

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 516248 MTL: 061W150000500 Date: 12/8/25 Appr: GRH Prop Class: 551 RMV Prop Class: 501
Situs: 12639 HOOK RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 86037 Year: 2025

Last Date Appraised: 01/23/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: LEGACY LEASING LLC Last Sales Date: 06/07/2002 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 744794
RMV Land: 1136470 RMV Imp: 1016110 RMV Total: 2152580 MAV: 616310 MSAV: 128492 SAV: 318022
Comment: 24-25: L1 1.23.24 MLH

Notations 2023 permit added in 2023 tax year. Add LTH, update inv Farm hazelnut

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	93470	0
2	SPSA	SA SEPTIC	13500	93470	0

Land

Site: 1 Code Area: 93470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Homesite Description: SIX BENCH RMV: 13580 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT

Site: 2 Code Area: 93470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Homesite Description: SIX BENCH RMV: 13580 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2024 (was 1980)

Site: 3 Code Area: 93470 Size: 37.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4B1 Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 563720 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Site: 4 Code Area: 93470 Size: 23.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2B1 Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 392960 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Site: 6 Code Area: 93470 Size: 2.94 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 39930 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 7 Code Area: 93470 Size: 1.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 730 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980
 Walker Ditch

Site: 8 Code Area: 93470 Size: 0.45 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 190 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980
 Pond

Site: 9 Code Area: 93470 Size: 1.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 27310 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Site: 10 Code Area: 93470 Size: 0.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 7470 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 09100158

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 93470 Stat Class: 142 + Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 3295 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 613380
 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
First Floor	4 +	Finished	2250	1	FB-1/ HB-1	2002	2002	BATH - 1, BTH - 1, KIT, ROOF, HVAC+, FP - 1	Exception: Y N
Second Floor	4 +	Finished	865	3	FB-1	2002	2002	BATH - 1, HVAC+	Exception: Y N
Attic	4 +	Low Cost	180	0	0	2002	2002	HVAC+	Exception: Y N
Garage Attached	4	Finished	795	0	0	2002	2002	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	2002	28569	1	Exception: Y N

Bldg: 14 Code Area: 93470 Stat Class: 138 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 72070
 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
Garage Detached	3	Unfinished	896	0	0	2023	2023	ROOF	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 93470 Stat Class: 107 Year Blt: Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 31640
 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
No floor data available								

Accessories

DN MFG

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	3	0	2009	29853	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 93470 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1998 Sq.Ft: 416 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 26x16 RMV: 4750
 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	416	0	0	1974	1998	AVG	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 93470 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1998 Sq.Ft: 2400 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 60x40 RMV: 16610
 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	1984	1998	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 93470 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1998 Sq.Ft: 2880 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 72x40 RMV: 27600
 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	5	Finished	2880	0	0	1984	1998	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 93470	Stat Class: 341	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 352	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 22x16			RMV: 1650
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
Multi-Purpose Bldg	5	Finished	352	0	0	1984	1984	FAIR
Exception: Y N								

Accessories

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

Bldg: 6	Code Area: 93470	Stat Class: 353	Year Blt: 1984	Eff Year Blt: 1998	Sq.Ft: 864	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 36x24			RMV: 6890
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
Machine Shed	5	Finished	864	0	0	1984	1998	FAIR
Exception: Y N								

Accessories

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

Bldg: 8	Code Area: 93470	Stat Class: 352	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 8125	% Complete: 100.00
Desc: Utility Building (UB)			Dimensions: 125x65			RMV: 101350
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
Utility Building	6	Finished	8125	0	0	2002	2002	FAIR
Exception: Y N								

Accessories

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

Bldg: 9	Code Area: 93470	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 3000	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions: 40x75			RMV: 11340
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
Lean-to Heavy Duty	4	Finished	3000	0	0	2002	2002	FAIR
Exception: Y N								

Accessories

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

Bldg: 10	Code Area: 93470	Stat Class: 341	Year Blt: 1986	Eff Year Blt: 1998	Sq.Ft: 240	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 20x12			RMV: 2620
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
Multi-Purpose Bldg	4	Finished	240	0	0	1986	1998	FAIR
Exception: Y N								

Accessories

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

Bldg: 11	Code Area: 93470	Stat Class: 357	Year Blt: 2008	Eff Year Blt: 1985	Sq.Ft: 1000	% Complete: 100.00
Desc: Frost Control			Dimensions: 50x20			RMV: 1000
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
Frost Control	4	Finished	1000	0	0	2008	1985	FAIR
Exception: Y N								

Accessories

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

Bldg: 12 Code Area: 93470 Stat Class: 355 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 2400 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 60x40 RMV: 12960
 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
Lean-to Heavy Duty	4	Finished	2400	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 13 Code Area: 93470 Stat Class: 353 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 8640 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 144x60 RMV: 112250 ✓
 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	8640	0	0	2023	2023	FAIR	Exception: Y N

permit 23-006160 added

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
23-006160	83670	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 144 X 60 For Farm Storage ✓

Farm Notes

2024FARM
 2/16/24: Inspected by CWO L4 farm use ok - orchard, grass seed

LTH 20x36 2024 new



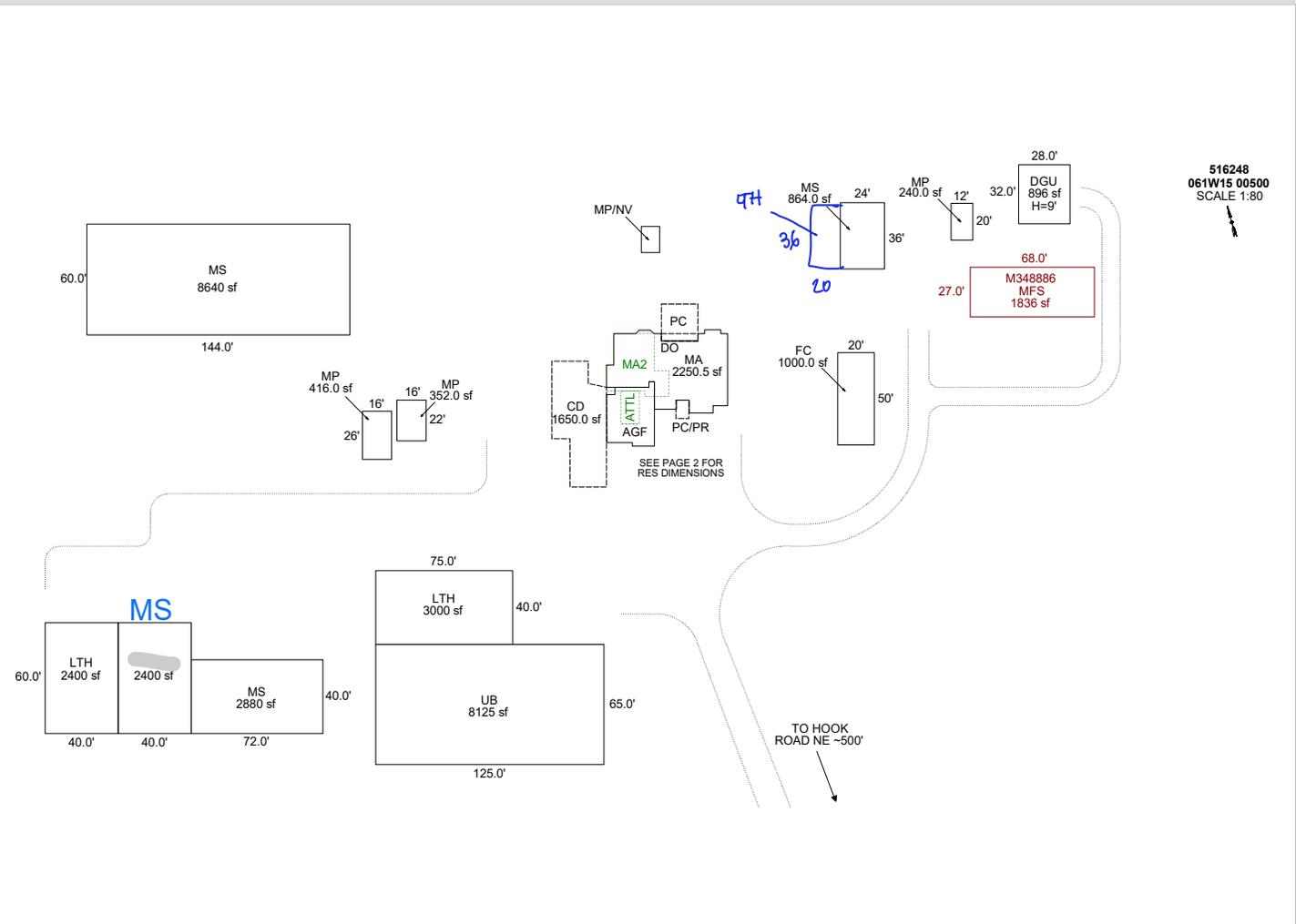
12.08.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516248 Parcel No.: 061W15 00500
 Property Address: 12639 HOOK ROAD NE 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP/NV	1	140	48	
	DGU	1	896	120	
	MS	1	2880	224	
	GB	1	2400	200	
	LTH	1	3000	230	
	UB	1	8125	380	
	MS	1	864	120	
	FC	1	1000	140	
	MP	1	416	84	
	MP	1	352	76	
	LTH	1	2400	200	
	MP	1	240	64	22713
	GBA4	MS	1	8640	408
GLA1	MFS	1	1836	190	
	MA	1	2251	248	4087
GLA2	ATTL	1	180	56	
	6 addl items				
	Net LIVABLE	cnt	4 (rounded)		5,132
	Net BUILDING	cnt	13 (rounded)		31,353

COMMENT TABLE 1

DRAWN BY NC 12/22/2008
 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB
 UPDATED BY CJURAN 01/30/2024
 UPD BY WW 7.24.24

COMMENT TABLE 2

MLH 01/23/2024

COMMENT TABLE 3

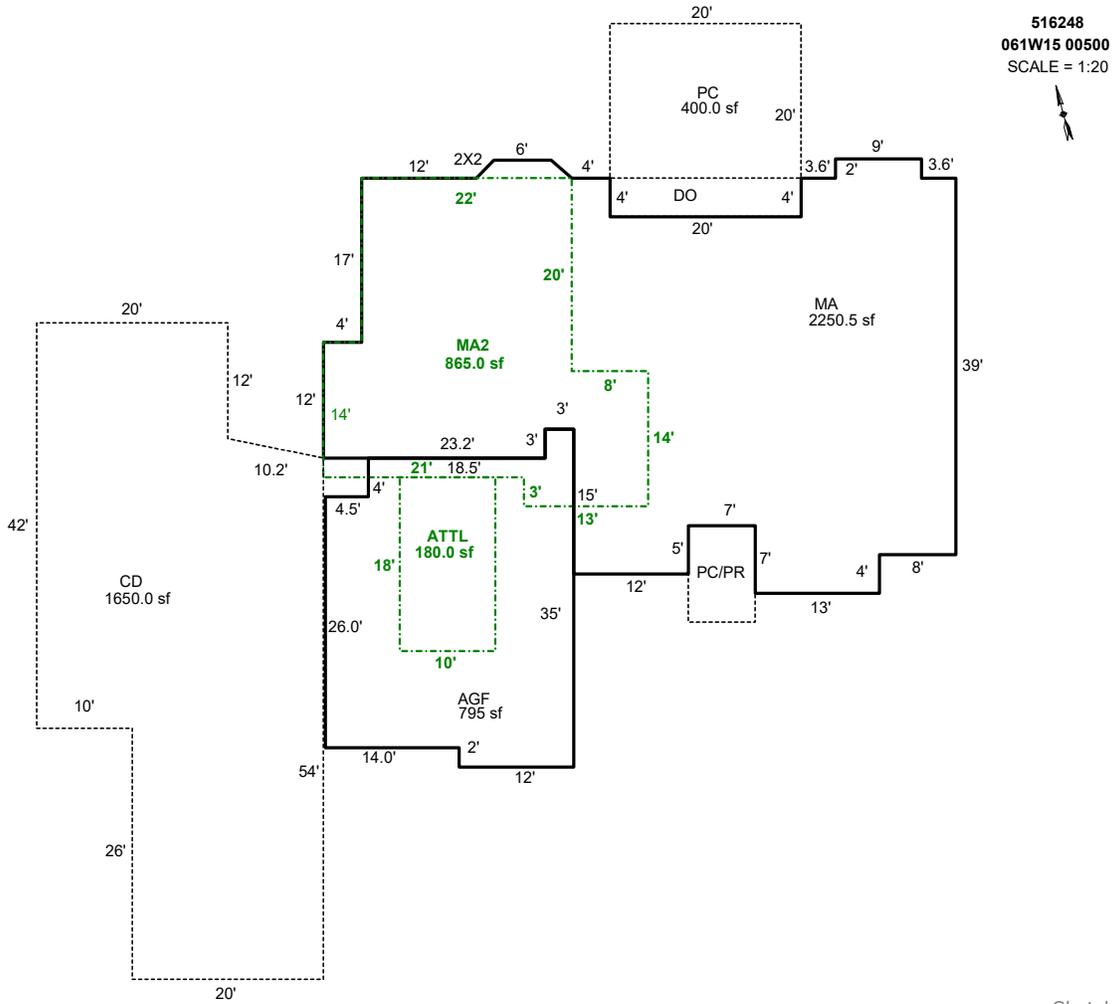
TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516248 Parcel No.: 061W15 00500
 Property Address: 12639 HOOK ROAD NE NE
 City: MT. ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1	2251	248	2251
GLA2	MA2	1	865	136	
	ATTL	1	180	56	1045
GAR	AGF	1	795	122	795
P/P	DO	1	80	48	
	PC	1	400	80	
	PC/PR	1	70	34	
	CD	1	1650	194	2200
Net LIVABLE		cnt	3 (rounded)		3,296

COMMENT TABLE 1

DRAWN BY NC 12/22/2008
 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB
 UPDATED BY CJURAN 01/30/2024
 UPD BY WW 7.24.24

COMMENT TABLE 2

MLH 01/23/2024

COMMENT TABLE 3

TAGS L1

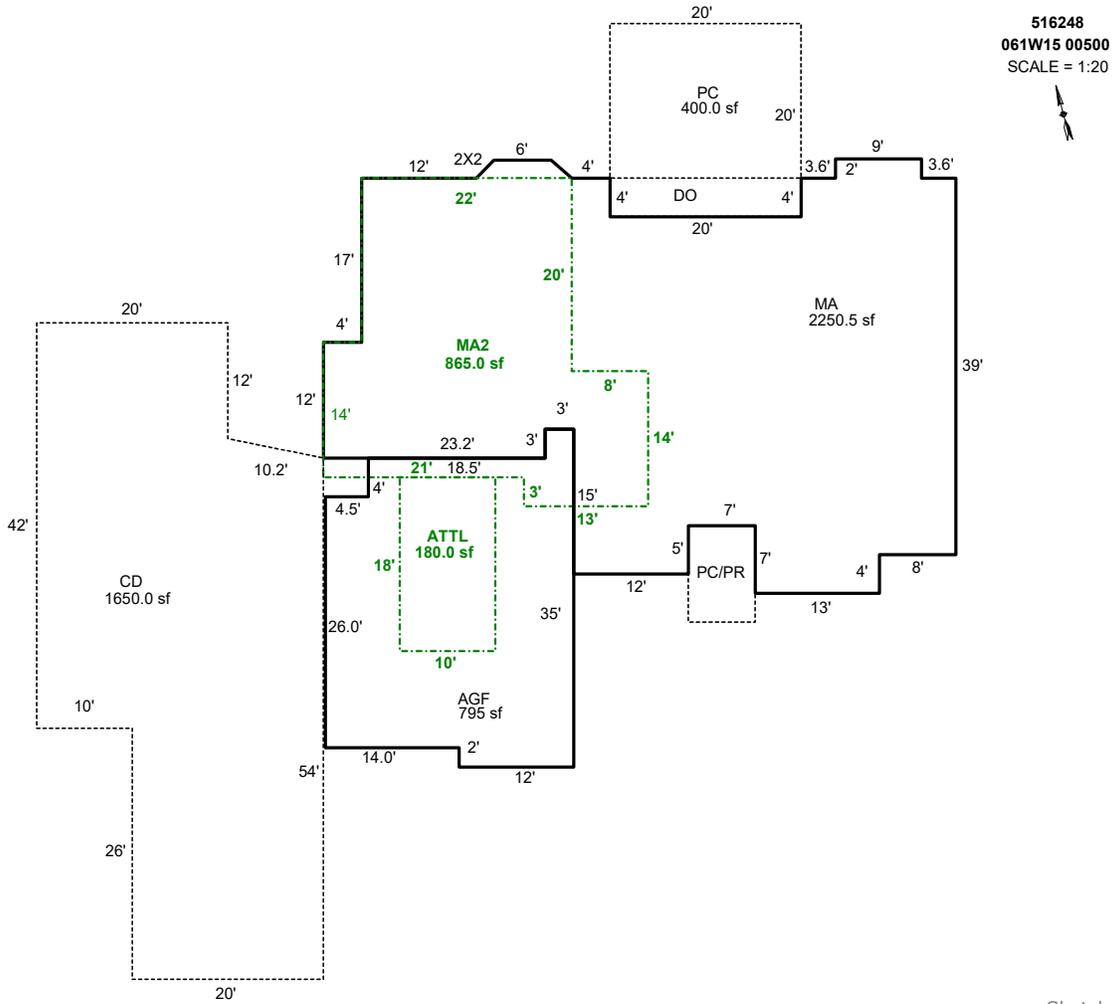


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516248 Parcel No.: 061W15 00500
 Property Address: 12639 HOOK ROAD NE NE
 City: MT. ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2250.5	247.8	2250.5
GLA2	MA2	1.0	865.0	136.0	
	ATTL	1.0	180.0	56.0	1045.0
GAR	AGF	1.0	795.0	122.0	795.0
P/P	DO	1.0	80.0	48.0	
	PC	1.0	400.0	80.0	
	PC/PR	1.0	70.0	34.0	
	CD	1.0	1650.0	194.2	2200.0
Net LIVABLE		cnt	3 (rounded)		3,296

DRAWN BY NC 12/22/2008
 Del Res - CE 2/7/11
 Updated to add MFS 2/6/2012 Jane
 UPDATED BY CJURAN 11/16/2023 23-007367 GB
 UPDATED BY CJURAN 01/30/2024

COMMENT TABLE 2

COMMENT TABLE 3

MLH 01/23/2024

TAGS L1