

Acct ID: 537440 MTL: 061E070000200 Date: **8.21.25** Appr: **SSS** Prop Class: 451 RMV Prop Class: 451
 Situs: 10471 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 73142 Year: 2024

Last Date Appraised: 12/20/2018 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: SCHERBAKOV, ANTONE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 268250
 RMV Land: 348090 RMV Imp: 163720 RMV Total: 511810 MAV: 268250 MSAV: 0 SAV: 0
 Comment:

House Remodel, 4th Fl

Notations
 No notation data available.

OSDs

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

Land

Site: 2	Code Area: 40470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 78920	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	400150					
Site: 3	Code Area: 40470	Size: 2.47 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 224170	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	400150					

Improvements - Residence / Manufactured Structures

2004 R/P/S/D

Bldg: 1 Code Area: 40470 Stat Class: 131 + Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 1302 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 149050
 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	3 +	Finished	1302	3	FB-2	1981	1948	BATH - 2, KIT+, ROOF, HVAC, FP - 1	Y N
Garage Attached	3	Finished	528	0	0	1981	1948	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1948	11048	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 40470 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1995 Sq.Ft: 1600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x40 RMV: 14670
 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
General Purpose Bldg	5	Finished	1600	0	0	1989	1995	FAIR	Y N

Accessories

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

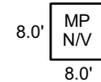
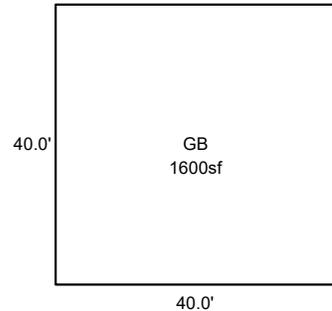
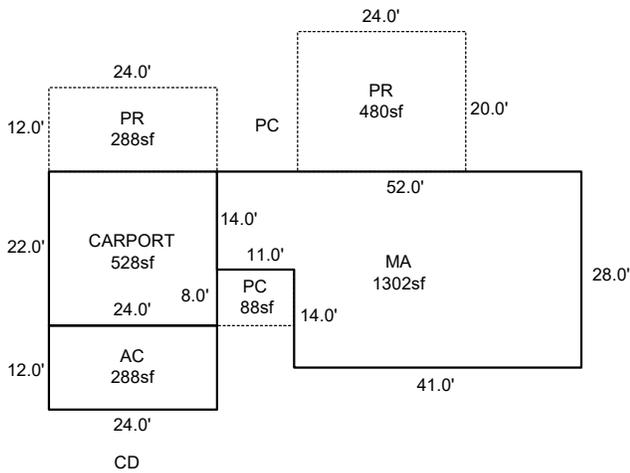
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537440 Parcel No.: 061E07 00200
 Property Address: 10471 Wagon Rd NE
 City: Mt Angel County: State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

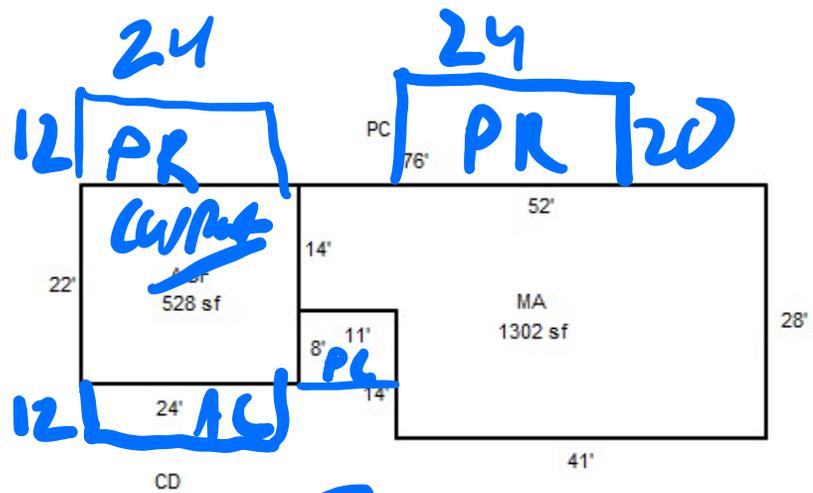
SKETCH

537440
061E07 00200
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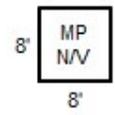
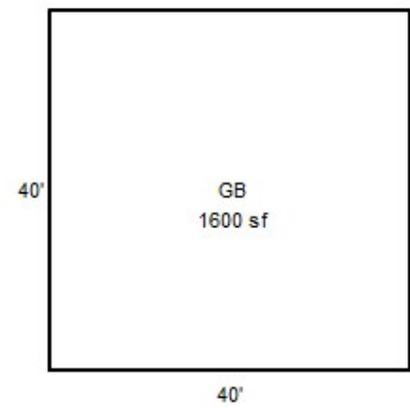


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	1600.0	160.0	1600.0	Apex by RW 04/16/08 UPDATED BY CLOBERG 10/09/25					
GLA1	MA	1.0	1302.0	160.0	1302.0						
GAR	CARPORT	1.0	528.0	92.0	816.0						
P/P	PR	1.0	288.0	72.0							
	PR	1.0	480.0	88.0							
	PC	1.0	88.0	38.0	856.0						
	Net LIVABLE	cnt	0 (rounded)		1,302	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>JIS 08/21/25</td> <td>CYCLE L3</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	JIS 08/21/25	CYCLE L3
COMMENT TABLE 2	COMMENT TABLE 3										
JIS 08/21/25	CYCLE L3										
	Net BUILDING	cnt	1 (rounded)		1,600						



2020 updates



SS 8.21.25 Cycle L3