

Acct ID: 515646 MTL: 061W04D000300 Date: 4/16/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 12433 FOLTZ LN NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58553 Year: 2024

Last Date Appraised: 06/04/2021 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: G CAM LTD Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 115673  
 RMV Land: 460340 RMV Imp: 212730 RMV Total: 673070 MAV: 80140 MSAV: 35533 SAV: 89340  
 Comment: LEVEL 4 6.4.21 CL10

*Add 24x24 GB across field, ypd 710*

**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: 2	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 53370	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 09100150						
Site: 3	Code Area: 91470	Size: 6.20 Acres	Use Code: 005	Zone: UT	SAV Use: 011	Exception: 0
Class: <u>2B</u>	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 345950	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 09100150						
Site: 4	Code Area: 91470	Size: 0.30 Acres	Use Code: 005	Zone: UT	SAV Use:	Exception: 0
Class:	Value Source: Communication Site	Description:			RMV: 16020	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: //12-02-09 (GW39):DQS .30 ACRES OCCUPIED BY EQUIP BLDG AND RADIO TOWERS ASSOCIATED WITH I/O ACCOUNT R347004						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 91470	Stat Class: 134	Year Blt: 1915	Eff Year Blt: 1930	Sq.Ft: 2418	% Complete: 100
Desc: Multi Story above grade with basement			Dimensions:	RMV: 182450		
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	1368	1	FB-1	1915	1930	KIT-, HVAC, FP - 1, ROOF, BATH - 1	Y N
Attic	3	Finished	1050	3	FB-1	1915	1930	HVAC, BATH - 1	Y N
Basement	3	Unfinished	1216	0	0	1915	1930		Y N

**Accessories** *YISF*

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

Bldg: 9 Code Area: 91470 Stat Class: 108 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 13220  
 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
ENCLOSED PORCH	3	760	1930	13224	1
Exception: Y N					

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 91470	Stat Class: 353	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 800	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 80x10	RMV: 1600		
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	800	0	0	1975	1975	F	Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 91470	Stat Class: 351	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 572	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 26x22		RMV: 1860	
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	572	0	0	1975	1975	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: 353	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1640	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 82x20		RMV: 3300	
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	1640	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: 341	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 320	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x16		RMV: 1070	
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	320	0	0	1983	1983	F	Exception: Y N

**Accessories**

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

Bldg: 6	Code Area: 91470	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x40		RMV: 6970	
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	2400	0	0	1979	1979	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: 1987	Eff Year Blt: 1987	Sq.Ft: 240	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 20x12		RMV: 780	
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	240	0	0	1987	1987	F	Exception: Y N

**Accessories**

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

Bldg: 8	Code Area: 91470	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 384	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 32x12		RMV: 1480	
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	384	0	0	1977	1977		Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 91470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 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	64	0	0	0	0		Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 91470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

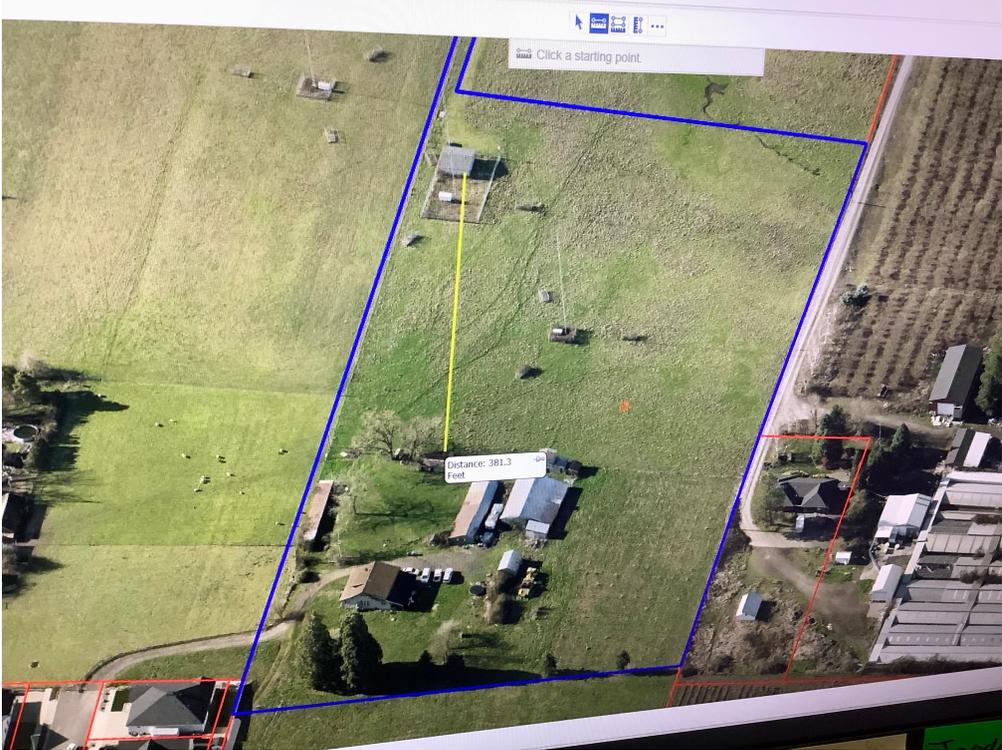
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	64	0	0	0	0		Exception: Y N

**Accessories**

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

351 GB 5 24 x 24 Fair Existing 2016

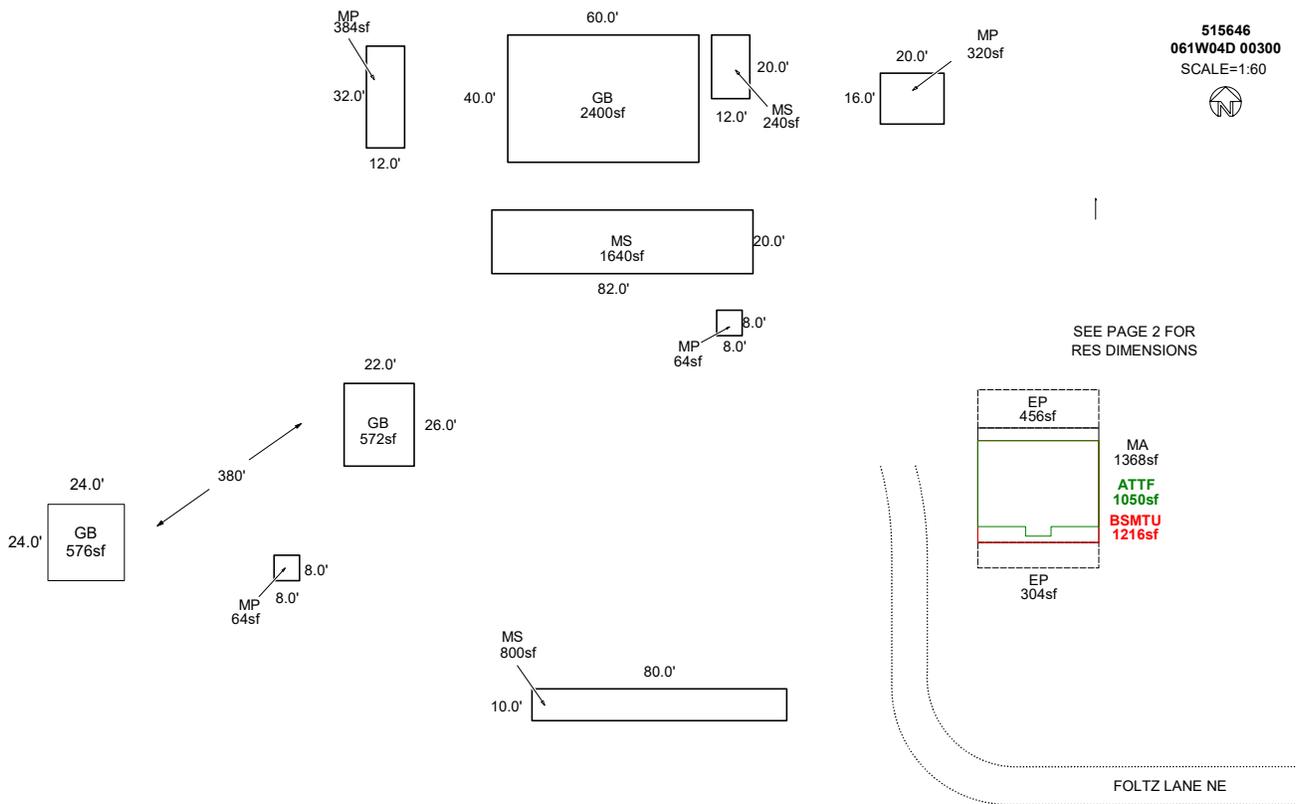


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515646 Parcel No.: 061W04D 00300  
 Property Address: 12433 FOLTZ LN 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	MS	1.0	800.0	180.0	
	MS	1.0	1640.0	204.0	
	GB	1.0	2400.0	200.0	
	MS	1.0	240.0	64.0	
	MP	1.0	320.0	72.0	
	MP	1.0	384.0	88.0	
	MP	1.0	64.0	32.0	
	MP	1.0	64.0	32.0	
	GB	1.0	572.0	96.0	
	GB	1.0	576.0	96.0	7060.0
GLA1	MA	1.0	1368.0	148.0	1368.0
GLA2	ATTF	1.0	1050.0	136.0	1050.0
BSMT	BSMTU	1.0	1216.0	140.0	1216.0
P/P	EP	1.0	304.0	92.0	
	EP	1.0	456.0	100.0	760.0
	Net LIVABLE	cnt	0 (rounded)		2,418
	Net BUILDING	cnt	10 (rounded)		7,060

### COMMENT TABLE 1

DRAWN BY NRC 02/06/2009  
 UPDATED BY CJURAN 01/13/2022  
 UPDATED BY CLOBERG 04/17/25

### COMMENT TABLE 2

#39 12/02/2009  
 #10 CL 06/04/2021  
 JJS 04/16/25

### COMMENT TABLE 3

---  
 SV L4  
 CYCLE L3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

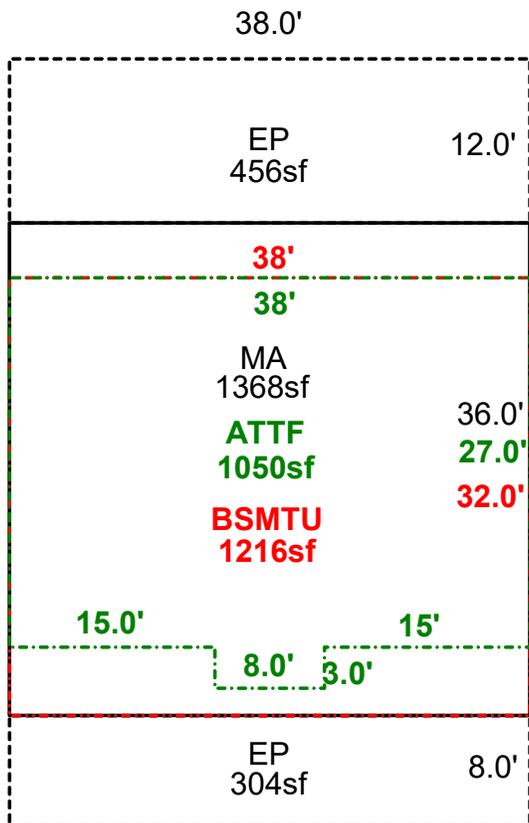
File No.: 515646 Parcel No.: 061W04D 00300  
 Property Address: 12433 FOLTZ LN NE  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**515646**  
**061W04D 00300**  
 SCALE=1:30



SEE PAGE 1 FOR  
ALL BLDGS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1368.0	148.0	1368.0
GLA2	ATTF	1.0	1050.0	136.0	1050.0
BSMT	BSMTU	1.0	1216.0	140.0	1216.0
P/P	EP	1.0	304.0	92.0	
	EP	1.0	456.0	100.0	760.0

### COMMENT TABLE 1

DRAWN BY NRC 02/06/2009  
 UPDATED BY CJURAN 01/13/2022  
 UPDATED BY CLOBERG 04/17/25

### COMMENT TABLE 2

#39 12/02/2009  
 #10 CL 06/04/2021  
 JJS 04/16/25

### COMMENT TABLE 3

---  
 SV L4  
 CYCLE L3

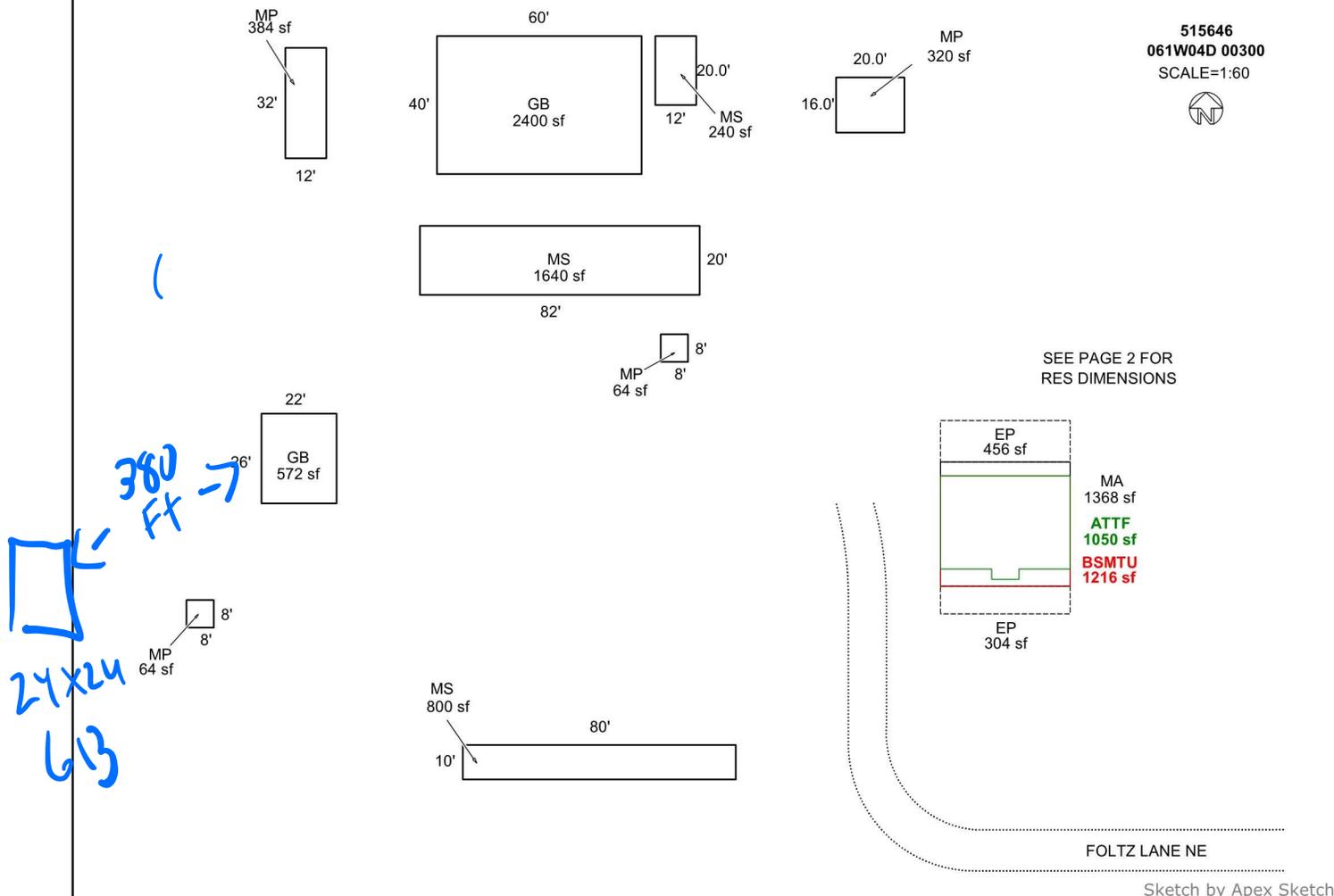
Net LIVABLE                      cnt                      0      (rounded)                      2,418

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515646 Parcel No.: 061W04D 00300  
 Property Address: 12433 FOLTZ LN NE  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	800.0	180.0	
	MS	1.0	1640.0	204.0	
	GB	1.0	2400.0	200.0	
	MS	1.0	240.0	64.0	
	MP	1.0	320.0	72.0	
	MP	1.0	384.0	88.0	
	MP	1.0	64.0	32.0	
	MP	1.0	64.0	32.0	
	GB	1.0	572.0	96.0	6484.0
GLA1	MA	1.0	1368.0	148.0	1368.0
GLA2	ATTF	1.0	1050.0	136.0	1050.0
BSMT	BSMTU	1.0	1216.0	140.0	1216.0
P/P	EP	1.0	304.0	92.0	
	EP	1.0	456.0	100.0	760.0
	Net LIVABLE	cnt	2 (rounded)		2,418
	Net BUILDING	cnt	9 (rounded)		6,484

### COMMENT TABLE 1

DRAWN BY NRC 02/06/2009  
 UPDATED BY CJURAN 01/13/2022

### COMMENT TABLE 2

#39 12/02/2009  
 #10 CL 06/04/2021

JJS 4.16.25

### COMMENT TABLE 3

---  
 SV L4

Cycle L3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

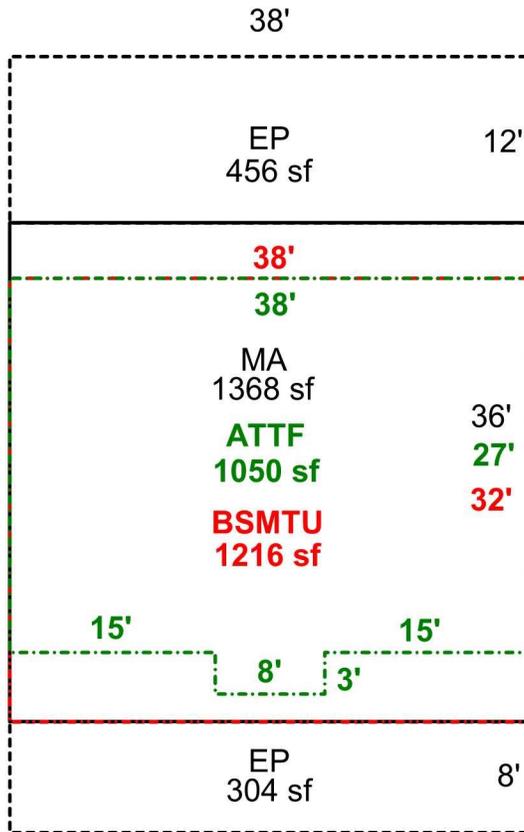
File No.: 515646 Parcel No.: 061W04D 00300  
 Property Address: 12433 FOLTZ LN NE  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**515646**  
**061W04D 00300**  
 SCALE=1:30



SEE PAGE 1 FOR  
 ALL BLDGS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1368.0	148.0	1368.0
GLA2	ATTF	1.0	1050.0	136.0	1050.0
BSMT	BSMTU	1.0	1216.0	140.0	1216.0
P/P	EP	1.0	304.0	92.0	
	EP	1.0	456.0	100.0	760.0

### COMMENT TABLE 1

DRAWN BY NRC 02/06/2009  
 UPDATED BY CJURAN 01/13/2022

### COMMENT TABLE 2

#39 12/02/2009  
 #10 CL 06/04/2021

### COMMENT TABLE 3

---  
 SV L4

Net LIVABLE                      cnt                      2                      (rounded)                      2,418