

**Summary** Lead Appr: ww Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GPH WW Print Date: 7/11/2024  
 Acct ID: 514404 MTL: 051W25DC01700 Date: 7/25/24 Appr: GPH WW Prop Class: 921 RMV Prop Class: 451  
 Situs: 12465 MERIDIAN RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 78783 Year: 2024  
 Last Date Appraised: 12/29/2010 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: \_\_\_\_\_  
 Owner: MONITOR OLD RITE SCHOOL Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
 RMV/Land: 345010 RMV Imp: 4642520 RMV Total: 4987530 MA: 0 MSAV: 0 SAV: 0  
 Comment: 22-23: Revalued school on M&S 3.7.22 #40. Imp: INSURED BY DAN BROWN INS 2010

**Update inv**

**Notations**  
 No notation data available. email bradli when finalized for exemption review

**OSDs**  
 No OSD data available.  
 2 OSDA

**Land**  
 Site: 1 Code Area: 40450 Size: 4.36 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 345010 Exception: Y N  
 Adjustment(s): 3.46 2bd gsoil 0.90 6b fsoil Fire Patrol: Description:  
 Comments: 08-09: PER CARTOG SECTION, AC, CHG OF ACREAGE FROM 4.36 TO 4.38// 00-01: f99-1193 sepe r323790 from r14404. after roll closing  
 06-07: RECALC SETUP; #29 06/07/05

**Improvements - Residence / Manufactured Structures**  
 No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 40450 Stat Class: 820 Year Blt: 1921 Eff Year Blt: Sq.Ft: 15518 % Complete: 100  
 Desc: OTHER SCHOOLS Dimensions: RMV: 3642330  
 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								

**Height 16 Ft.**

**Accessories**  

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

Bldg: 3 Code Area: 40450 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 4224 % Complete: 100  
 Desc: OTHER SCHOOLS Dimensions: RMV: 1000190  
 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**  

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

6403017 AD 6,092 6604001 FENCE 1,092 6604010 GATE 11' AND 4' - 6' TALL



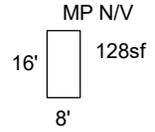
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

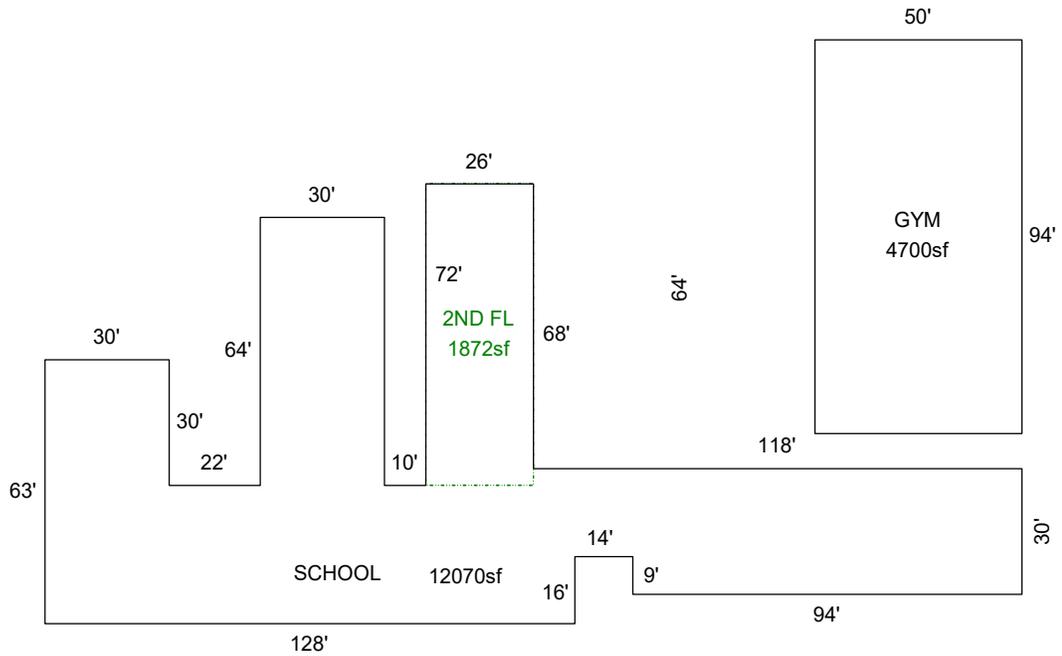
File No.: 514404 Parcel No.: 051W25DC 01700  
 Property Address: 12465 MERIDIAN RD NE  
 City: Mt Angel County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

514404  
051W 25DC 01700



### MONITOR OLD-RITE SCHOOL



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA3	MP N/V	1	128	48	128
GBA6	GYM	1	4700	288	4700
GLA1	SCHOOL	1	12070	888	12070
GLA2	2ND FL	1	1872	196	1872

### COMMENT TABLE 1

Apex 2/09/2011 Jane  
UPDATED BY WW 7.29.24

### COMMENT TABLE 2

GRH/WW 7.25.24

### COMMENT TABLE 3

CYCLE L2

Net LIVABLE	cnt	2	(rounded)	13,942
Net BUILDING	cnt	2	(rounded)	4,828

# Commercial Property Appraisal

Marion County

Monitor Old-Rite Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 514404

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 13,942

MA-SA-NH 02-06-000

## Component - Monitor Old-Rite Elementary School

Stat Class 820 - OTHER SCHOOLS

Notes

### Cost Approach

ZIP Code 97362

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

### Section - First Floor Elementary School

Type Building

Size 12,070 sq ft

Perimeter 888 ft

# of Stories 1 (1 in building)

#### Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

#### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	12,070	\$166.92	\$2,014,724	\$1,249,129	\$765,595
6604001	Chain Link Fence, Galvanized	1,092	\$25.38	\$27,715	\$0	\$27,715
3	Default Heating	12,070	\$17.24	\$208,087	\$124,852	\$83,235
764	Fire Alarm System	12,070	\$2.78	\$33,555	\$20,804	\$12,751
6604010	Gate, Chain Link	1	\$1,199.00	\$1,199	\$0	\$1,199
6604010	Gate, Chain Link	1	\$648.00	\$648	\$0	\$648
6403017	Paving, Asphalt	6,092	\$5.41	\$32,958	\$20,434	\$12,524
681	Sprinklers	12,070	\$5.98	\$72,179	\$44,751	\$27,428
896	Stud Walls-Wood Siding	12,070	\$24.34	\$293,784	\$176,270	\$117,514
				\$2,684,849	\$1,636,240	\$1,048,609

#### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$238,372.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

#### Depreciation

Marshall & Swift Tables Eff. Age 30 yrs

Additional Functional 0.0 %

External 0.0 %

### Section - 2nd Floor Elementary School

Type Building

Size 1,872 sq ft

Perimeter 196 ft

# of Stories 1 (1 in building)

Monitor Old-Rite Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 514404

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 13,942

MA-SA-NH 02-06-000

**Occupancy**

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

**Components**

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,872	\$178.32	\$333,815	\$206,965	\$126,850
3	Default Heating	1,872	\$18.42	\$34,482	\$20,689	\$13,793
764	Fire Alarm System	1,872	\$2.78	\$5,204	\$3,226	\$1,978
681	Sprinklers	1,872	\$8.04	\$15,051	\$9,332	\$5,719
896	Stud Walls-Wood Siding	1,872	\$26.00	\$48,672	\$29,203	\$19,469
				\$437,224	\$269,415	\$167,809

**Additions**

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$38,733.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

**Depreciation**

Marshall & Swift Tables Eff. Age 30 yrs  
 Additional Functional 0.0 %  
 External 0.0 %

Reconciliation	Base Value	Calculation Type					Improvements
		Land	Structures	Mach/Equip	Personal Prop	Total	(S + M/E - P)
	\$1,493,523	\$0	\$1,493,523	\$0	\$0	\$1,493,523	\$1,493,523

# Commercial Property Appraisal

Marion County

Gym

Stat Class 820 - OTHER SCHOOLS

Account ID 514404

Notes

Total Sq Ft 4,700

MA-SA-NH 02-06-000

## Component - Gym

Stat Class 820 - OTHER SCHOOLS

Notes

## Cost Approach

ZIP Code 97362

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

## Section - Gym

Type Building

Size 4,700 sq ft

Perimeter 288 ft

# of Stories 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
358	Gymnasium (School)	100	2.0	A Fireproof Structural Steel Frame	16.0

### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	4,700	\$191.35	\$899,345	\$467,659	\$431,686
3	Default Heating	4,700	\$25.09	\$117,923	\$70,754	\$47,169
764	Fire Alarm System	4,700	\$2.93	\$13,771	\$7,161	\$6,610
896	Stud Walls-Wood Siding	4,700	\$24.49	\$115,103	\$69,062	\$46,041
				\$1,146,142	\$614,636	\$531,506

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$100,632.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 30 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$632,138

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$632,138	+	-	= \$632,138	\$632,138