code Area: 40470	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 100	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 10x10		RMV: 550				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	100	0	0	2002	2002	FAIR	
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
PATIO	4	100	2002	319	1	Exception: Y N			



357 FC 40x20 F 2021 Existing

353 MS S 35x35 F 2022 ~~Existing~~

NEW SINCE LAST ONSITE

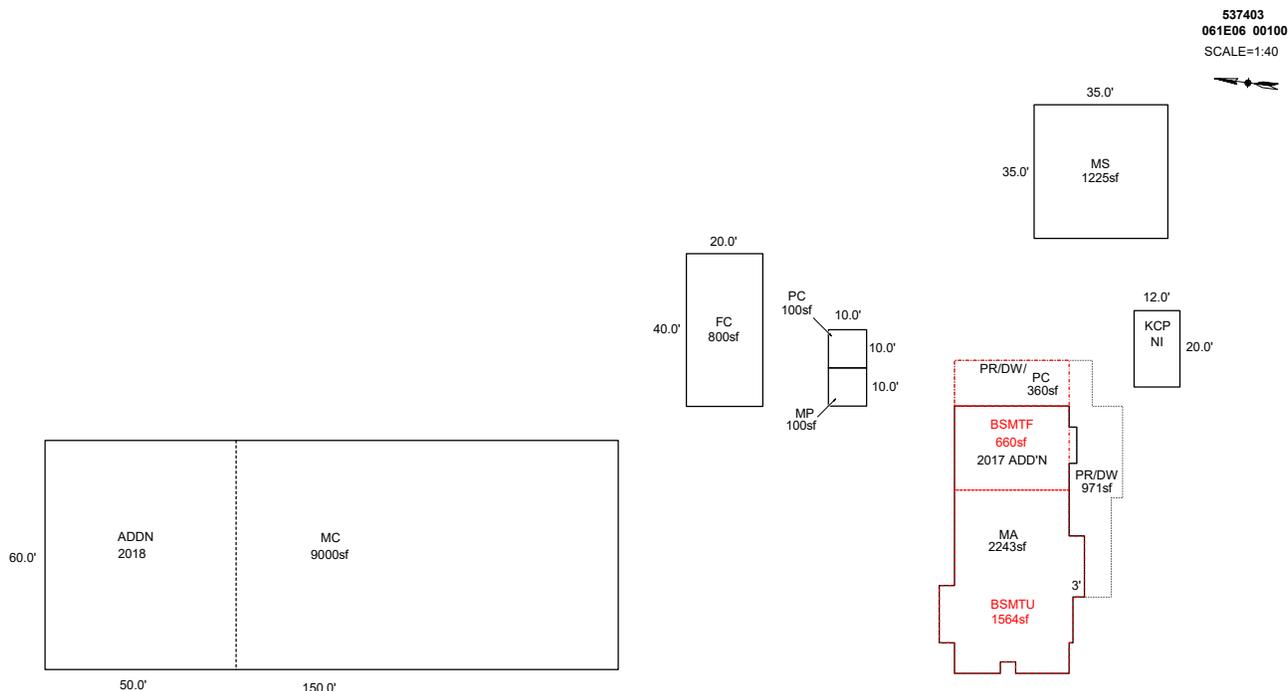


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537403 Parcel No.: 061E06 00100
 Property Address: 11352 Wagon Rd NE
 City: Mt Angel County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

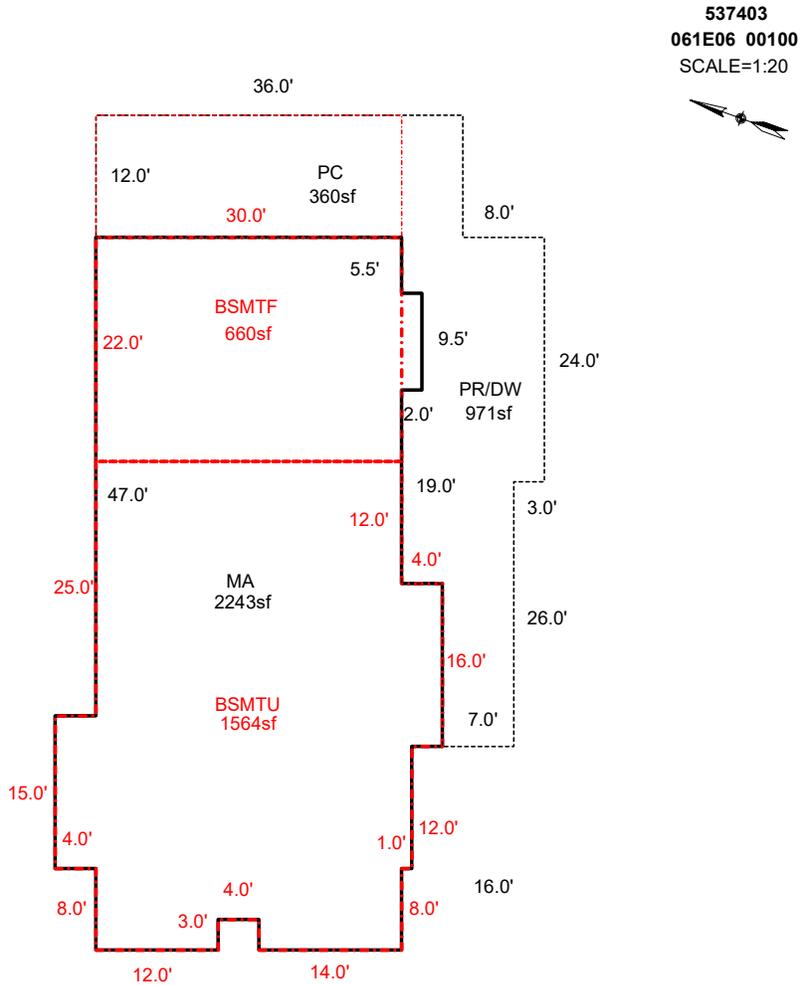
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MC	1.0	9000.0	420.0		Apex by RW 04/09/08 Del LB, LTI, Add MC - CE 2/4/11 UPDATED BY JRONDEMA 1/3/19 UPD BY PH 03.20.20 UPDATED BY CLOBERG 10/09/25					
	MP	1.0	100.0	40.0							
	FC	1.0	800.0	120.0							
	MS	1.0	1225.0	140.0	11125.0						
GLA0	BSMTF	1.0	660.0	104.0	660.0			COMMENT TABLE 2			
GLA1	MA	1.0	2243.0	226.0	2243.0					COMMENT TABLE 3	
BSMT	BSMTU	1.0	1564.0	178.0	1564.0						
YI1	PC	1.0	100.0	40.0	100.0	01.08.20 SR #94 JJS 08/26/25					
	Net LIVABLE	cnt	0 (rounded)		2,903	TAGS CYCLE L3					
	Net BUILDING	cnt	4 (rounded)		11,125						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537403 Parcel No.: 061E06 00100
 Property Address: 11352 Wagon 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
GLA0	BSMTF	1.0	660.0	104.0	660.0
GLA1	MA	1.0	2243.0	226.0	2243.0
BSMT	BSMTU	1.0	1564.0	178.0	1564.0

COMMENT TABLE 1

Apex by RW 04/09/08
 Del LB, LTI, Add MC - CE 2/4/11
 UPDATED BY JRONDEMA 1/3/19
 UPD BY PH 03.20.20
 UPDATED BY CLOBERG 10/09/25

COMMENT TABLE 2

01.08.20 SR #94
 JJS 08/26/25

COMMENT TABLE 3

TAGS
 CYCLE L3

Net LIVABLE cnt 0 (rounded) 2,903

SKETCH/AREA TABLE ADDENDUM

Parcel No **061E06 00100**

File No **R37403**

SUBJECT

Property Address **11352 Wagon Rd NE**

City **Mt Angel**

State **OR**

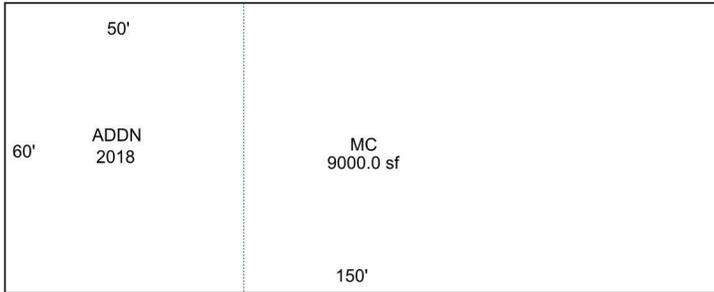
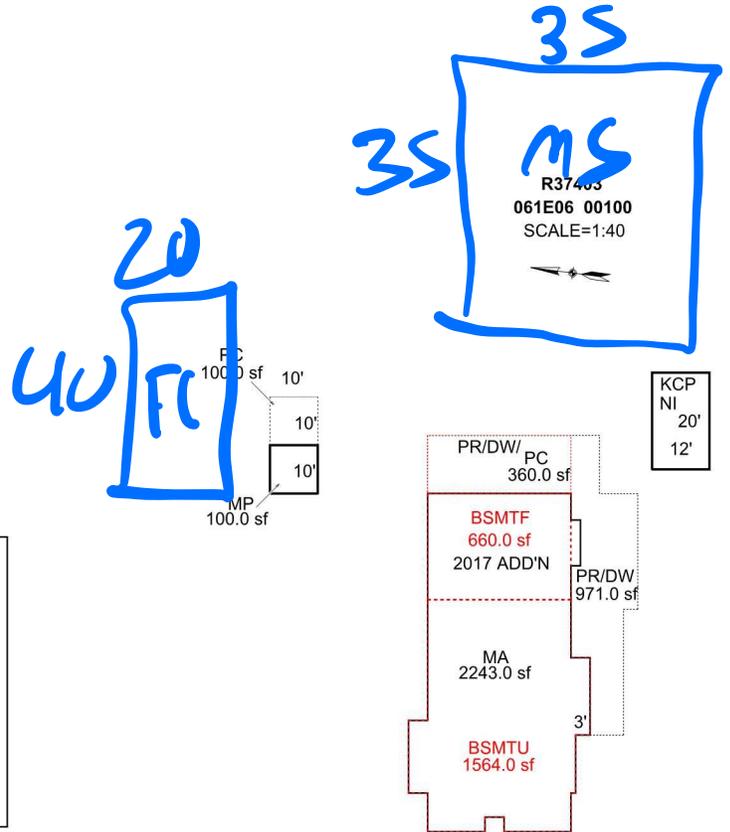
Zip **97362**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 40'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2243.00	226.0	2243.00
GLA0	BSMTF	1.00	660.00	104.0	660.00
GBA1	MC	1.00	9000.00	420.0	9100.00
	MP	1.00	100.00	40.0	1564.00
BSMT	BSMTU	1.00	1564.00	178.0	1564.00
YI1	PC	1.00	100.00	40.0	100.00

Comment Table 1

Apex by RW 04/09/08
Del LB, LTI, Add MC - CE 2/4/11
UPDATED BY JRONDEMA 1/3/19
UPD BY PH 03.20.20

Comment Table 2

01.08.20 SR #94

JJS
82625

Comment Table 3

TAGS

CYCLE L3

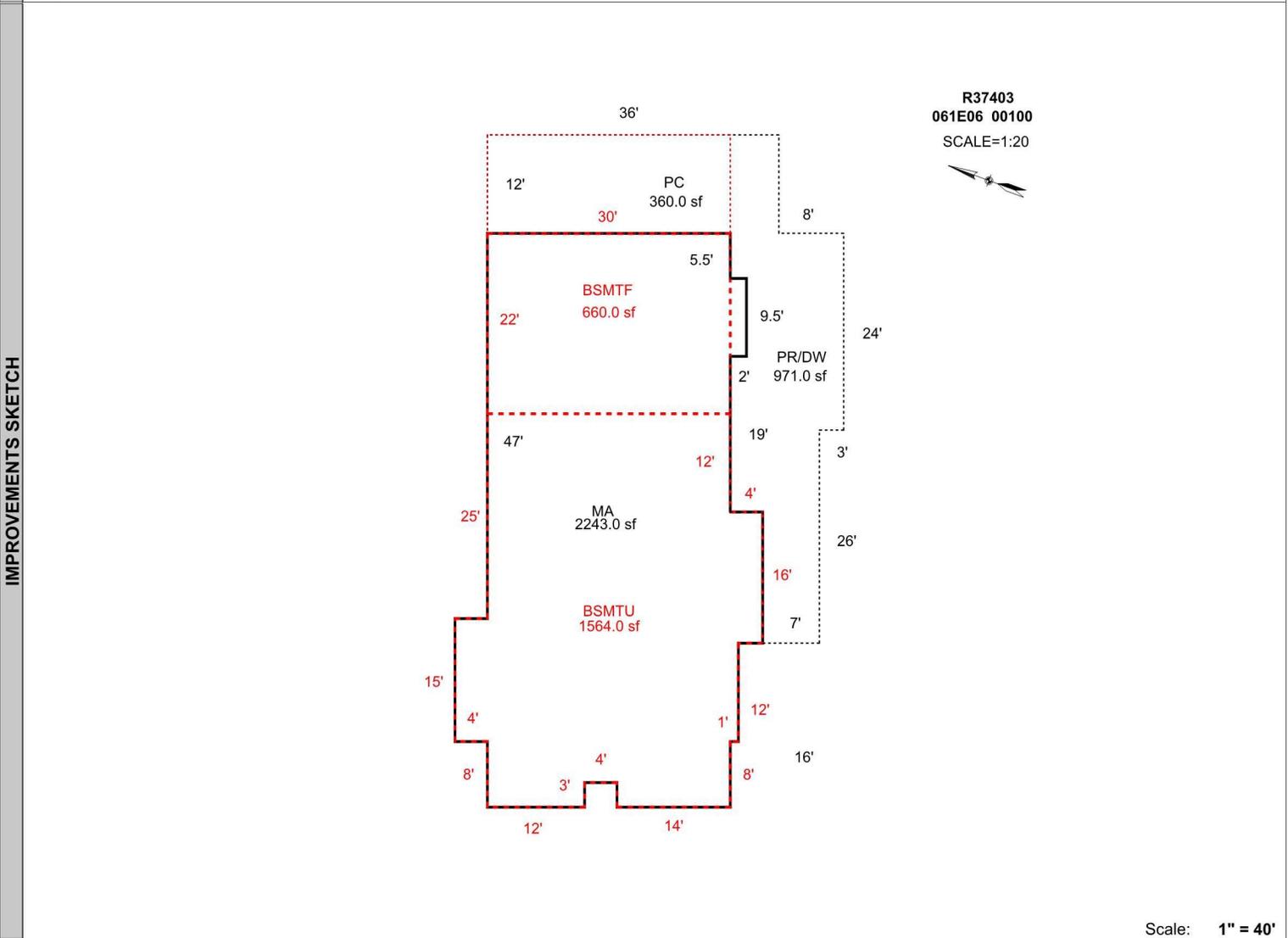
Net LIVABLE Area (rounded w/ factors) **2903**
Net BUILDING Area (rounded w/ factors) **9100**

SKETCH/AREA TABLE ADDENDUM

Parcel No **061E06 00100**

File No **R37403**

SUBJECT	Property Address 11352 Wagon Rd NE
	City Mt Angel State OR Zip 97362
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2243.00	226.0	2243.00
GLA0	BSMTF	1.00	660.00	104.0	660.00
BSMT	BSMTU	1.00	1564.00	178.0	1564.00
Net LIVABLE Area (rounded w/ factors)					2903

Comment Table 1	
Apex by RW 04/09/08 Del LB, LTI, Add MC - CE 2/4/11 UPDATED BY JRONDEMA 1/3/19 UPD BY PH 03.20.20	

Comment Table 2	Comment Table 3
01.08.20 SR #94	TAGS