

Acct ID: 515643 MTL: 061W040001300 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12314 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58550 Year: 2024

Last Date Appraised: 01/28/2009 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:

Owner: JOSEPH & DARCY RUEF FAM TR & Roll Type: R

**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 231937

RMV Land: 702280 RMV Imp: 214220 RMV Total: 916500 MAV: 138100 MSAV: 93837 SAV: 232621

Comment:

**2 New FC's, upd IAV**

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: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 10880 Exception: Y N  
 Adjustment(s): GSOIL, IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 09100150

Site: 2 Code Area: 91470 Size: 26.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 303780 Exception: Y N  
 Adjustment(s): GSOIL, IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974 / 09100150

Site: 3 Code Area: 91470 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 54420 Exception: Y N  
 Adjustment(s): GSOIL, IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974 / 09100150

Site: 4 Code Area: 91470 Size: 3.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 34630 Exception: Y N  
 Adjustment(s): GSOIL, IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974 / 09100150 //08-09 8 BENCH PROJECT BY #31: ROLL 8BENCH INTO 4HILL DRY

Site: 5 Code Area: 91470 Size: 23.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 253570 Exception: Y N  
 Adjustment(s): GSOIL, IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1951 Sq.Ft: 1823 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 152960  
 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	1020	1	FB-1	1901	1951	HVAC, KIT, BATH - 1, ROOF	Y N
Second Floor	3	Finished	621	3	FB-1	1901	1951	HVAC, BATH - 1	Y N
Attic	3	Finished	182	0	0	1901	1951	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1951	11216	1	Y N

Bldg: 2 Code Area: 91470 Stat Class: 138 Year Blt: 1901 Eff Year Blt: 1870 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 7050  
 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	252	0	0	1901	1870	ROOF	Y N

Accessories

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

Bldg: 13 Code Area: 91470 Stat Class: 138 Year Blt: 1951 Eff Year Blt: 1951 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 8850  
 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	
Carport Attached	3	Unfinished	330	0	0	1951	1951	ROOF	Exception: Y N

**Accessories**

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

Bldg: 15 Code Area: 91470 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 13790  
 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
CONCRETE DRIVEWAY	1	2740	1919	4720	1
CONCRETE DRIVEWAY	1	3000	2008	9068	1

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 91470 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 168 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 920  
 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	168	0	0	1982	1982	FAIR	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: 1974 Eff Year Blt: 1974 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x20 RMV: 5170  
 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	5	Finished	1200	0	0	1974	1974	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: 1988 Eff Year Blt: 1988 Sq.Ft: 1750 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 50x35 RMV: 13730  
 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	4	Finished	1750	0	0	1988	1988	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: 341 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 0  
 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	48	0	0	0	0	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: 1994 Eff Year Blt: 1994 Sq.Ft: 672 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 28x24 RMV: 2820  
 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	4	Finished	672	0	0	1994	1994	F	

**Accessories**

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

Bldg: 8 Code Area: 91470 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 432 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x18 RMV: 1360  
 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	432	0	0	1969	1969	F	

**Accessories**

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

Bldg: 9 Code Area: 91470 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1200 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 50x24 RMV: 1810  
 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 Light Duty	4	Finished	1200	0	0	1987	1987	FAIR	

**Accessories**

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

Bldg: 10 Code Area: 91470 Stat Class: 354 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 468 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 26x18 RMV: 380  
 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 Light Duty	4	Finished	468	0	0	1969	1969		

**Accessories**

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

Bldg: 11 Code Area: 91470 Stat Class: 351 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 656 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 41x16 RMV: 2130  
 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	4	Finished	656	0	0	1969	1969	FAIR	

**Accessories**

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

Bldg: 12 Code Area: 91470 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 600  
 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	120	0	0	1974	1974	FAIR	

**Accessories**

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

Bldg: 14 Code Area: 91470 Stat Class: 354 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 200 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 20x10 RMV: 160  
 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 Light Duty	5	Finished	200	0	0	1982	1982		Exception: Y N

**Accessories**

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

Bldg: 16 Code Area: 91470 Stat Class: 353 Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 780 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 30x26 RMV: 2380  
 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	780	0	0	1967	1967	F	Exception: Y N

**Accessories**

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

Bldg: 17 Code Area: 91470 Stat Class: 354 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 120 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 110  
 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 Light Duty	5	Finished	120	0	0	1984	1984		Exception: Y N

**Accessories**

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

357 FL 90x20 Existing 2022 x 2

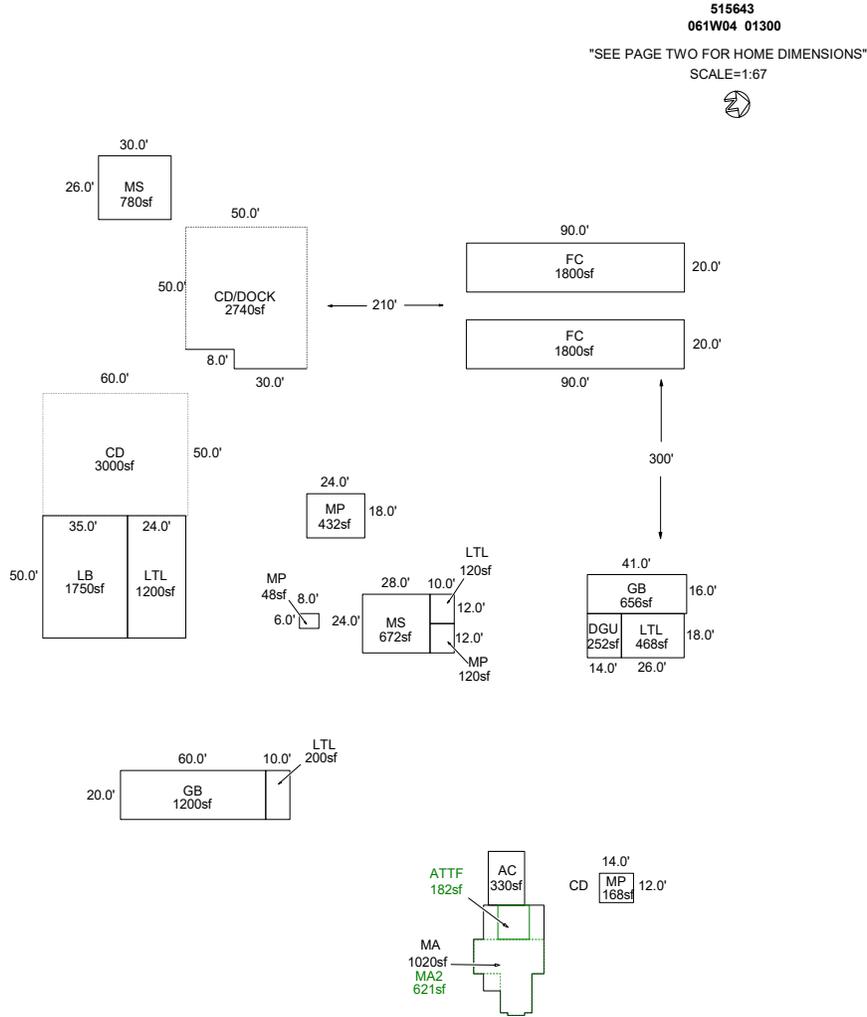


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515643 Parcel No.: 061W04 01300  
 Property Address: 12314 MT ANGEL GERVAIS 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	MP	1.0	120.0	44.0	
	MP	1.0	48.0	28.0	
	MS	1.0	780.0	112.0	
	LTL	1.0	468.0	88.0	
	GB	1.0	656.0	114.0	
	MP	1.0	432.0	84.0	
	LTL	1.0	120.0	44.0	
	FC	1.0	1800.0	220.0	
	MS	1.0	672.0	104.0	
	FC	1.0	1800.0	220.0	
	LB	1.0	1750.0	170.0	
	LTL	1.0	200.0	60.0	
	GB	1.0	1200.0	160.0	11414.0
	MP	1.0	168.0	52.0	
LTL	1.0	1200.0	148.0	11414.0	
GLA1	MA	1.0	1020.0	148.0	1020.0
	6 addl items				
	Net LIVABLE	cnt	0 (rounded)		1,823
	Net BUILDING	cnt	15 (rounded)		11,414

### COMMENT TABLE 1

DRAWN BY NRC 02/06/2009  
 UPDATED BY CLOBERG 04/24/25

### COMMENT TABLE 2

JIS 04/16/25

### COMMENT TABLE 3

CYCLE L3

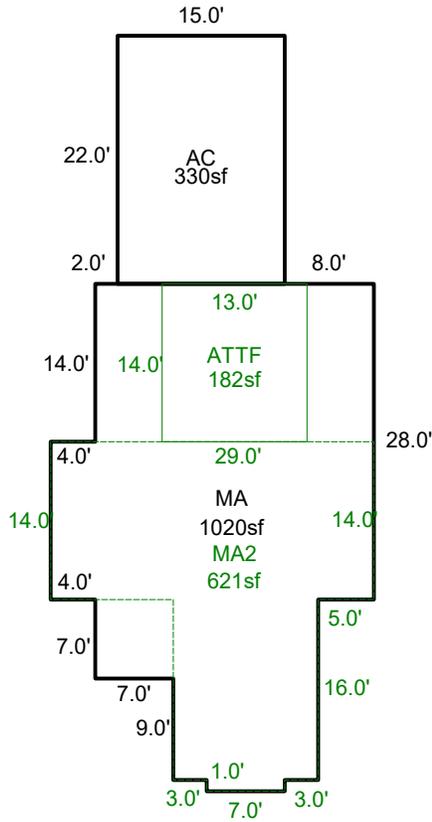
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515643 Parcel No.: 061W04 01300  
 Property Address: 12314 MT ANGEL GERVAIS RD NE  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**515643**  
**061W04 01300**  
 "SEE PAGE ONE FOR ALL BUILDINGS"  
 SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1020.0	148.0	1020.0
GLA2	MA2	1.0	621.0	120.0	
	ATTF	1.0	182.0	54.0	803.0
GAR	AC	1.0	330.0	74.0	330.0

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 UPDATED BY CLOBERG 04/24/25

### COMMENT TABLE 2

JIS 04/16/25

### COMMENT TABLE 3

CYCLE L3

Net LIVABLE                      cnt                      0      (rounded)                      1,823