

Acct ID: 515609 MTL: 061W030000700 Date: **7/2/25** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551 501**  
 Situs: 11411 WILCO HWY NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 57662 Year: 2025

Last Date Appraised: 09/21/2018 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: KNOLL BUTTE FARMS LLC Roll Type: R  
 Cycle Tag Sales Verification Other: **Clean up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 324141  
 RMV Land: 904690 RMV Imp: 397284 RMV Total: 1301974 MAV: 256060 MSAV: 68081 SAV: 181849  
 Comment:

*Update Inventory* **Input MLH 7/2/25**  
*Farm Hazelnuts*

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	91470	0

**Land**

Site: 1	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 23380	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 09100150						
Site: 2	Code Area: 91470	Size: 29.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 779700	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 09100150						
Site: 3	Code Area: 91470	Size: 2.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 61610	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 09100150						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 91470	Stat Class: 132	Year Blt: 1923	Eff Year Blt: 1960	Sq.Ft: 1684	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 152690
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>IB</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	976	0	FB-1	1923	1960	HVAC, ROOF, KIT, BATH - 1	Y N
Attic	3	Finished	708	3	0	1923	1960	HVAC	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	56	1960	1176	1	Y N
ENCLOSED PORCH <i>↗</i>	3	192	1960	4032	1	Y N

**Bldg: 15** Code Area: 91470 Stat Class: 107 Year Blt: Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 22280  
 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								

*MOVE MAJ*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1960	22470	1	Y N

**Bldg: 16** Code Area: 91470 Stat Class: 108 Year Blt: 1908 Eff Year Blt: 1908 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 7110  
 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								

*goes with LB #5 MOVE MAJ*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	1	4372	1908	7105	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 91470 Stat Class: 353 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 912 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 38x24 RMV: 1820  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	912	0	0	1974	1974	Fair	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: 1974 Eff Year Blt: 1974 Sq.Ft: 960 % Complete: 100  
 Desc: General Purpose Building (GB) MS Dimensions: 40x24 RMV: 2610  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	960	0	0	1974	1974	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: 1974 Eff Year Blt: 1974 Sq.Ft: 800 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 40x20 RMV: 1600  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	800	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: 1925 Eff Year Blt: 1992<sup>1997</sup> Sq.Ft: 6892 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: RMV: 99670  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	5	Finished	6124	0	0	1925	1992	GOOD	Exception: Y N
Finished Office	5	Finished	768	0	0	1994	1994		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	599	2005	2042	1	Exception: Y N

Bldg: 6 Code Area: 91470 Stat Class: 321 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 1280 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 64x20 RMV: 2030  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	1280	0	0	1982	1982	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: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 140 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 700  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	140	0	0	1982	1982	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: 357 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2880 % Complete: 100  
 Desc: Frost Control Dimensions: 96x30 RMV: 2500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*nd*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	4	Finished	2880	0	0	1990	1990		Exception: Y N

**Accessories**

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

Bldg: 9 Code Area: 91470 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 444 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x37 RMV: 5270  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	444	0	0	1990	1990	FAIR	Exception: Y N

*Ade*

**Accessories**

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

Bldg: 10 Code Area: 91470 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x40 RMV: 21070  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	1200	0	0	2005	2005	FAIR	Exception: Y N

*Ade*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	420	2005	1432	1

Exception: Y N

Bldg: 11 Code Area: 91470 Stat Class: 30305 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 20900  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Building Structure	0	Finished	0	0	0	2005	2005		Exception: Y N

**Accessories**

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

Bldg: 12 Code Area: 91470 Stat Class: 357 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1920 % Complete: 100  
 Desc: Frost Control Dimensions: 96x20 RMV: 8918  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Delete*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	5	Finished	1920	0	0	2008	2008		Exception: Y N

**Accessories**

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

Bldg: 13 Code Area: 91470 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 288 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 18x16 RMV: 1450  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	288	0	0	2005	2005	FAIR	Exception: Y N

**Accessories**

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

Bldg: 14 Code Area: 91470 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 256 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x16 RMV: 4360  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	256	0	0	2008	2008	FAIR	Exception: Y N

*Ave*

**Accessories**

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

Bldg: 17 Code Area: 91470 Stat Class: 305 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100  
 Desc: Tank/Silo/Bin Dimensions: RMV: 17280  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*12800*

*Conversion Error*

**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
No accessory data available					

Bldg: 18 Code Area: 91470 Stat Class: 301 Year Blt: 1918 Eff Year Blt: 1918 Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 2190  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*I/O*

**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	5	2432	1918	2189	1

*Loading Dock A*

Exception: Y N

Bldg: 19 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 1990 Sq.Ft: 2880 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 2500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*N/A*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	4	Finished	2880	0	0	1990	1990		Exception: Y N

**Accessories**

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

Bldg: 20 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 1990 Sq.Ft: 2880 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 2500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*N/A*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	4	Finished	2880	0	0	1990	1990		Exception: Y N

**Accessories**

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

Bldg: 21 Code Area: 91470 Stat Class: 357 Year Blt: Eff Year Blt: 2008 Sq.Ft: 1920 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 8918  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Delete*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	5	Finished	1920	0	0	2008	2008	Exception: Y N

**Accessories**

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

Bldg: 22    Code Area: 91470    Stat Class: 357    Year Blt:    Eff Year Blt: 2008    Sq.Ft: 1920    % Complete: 100  
 Desc: Frost Control    Dimensions:    RMV: 8918  
 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
Frost Control	5	Finished	1920	0	0	2008	2008	Exception: Y N

*Delete*

**Accessories**

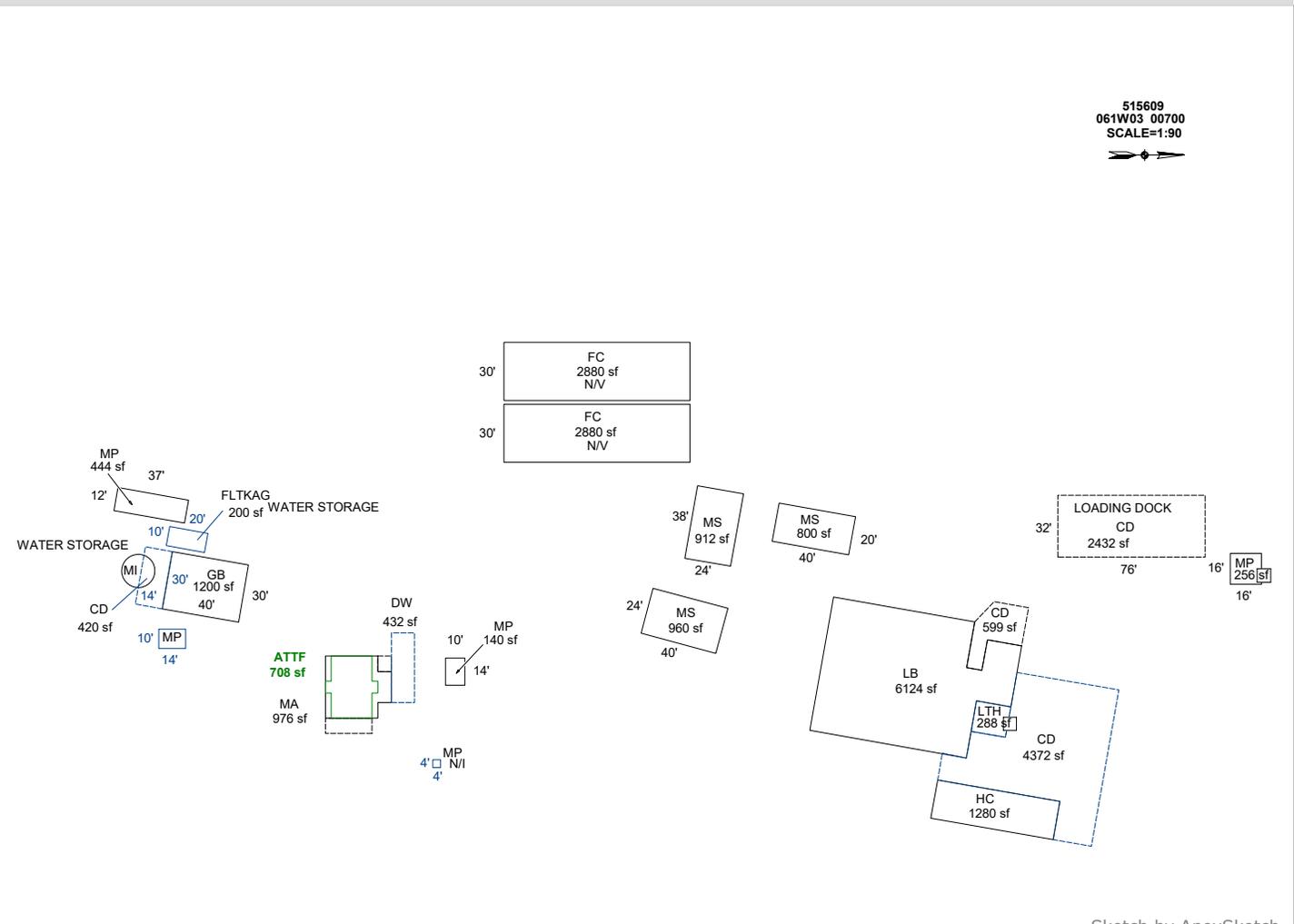
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515609 Parcel No.: 061W03 00700  
 Property Address: 11411 WILCO HY NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	2880.0	252.0	
	LTH	1.0	288.0	68.0	
	LB	1.0	6124.0	372.0	
	MP	1.0	140.0	48.0	
	MP	1.0	256.0	64.0	
	HC	1.0	1280.0	168.0	
	MP	1.0	140.0	48.0	
	MS	1.0	800.0	120.0	
	GB	1.0	1200.0	140.0	
	MI	1.0	230.1	53.8	
	FC	1.0	2880.0	252.0	
	MP	1.0	444.0	98.0	
	MS	1.0	912.0	124.0	18534.1
	MA	1.0	976.0	132.0	976.0
GLA1	ATTF	1.0	708.0	118.0	708.0
GLA2	8 addl items				
	Net LIVABLE	cnt	0 (rounded)		1,684
	Net BUILDING	cnt	14 (rounded)		18,534

### COMMENT TABLE 1

DRAWN BY NRC 02/04/2009  
 UPDATED BY JRONDEMA 9/25/18  
 UPDATED BY CLOBERG 08/29/25

### COMMENT TABLE 2

MLH 07/02/25

### COMMENT TABLE 3

CLEAN UP L4

# SKETCH/AREA TABLE ADDENDUM

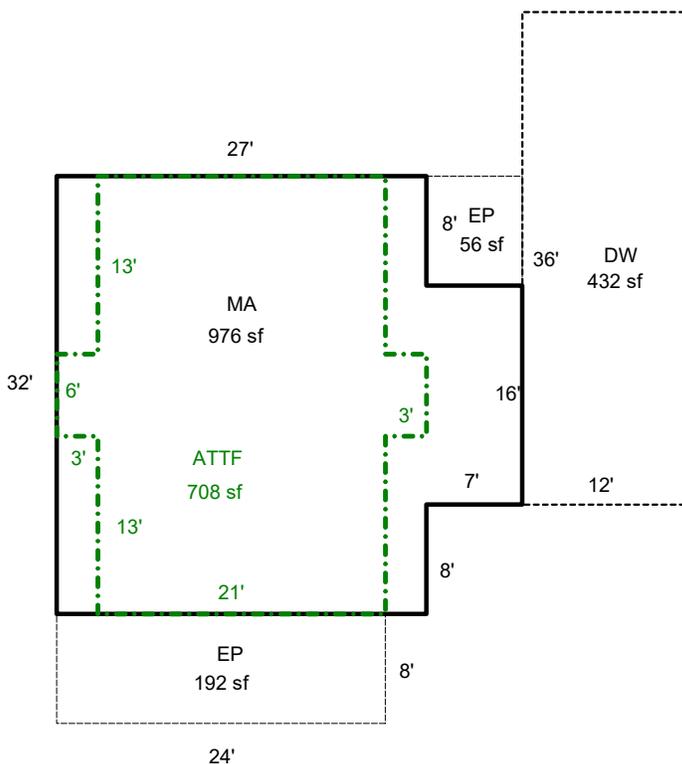
## SUBJECT INFO

File No.: 515609 Parcel No.: 061W03 00700  
 Property Address: 11411 WILCO HY NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

515609  
 061W03 00700  
 SCALE=1:20  


SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	976.0	132.0	976.0
GLA2	ATTF	1.0	708.0	118.0	708.0
P/P	EP	1.0	56.0	30.0	
	EP	1.0	192.0	64.0	
	DW	1.0	432.0	96.0	680.0

### COMMENT TABLE 1

DRAWN BY NRC 02/04/2009  
 UPDATED BY JRONDEMA 9/25/18  
 UPDATED BY CLOBERG 08/29/25

### COMMENT TABLE 2

MLH 07/02/25

### COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE                      cnt                      0      (rounded)                      1,684

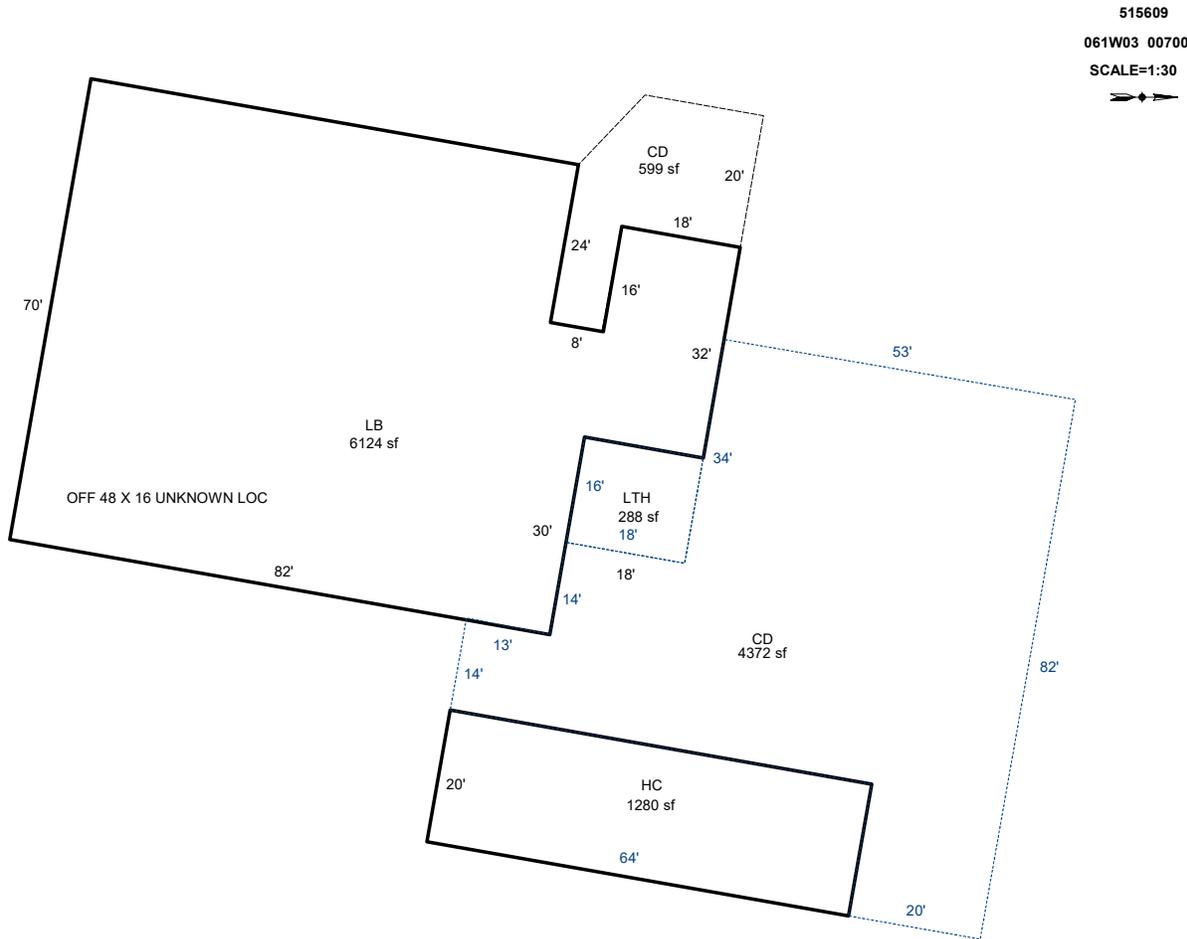
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515609 Parcel No.: 061W03 00700  
 Property Address: 11411 WILCO HY NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
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 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

SEE PAGE 1 FOR ALL BUILDINGS



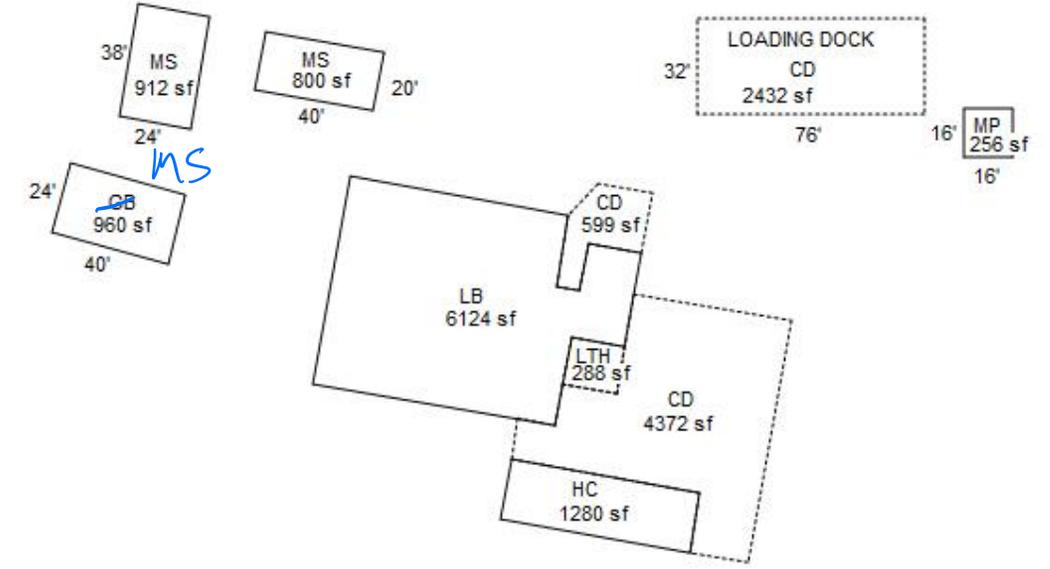
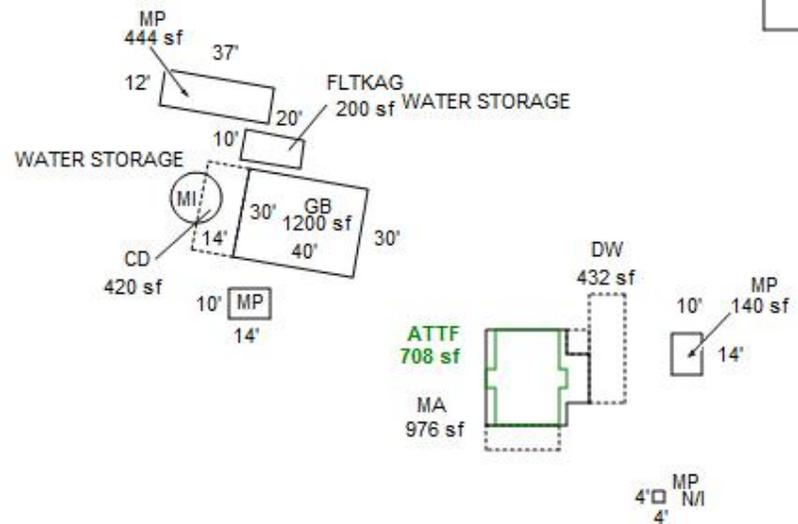
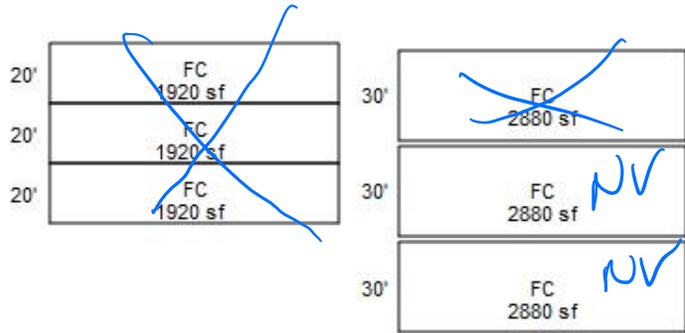
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LB	1.0	6124.0	372.0		DRAWN BY NRC 02/04/2009 UPDATED BY JRONDEMA 9/25/18 UPDATED BY CLOBERG 08/29/25	
	LTH	1.0	288.0	68.0			
	HC	1.0	1280.0	168.0	7692.0		
P/P	CD	1.0	598.8	118.3			
	CD	1.0	4372.3	332.0	4971.1		
Net BUILDING		cnt	3 (rounded)		7,692		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 07/02/25	CLEAN UP L4

R15609

061W03 00700

SCALE=1:90



7/2/25 MCH Cleanup LY