

Acct ID: 515775 MTL: 061W09AA00500 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12464 MT ANGEL GERVAIS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68752 Year: 2024

Last Date Appraised: 10/01/2021 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info:

Owner: BROUGHTON, DENISE A Roll Type: R

**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 161576

RMV Land: 360860 RMV Imp: 240980 RMV Total: 601840 MAV: 92590 MSAV: 68986 SAV: 118187

Comment: 22-23: L2 10.1.21 GRH

**AS NEW**  
**Add Existing MP (2022), you 7/24**

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: 4BD Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 102220 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2009 / 00-01; UPDATE MARKET VALUE, 9100150

Site: 3 Code Area: 91470 Size: 0.90 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 101200 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1980 / 00-01; UPDATE MARKET VALUE, 9100150

Site: 4 Code Area: 91470 Size: 1.00 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 112440 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 09100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 134 Year Blt: 1925 Eff Year Blt: 1963 Sq.Ft: 2062 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 205090

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	1269	2	FB-2	1925	1963	BATH - 2, KIT-, ROOF, HVAC	Y N
Attic	3	Finished	442	2	0	1925	1963	HVAC	Y N
Basement	3	Low Cost	351	1	0	1925	1963	HVAC	Y N
Basement	3	Unfinished	378	0	0	1925	1963		Y N

Accessories

**YI3A**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	460	1963	1061	0	Y N
DECK	3	156	1925	1922	2	Y N
ROOF EXTENSION OR PATIO COVER	3	676	1925	10978	2	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1080 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 13970

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
General Purpose Bldg	5	Finished	1080	0	0	2003	2003	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 91470 Stat Class: 353 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 336 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 24x14 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	Exception: Y N
Machine Shed	4	Finished	336	0	0	1972	1972	F	

**Accessories**

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

Bldg: 4 Code Area: 91470 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1440 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 30x48 RMV: 21140

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

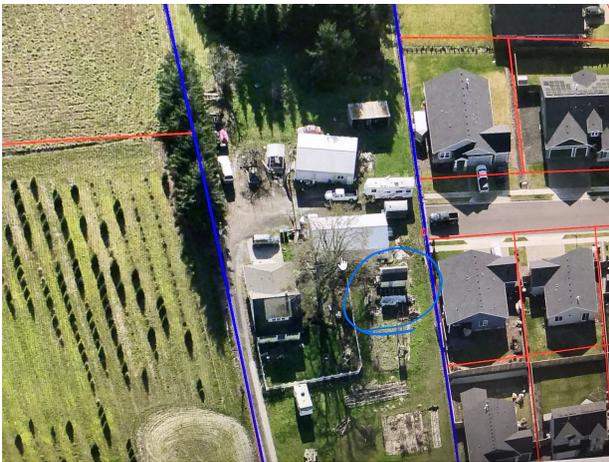
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	4	Finished	1440	0	0	2021	2021	FAIR	

**Accessories**

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

341 mp 5 10x15 Good 2022 Existing

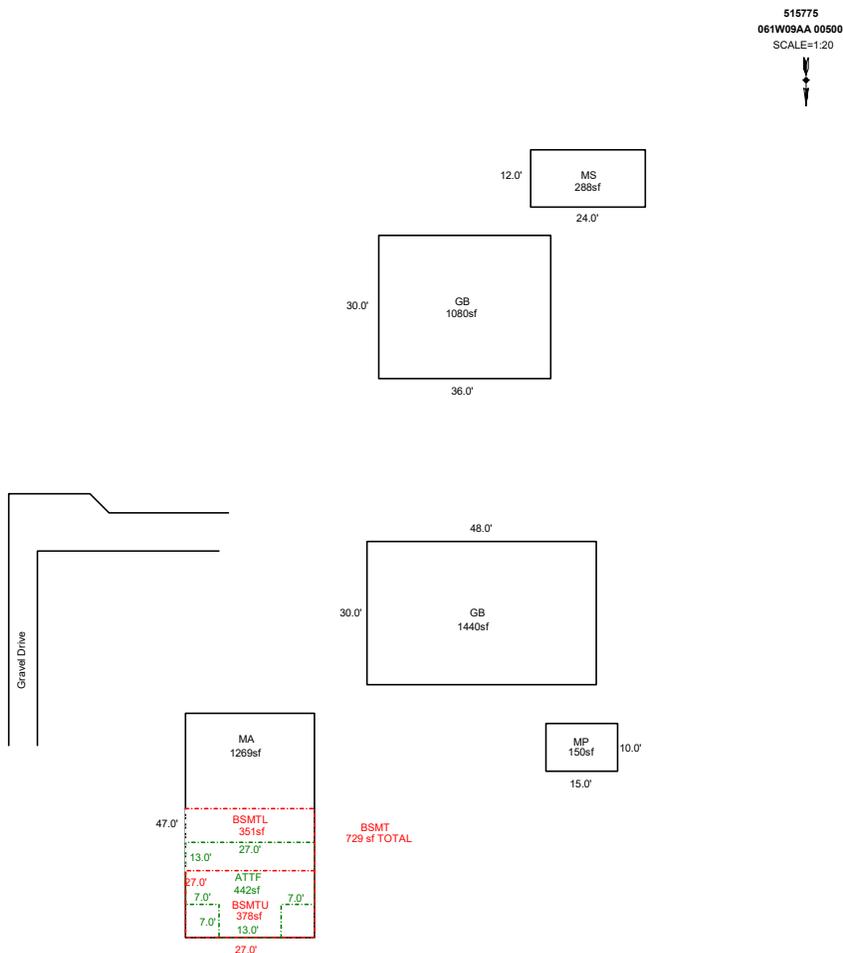


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515775 Parcel No.: 061W 09AA00500  
 Property Address: 12464 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

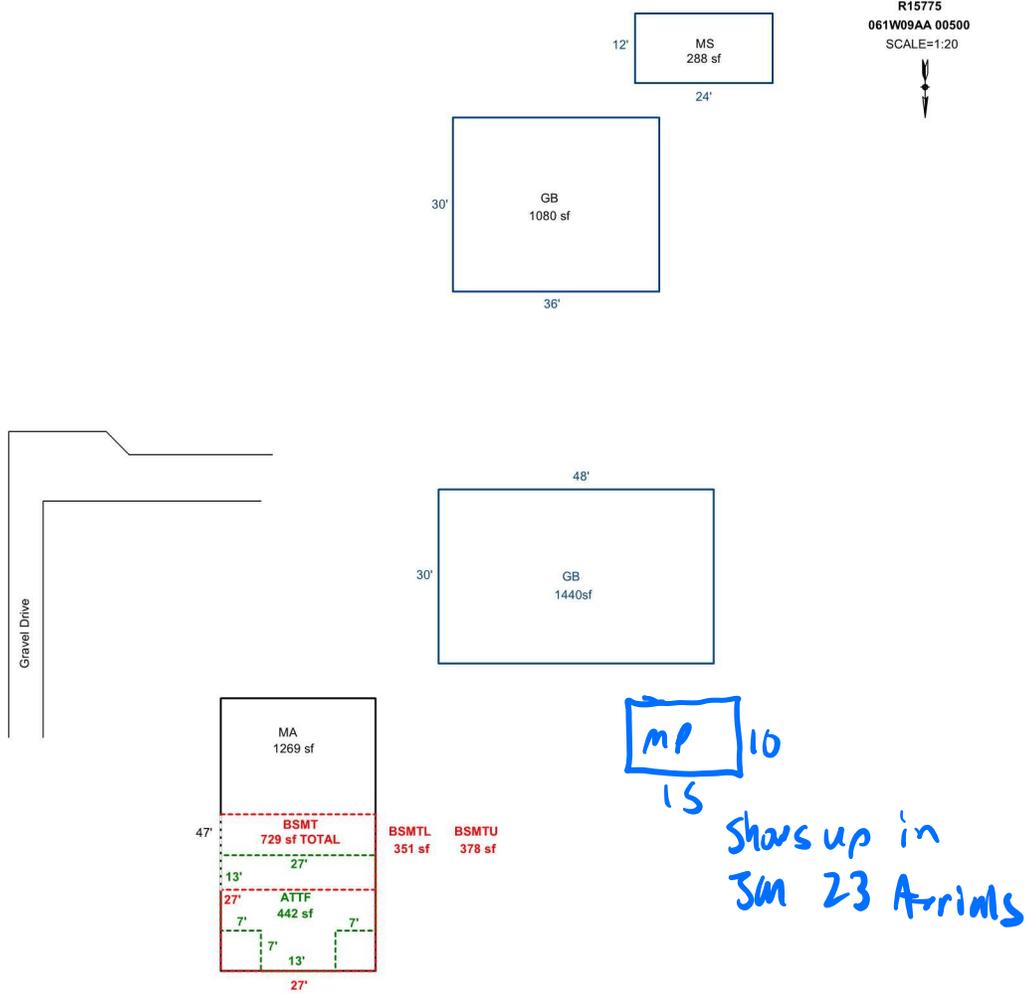
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1440.0	156.0		Apex by JA 1/05/09 UPDATED BY JRONDEMA 1/13/17 UPDATED BY CJURAN 01/26/2021 555-20-008645 UPDATED BY CLOBERG 04/17/25	
	GB	1.0	1080.0	132.0			
	MS	1.0	288.0	72.0			
	MP	1.0	150.0	50.0	2958.0		
GLA0	BSMTL	1.0	351.0	80.0	351.0		
GLA1	MA	1.0	1269.0	148.0	1269.0		
GLA2	ATTF	1.0	442.0	94.0	442.0		
BSMT	BSMTU	1.0	378.0	82.0	378.0		
	Net LIVABLE	cnt	0 (rounded)		2,062		
	Net BUILDING	cnt	4 (rounded)		2,958		
						COMMENT TABLE 2	COMMENT TABLE 3
						1.9.17 SR #94 TAGS JJS 04/16/25	CYCLE L3

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 12464 Mt Angel Gervais Rd NE  
 City: Mt Angel County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	1440	156	
	GB	1	1080	132	
	MS	1	288	72	2808
GLA0	BSMTL	1	351	80	351
GLA1	MA	1	1269	148	1269
GLA2	ATTF	1	442	94	442
BSMT	BSMTU	1	378	82	378

### COMMENT TABLE 1

Apex by JA 1/05/09  
 UPDATED BY JRONDEMA 1/13/17  
 UPDATED BY CJURAN 01/26/2021 555-20-008645

### COMMENT TABLE 2

1.9.17 SR #94 TAGS  
 JSS 4.16.25

### COMMENT TABLE 3

Cycle L3

Net LIVABLE	cnt	2	(rounded)	2,062
Net BUILDING	cnt	3	(rounded)	2,808