

Summary

Lead Appr: WW 11/17

Clerk:

Lead Clerk:

Appr: JJS 1.22.26

Print Date:

9/26/2025

Acct ID: 515739

MTL: 061W08DA00100

Date: 1.22.25

Appr: JJS

Prop Class: 551

RMV Prop Class: 451

Situs: 11464 W CHURCH RD NE MOUNT ANGEL OR 97362

MaSaNh: 02 06 000

Unit: 63321

Year: 2025

Last Date Appraised: 08/08/2025

Appraiser: JORDAN SCHULTZ

Tag: Y

N

Tag info: 2026 - FARM/FOREST MAINTENNACE/NOTATION (L3: IMAGERY WITH ST REVIEW)

Owner: BELL, HOLLY

Last Sales Date: 01/17/2025

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 246878

RMV Land: 369140

RMV Imp: 377970

RMV Total: 747110

MAV: 0

MSAV: 66538

SAV: 166287

Comment: 25-26: L3 8.8.25 JJS

22-23: MDL LEVEL 4 06/02/22 UPDATED VIEW ADJ //

New GB @ 100%

CWO 11/25/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 180970	Exception: Y	N	
Adjustment(s): VWGR, GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2009						

25-26: Updated land classes

Site: 3	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 138170	Exception: Y	N	
Adjustment(s): VWGR, GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1980						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 91470	Stat Class: 142	Year Blt: 1964	Eff Year Blt: 1983	Sq.Ft: 2313	% Complete: 100.00
Desc: Multi Story above grade	Dimensions:	RMV: 376060				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 179430	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	1585	3	FB-1/ HB-1	1964	1983	BATH - 1, BTH - 1, KIT+, ROOF, HVAC, FP - 1	Y N
Second Floor	4	Finished	728	2	0	1964	1983	HVAC	Y N
Garage Attached	4	Finished	520	0	0	1964	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	1	1983	25680	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 442	% Complete: 100.00
Desc: Multi Purpose Shed (MP)	Dimensions: 34x13	RMV: 1740				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 830	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Multi-Purpose Bldg	4	Finished	442	0	0	1975	1975	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 91470	Stat Class: 354	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 210	% Complete: 100.00
Desc: Lean-to Light (LTL)	Dimensions: 15x14	RMV: 170				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 80	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Lean-to Light Duty	4	Finished	210	0	0	1975	1975		Y N

Accessories

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

Farm Notes

2025FARM

5/30/25: Per CWO check use by new owners 5/1/26.

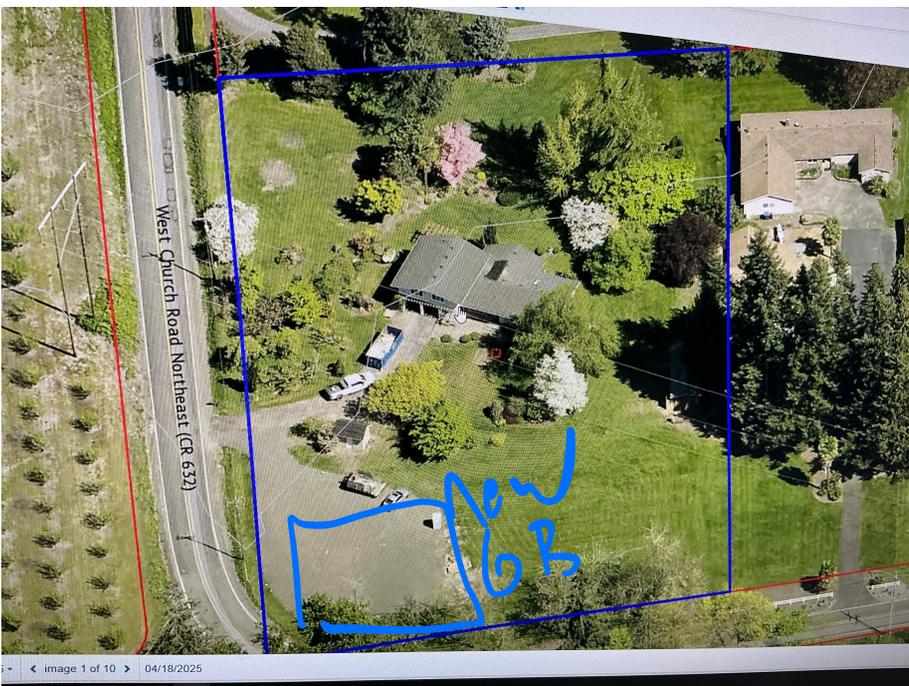
1-15-25: Email to Valerie Boen-Kofstad at Harcourt Realty in Silverton, explaining that we do not observe any farm use and that the existing owners would be disqual this year if not for the pending transfer to new ownership. Included flyers and told her the new folks will need to start farming. //AK

25-26: Per CWO 1-14-25 property is possibly being sold, no farm use evident for a number of years. Informational ordered by title company. Check for use 5/1/25 if property hasn't sold. If it has, check next year for use by new owners./cwo

351 GB S 40X50 Fair 2025 New
355 LTH 10X50 2025 NEW



8/8/25 Photos

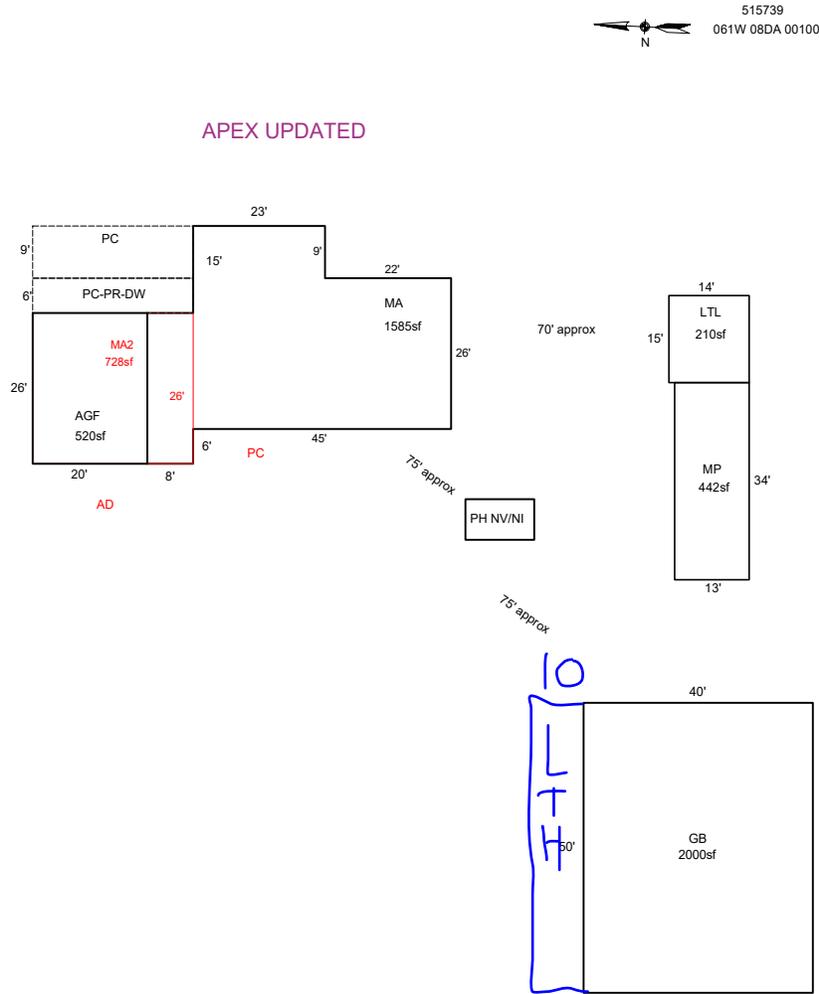


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 061W 08DA 00100 Parcel No.: 515739
 Property Address: 11464 W Church 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2000.0	180.0	2000.0
GLA1	MA	1.0	1585.0	188.0	
	MA2	1.0	728.0	108.0	2313.0
GAR	AGF	1.0	520.0	92.0	520.0
OTH	MP	1.0	442.0	94.0	
	LTL	1.0	210.0	58.0	652.0
P/P	PC	1.0	252.0	74.0	
	PC-PR-DW	1.0	168.0	68.0	420.0
	Net LIVABLE	cnt	2 (rounded)		2,313
	Net BUILDING	cnt	1 (rounded)		2,000

COMMENT TABLE 1

Apex by JA 1/05/09
 UPDATED BY WWILLIAMS 8/13/25

COMMENT TABLE 2

8/8/25 JJS

JJS 10.22.25

COMMENT TABLE 3

CYCLE L3

Tays L3

Percent Complete Form

Account # 515739

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%



APPR <u>JSS</u> _____	Date <u>5/8/15</u>	YR For <u>25-26</u>	% COMP <u>95</u>
APPR <u>JSS</u> _____	Date <u>10/17/16</u>	YR For <u>26-17</u>	% COMP <u>100</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

PH @ 100%

ACCOUNT # SLS73A DATE: 8/8/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE PH/MP
 STAT / CLASS 341
 SIZE 7X12
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: NV

TYPE GB
 STAT / CLASS 351
 SIZE 50 X 40
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: No doors or windows Finish 10/22/25 L3

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS 355
 SIZE 10X50
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: ATTACHED TO GB