

Acct ID: 515642 MTL: 061W04D000400 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12333 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58508 Year: 2024

Last Date Appraised: 01/30/2009 Appraiser: JORDAN SCHULTZ Retag: **(Y)** N Tag info:

Owner: G CAM PROPERTIES LLC Roll Type: R

**(C)** Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **(3)** 4 LCB TTO INSP AV: 143706

RMV Land: 561440 RMV Imp: 169240 RMV Total: 730680 MAV: 103640 MSAV: 40066 SAV: 101156

Comment: 04-05: CORRECTION TO TSG BASED ON REGGIS ZONE PROJECT

**Upd Inv, Add YI's**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	91470	0

Land

Site: 1 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 55220 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 9100150 /00-01; SEPERATED INCREMENT FROM HOMESITE 06-07: RECALC SETUP;#19, 06-24-05

Site: 2 Code Area: 91470 Size: 7.76 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 447960 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 09100150

Site: 4 Code Area: 91470 Size: 0.24 Acres Use Code: 005 Zone: UT SAV Use: Exception: 0  
 Class: Value Source: Communication Site Description: RMV: 13260 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 134 Year Blt: 1929 Eff Year Blt: 1929 Sq.Ft: 1702 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 135850

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	1102	1	FB-1	1929	1929	KIT-, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	600	3	0	1929	1929	HVAC	Y N
Basement	3	Unfinished	676	0	0	1929	1929		Y N

Accessories

**YI3F**

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

Bldg: 2 Code Area: 91470 Stat Class: 138 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 19870

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
Garage Detached	3	Unfinished	400	0	0	1940	1940	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 91470 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 252 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 890

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	252	0	0	1979	1979	F	Exception: Y N

**Accessories**

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

Bldg: 4	Code Area: 91470	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 800	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x20		RMV: 2600	
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	
General Purpose Bldg	4	Finished	800	0	0	1979	1979	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5	Code Area: 91470	Stat Class: 312	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 704	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 32x22		RMV: 5660	
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	
Loft Barn	5	Finished	704	0	0	1984	1984	FAIR	Exception: Y N

**Accessories**

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

Bldg: 6	Code Area: 91470	Stat Class: 353	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 576	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 32x18		RMV: 1440	
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	4	Finished	576	0	0	1984	1984	FAIR	Exception: Y N

**Accessories**

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

Bldg: 7	Code Area: 91470	Stat Class: 353	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 720	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 40x18		RMV: 2390	
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	720	0	0	1979	1979	FAIR	Exception: Y N

**Accessories**

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

Bldg: 8	Code Area: 91470	Stat Class: 354	Year Blt: 1929	Eff Year Blt: 1929	Sq.Ft: 672	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 32x21		RMV: 540	
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 Light Duty	4	Finished	672	0	0	1929	1929		Exception: Y N

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 061W04D 00400

File No R15642

SUBJECT

Property Address 12333 MT ANGEL GERVAIS RD NE

City MT ANGEL

County MARION

State OR

Zip 97362

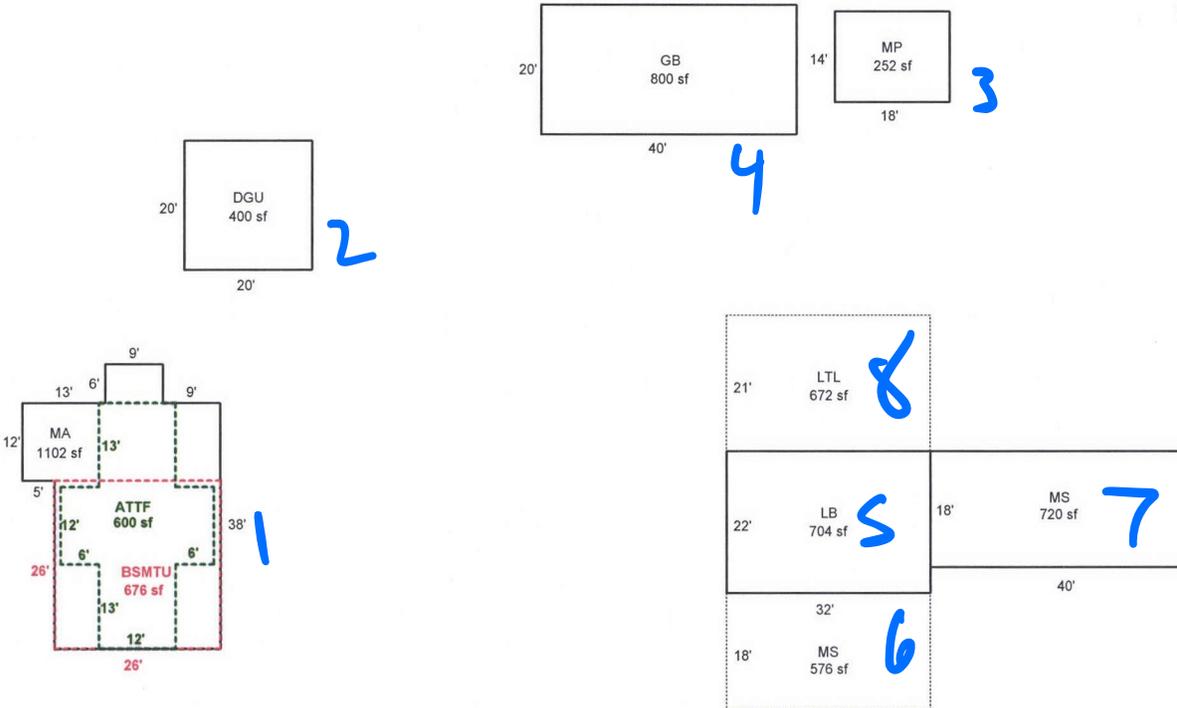
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R15642  
061W04D 00400  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1102	150	1102
GLA2	ATTF	1.00	600	124	600
GBA1	MP	1.00	252	64	
	GB	1.00	800	120	
	LB	1.00	704	108	
	MS	1.00	576	100	
	MS	1.00	720	116	
	LTL	1.00	672	106	3724
BSMT	BSMTU	1.00	676	104	676
GAR	DGU	1.00	400	80	400
Net LIVABLE Area (rounded w/ factors)					1702
Net BUILDING Area (rounded w/ factors)					3724

### Comment Table 1

DRAWN BY JRONDEMA 8/28/17

### Comment Table 2

JSS 4.1623

### Comment Table 3

4246 L3