

Acct ID: 516227 MTL: 061W140000500 Date: **8.8.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 14265 DOWNS RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 86016 Year: 2024

Last Date Appraised: 10/30/2009 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:  
 Owner: GRANT, MICHAEL J & GRANT MARY A Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** **3** **4** LCB TTO INSP AV: 398249  
 RMV Land: 638690 RMV Imp: 513110 RMV Total: 1151800 MAV: 345550 MSAV: 52699 SAV: 139827  
 Comment:

**Upd Inv**

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: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 21050 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00-01; UPDATED MARKET VALUE, 9100150

Site: 3 Code Area: 91470 Size: 13.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 314740 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974 / 00-01; UPDATED MARKET VALUE, 9100150 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 20.0 TTL ACRES

Site: 4 Code Area: 91470 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 88420 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974 / 00-01; UPDATED MARKET VALUE, 9100150 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 20.0 TTL ACRES //08-09 8 BENCH PROJECT BY #31: ROLL 8BENCH INTO 4BENCH AND ROLL SOME 2 BENCH INTO 4BENCH

Site: 5 Code Area: 91470 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 127370 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974

Site: 6 Code Area: 91470 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 42110 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 142 + Year Blt: 1972 Eff Year Blt: 1986 Sq.Ft: 3151 % Complete: 100 ✓  
 Desc: Multi Story above grade Dimensions: RMV: 415450  
 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	4 +	Finished	2312	3	FB-2/ HB-1	1972	1986	BTH - 1, KIT-, HVAC+, FP - 1, ROOF, BATH - 2	Y N
Attic	4 +	Finished	575	0	0	1972	1986	HVAC+	Y N
Attic	4 +	Low Cost	264	0	0	1972	1986	HVAC+	Y N
Carpport Attached	4	Unfinished	726	0	0	1997	1997	ROOF	Y N

Accessories

**414A**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	433	1986	1952	1	Y N
PATIO	4	666	1986	3004	1	Y N
ROOF EXTENSION OR PATIO COVER	4	198	1986	4708	1	Y N
ROOF EXTENSION OR PATIO COVER	4	433	1986	10297	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1984 Sq.Ft: 336 % Complete: 100 ✓  
 Desc: Multi Purpose Shed (MP) Dimensions: 21x16 RMV: 3010

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	336	0	0	1978	1984	FAIR

Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	144	1986	1470	1

Exception: Y N

Bldg: 3 Code Area: 91470 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x60 RMV: 17390  
 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	1800	0	0	1994	1994	FAIR

Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	160	1986	1630	1

Exception: Y N

Bldg: 4 Code Area: 91470 Stat Class: 312 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 2025 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 45x45 RMV: 36610  
 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	2025	0	0	2002	2002	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: 2003 Eff Year Blt: 2003 Sq.Ft: 180 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x15 RMV: 2110  
 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	180	0	0	2003	2003	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: 2003 Eff Year Blt: 2003 Sq.Ft: 748 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 17x44 RMV: 4490  
 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	748	0	0	2003	2003	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: 355 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 720 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 60x12 RMV: 2040  
 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 Heavy Duty	4	Finished	720	0	0	1994	1994	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: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2240 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 56x40 RMV: 32010  
 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	5	Finished	2240	0	0	2008	2008	FAIR	

**Accessories**

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

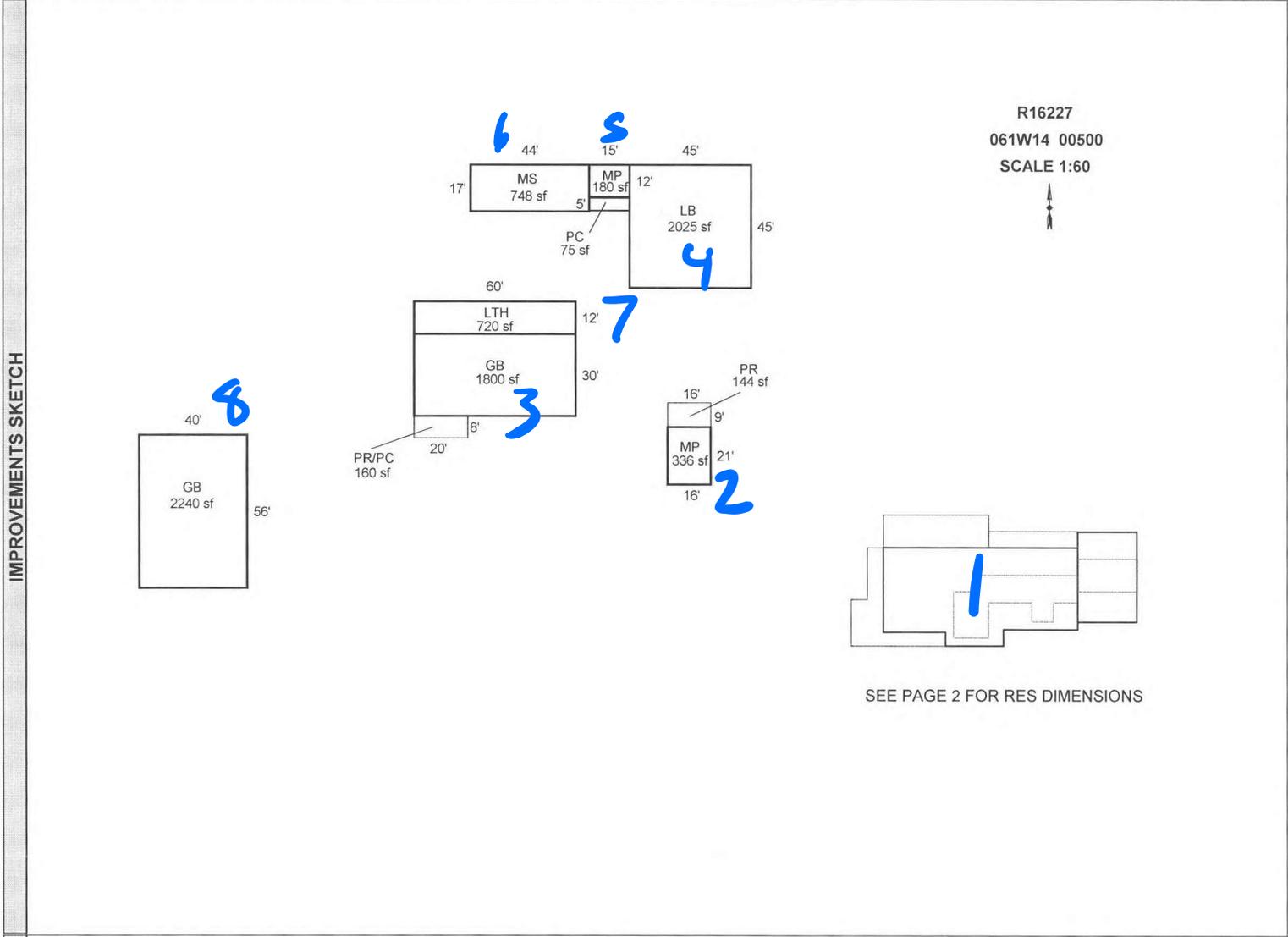


# SKETCH/AREA TABLE ADDENDUM

Parcel No 061W14 00500

File No R16227

SUBJECT	Property Address <b>14265 DOWNS RD NE</b>
	City <b>MT ANGEL</b> State <b>OR</b> Zip <b>97362</b>
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	2312	216	2312	APEX BY CE 11/5/09           	
GLA2	ATTF	1.00	631	152			
	ATTL	1.00	264	68	895		
GBA1	MS	1.00	748	122			
	MP	1.00	180	54			
	LB	1.00	2025	180			
	GB	1.00	1800	180			
	LTH	1.00	720	144			
	MP	1.00	336	74			
	GB	1.00	2240	192	8049		
P/P	PR/PC	1.00	160	56			
	PR	1.00	144	50			
	PC	1.00	666	168			
	PR/PC	1.00	433	142			
	PR	1.00	198	78	1601		
GAR	AC	1.00	726	110	726	Comment Table 2 JJS 8.8.25	Comment Table 3 CYAC L3
Net LIVABLE Area (Rounded w/ Factors)					3207		
Net BUILDING Area (Rounded w/ Factors)					8049		

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File No R16227

Property Address 14265 DOWNS RD NE

City MT ANGEL

State OR

Zip 97362

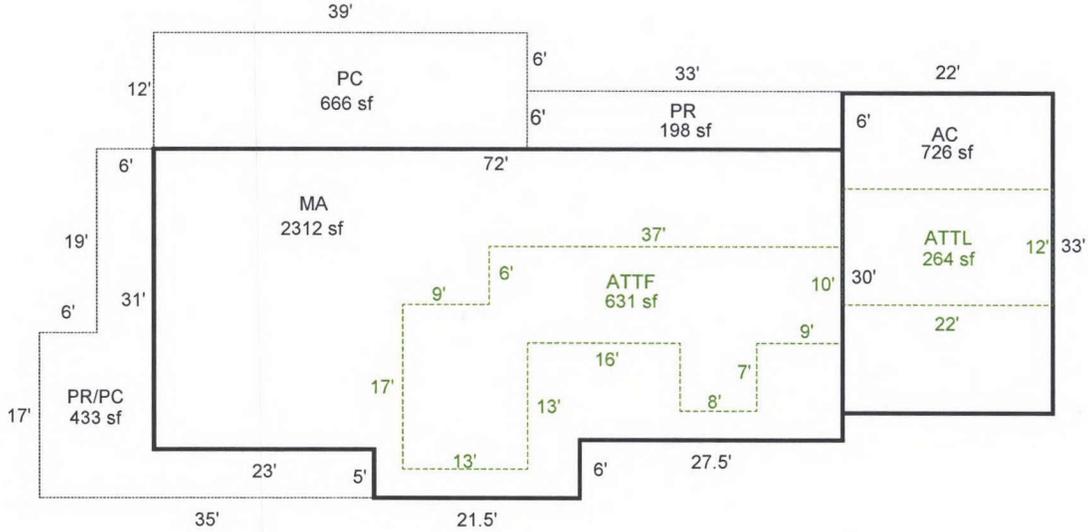
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2312	216	2312
GLA2	ATTF	1.00	631	152	
	ATTL	1.00	264	68	895
P/P	PC	1.00	666	168	
	PR/PC	1.00	433	142	
GAR	PR	1.00	198	78	1297
	AC	1.00	726	110	726

### Comment Table 1

APEX BY CE 11/5/09

### Comment Table 2

### Comment Table 3

Net LIVABLE Area

(Rounded w/ Factors)

3207