

Acct ID: 537433 MTL: 061E080000600 Date: 8.21.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
Situs: 10011 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 146693 Year: 2024

Last Date Appraised: 04/24/2017 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info:  
Owner: KRAEMER, AUSTIN Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 376673  
RMV Land: 395080 RMV Imp: 426880 RMV Total: 821960 MAV: 360940 MSAV: 15733 SAV: 82819  
Comment:

Notations AM 2022 FC

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: 6B Value Source: Farm Homesite Description: SIX BENCH RMV: 54830 Exception: Y N  
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / LY 2009 00400150

Site: 3 Code Area: 40470 Size: 2.82 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: 187190 Exception: Y N  
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974 / LY 1974 00400150

Site: 5 Code Area: 40470 Size: 0.12 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDS Value Source: Woodlot Description: TWO BENCH DRY SOUTH SPECIAL RMV: 7620 Exception: Y N  
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / LY 1980 00400150

Site: 7 Code Area: 40470 Size: 1.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 73020 Exception: Y N  
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: LY 1974 00400150

Site: 8 Code Area: 40470 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 27420 Exception: Y N  
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: LY 1974 00400150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40470 Stat Class: 142 + Year Blt: 1928 Eff Year Blt: 1976 Sq.Ft: 2855 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 374290  
 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	2095	2	FB-2	1928	1976	BATH - 2, KIT+, HVAC+, ROOF	Y N
Attic	4 +	Finished	760	0	0	1928	1976	HVAC+	Y N
Garage Attached	3	Finished	616	0	0	1996	1996	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1976	29106	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 40470 Stat Class: 353 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 9600 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 120x80 RMV: 40820  
 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	6	Finished	9600	0	0	1987	1987	FAIR	

**Accessories**

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

Bldg: 3 Code Area: 40470 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2400 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 100x24 RMV: 11770  
 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	2400	0	0	1990	1990	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 40470 Stat Class: 325 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100  
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 0  
 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
Grain Bin	4	Finished	0	0	0	1981	1981		

**Accessories**

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

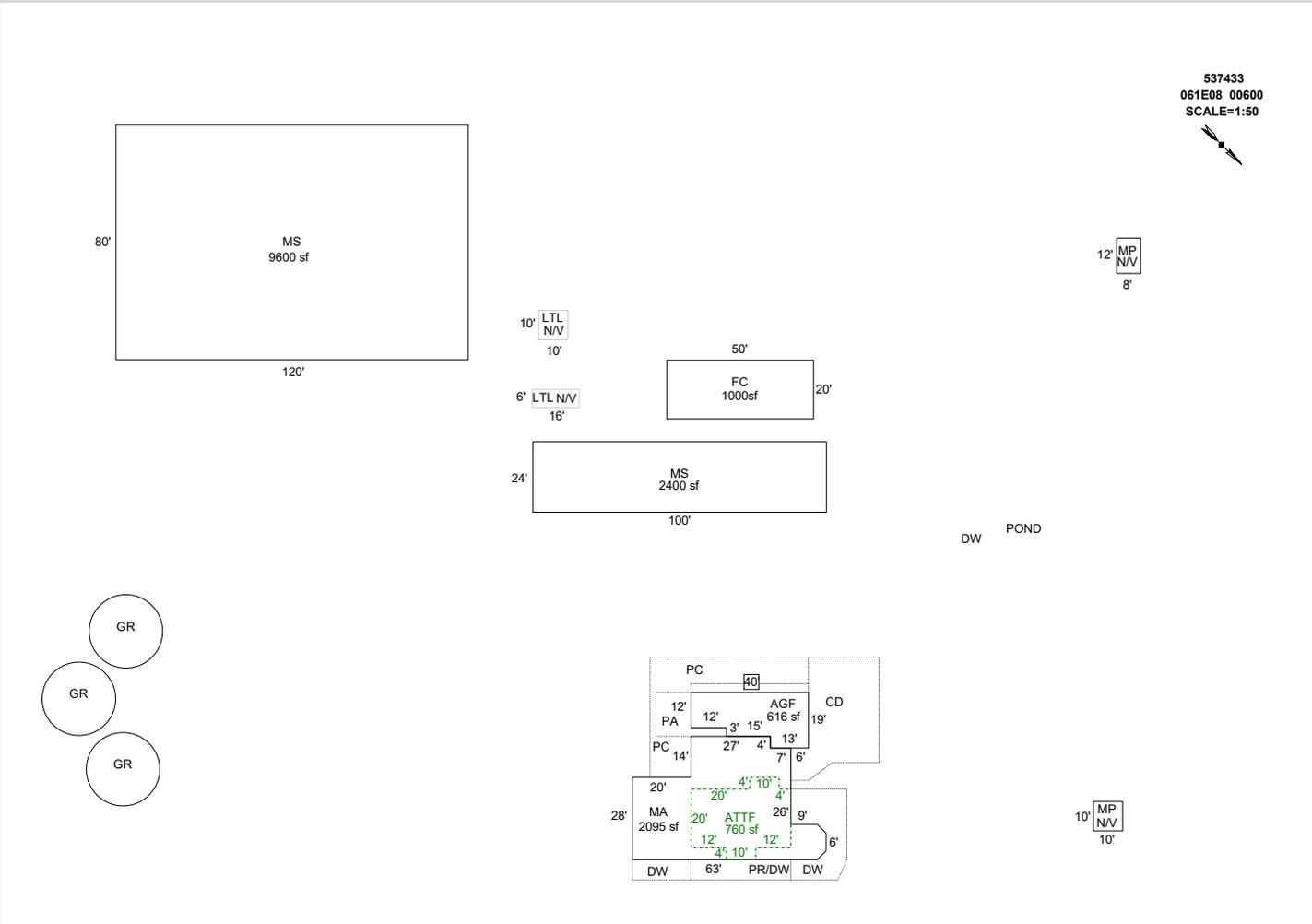
357 FC 50x20 2022 Existing 100%.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537433 Parcel No.: 061E08 00600  
 Property Address: 10011 WAGON RD NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



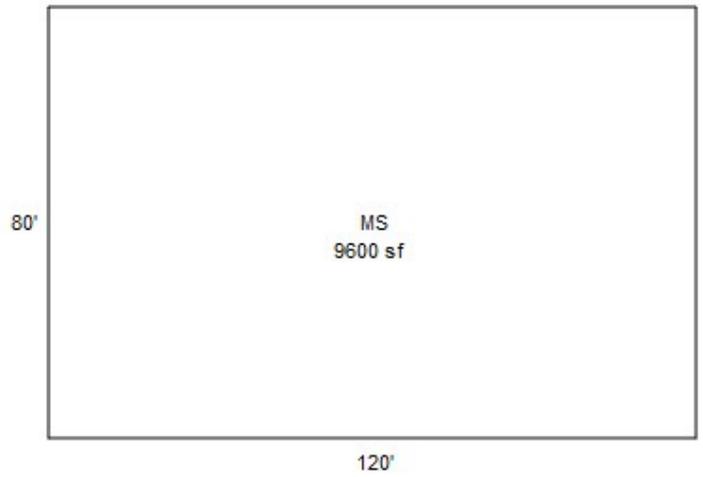
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	2400.0	248.0		DRAWN BY JRONDEMA 5/24/17 UPDATED BY JRONDEMA 6/2/17 UPDATED BY CLOBERG 10/09/25	
	MS	1.0	9600.0	400.0			
	GR	1.0	490.9	78.5			
	GR	1.0	490.9	78.5			
	GR	1.0	490.9	78.5			
	FC	1.0	1000.0	140.0	14472.6		
GLA1	MA	1.0	2095.0	212.5	2095.0		
GLA2	ATTF	1.0	760.0	124.0	760.0		
GAR	AGF	1.0	616.0	118.0	616.0		
						<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						4.24.17 SR #94 CYCLE, NV JJS 08/21/25	CYCLE L3
Net LIVABLE		cnt	0	(rounded)	2,855		
Net BUILDING		cnt	6	(rounded)	14,473		

R37433  
061E08 00600  
SCALE=1:50



12' MP  
N/V  
8'

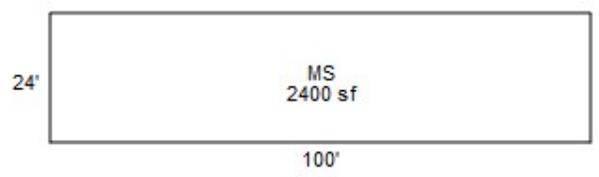


10' LTL  
N/V  
10'

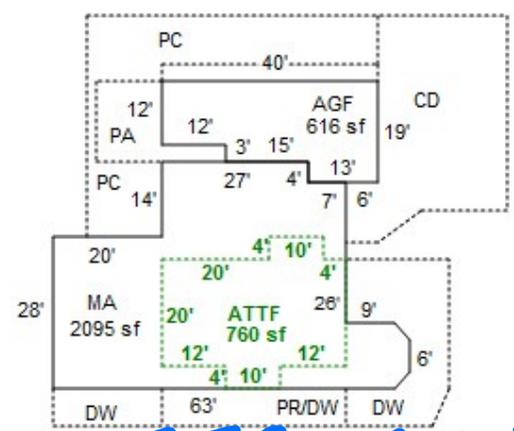
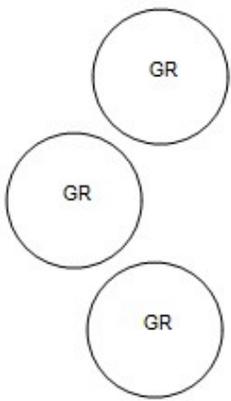
FC<sub>so</sub>

6' LTL  
N/V  
16'

FC 20



DW POND



10' MP  
N/V  
10'

SSS 8.21.23 cycle 43

