

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: CJ 03.31.26 Print Date: 9/26/2025

Acct ID: 516270 MTL: 061W16D000200 Date: 1/13/26 Appr: CO Prop Class: 551 RMV Prop Class: 551
Situs: 8447 MT ANGEL HWY NE MOUNT ANGEL OR 97362 3/24/26 MaSaNh: 02 06 000 Unit: 89011 Year: 2025

Last Date Appraised: 02/26/2009 Appraiser: JORDAN SCHULTZ Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: ALAGOZ, EFROSINIA Last Sales Date: 10/21/1986 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 269639 INPUT
RMV Land: 611590 RMV Imp: 397870 RMV Total: 1009460 MAV: 230070 MSAV: 39569 SAV: 100208 CS 3/3/26

Comment: No trespassing send access letter. Access letter - No Response NEW GB Per Aerial on 12/29/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED <u>3/24/26 SPOKE WITH OWNER, CHANGE GB PER CONVERSATION.</u>

OSDs farm use unknown sent self report

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	91470	0

Land CWO 3/12/26

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 2	91470	1.00 Acres	005	REST	011	0
Class: Value Source: Farm Homesite Description: <u>4BD</u> RMV: 47550 Exception: Y N						
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 2009 / 09100150						
Site: 3	91470	5.20 Acres	005	REST	011	0
Class: 2BI Value Source: Farm Use - EFU Description: <u>TWO BENCH IRR</u> RMV: 284360 Exception: Y N						
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1974 / 09100150						
Site: 4	91470	4.60 Acres	005	REST	011	0
Class: 4BI Value Source: Farm Use - EFU Description: <u>FOUR BENCH IRR</u> RMV: 229680 Exception: Y N						
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1974 / 09100150						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 143 - Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1757 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 389390
 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	1757	3	FB-2	1993	1993	BATH - 2, KIT+, ROOF, HVAC, FP - 1	Y N
Basement	4 -	Unfinished	1740	0	0	1993	1993		Y N
Garage Attached	4	Unfinished	440	0	0	1993	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>CONCRETE DRIVEWAY</u>	4	550	1993	1519	1	Y N

91 - FAIR

Improvements - Accessory Buildings

Bldg: 2 Code Area: 91470 Stat Class: 312 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 828 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: 46x18 RMV: 4760
 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
Loft Barn	4	Finished	828	0	0	1974	1974	<u>FAIR</u>	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 91470 Stat Class: 354 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 320 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 32x10 RMV: 260
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

GONE

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	320	0	0	1972	1972	

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 91470 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1050 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 66x27 RMV: 850
 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 Light Duty	4	Finished	1050	0	0	1974	1974	

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 91470 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 459 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 29x11 RMV: 370
 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 Light Duty	4	Finished	459	0	0	1974	1974	

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 91470 Stat Class: 354 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 532 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 56x9 RMV: 580
 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 Light Duty	4	Finished	532	0	0	1972	1972	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: 1991 Eff Year Blt: 1991 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x8 RMV: 1060
 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	160	0	0	1991	1991	

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: 1980 Eff Year Blt: 1980 Sq.Ft: 120 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 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
Multi-Purpose Bldg	5	Finished	120	0	0	1980	1980	

Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-005742	83655	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 90 x 48 WORK SHOP FOR EQUIPMENT STORAGE



82

GB 5 ~~84~~x50 cased 2025 new

LTH 1792 ~~11~~ 2025 new

LTH 12x50 2025 new

~~GBAR 25x50 2025 new~~

24



ACCOUNT # 516270 DATE: 1/13/26 RMV CLASS 551 PROP CLASS 551
 MTL _____ APPR CS TAG Y N
 COMMENTS: ADD GB ; LTHs

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE GB
 STAT / CLASS 351
 SIZE 4100
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS 355
 SIZE 972
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT N
 MISC: _____
 COMMENT: _____

TYPE LTH
 STAT / CLASS 355
 SIZE 600
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT N
 MISC: _____
 COMMENT: _____

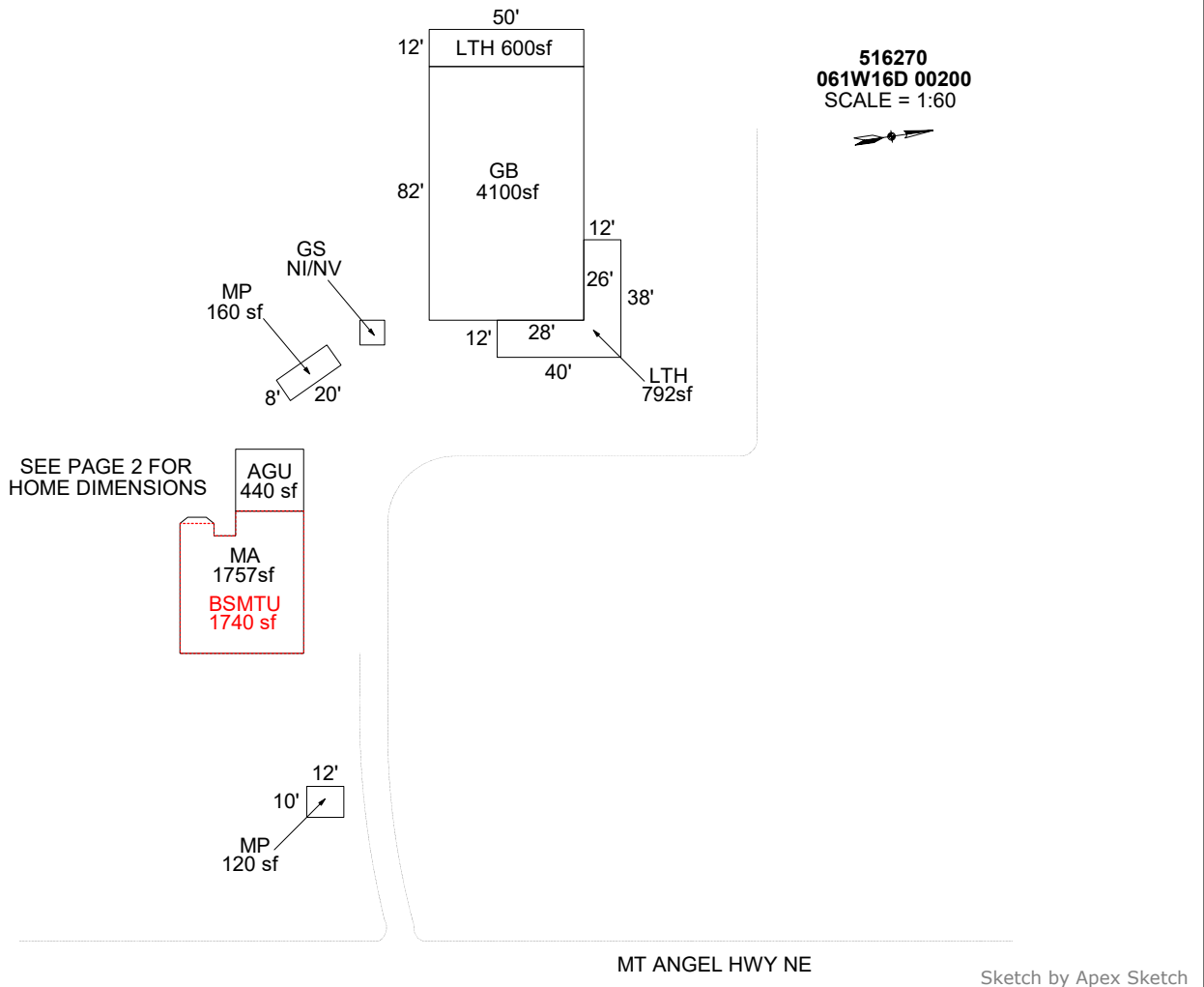
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516270 Parcel No.: 061W16D 00200
 Property Address: 8447 MT ANGEL HY NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	160.0	56.0		DRAWN BY JRONDEMA 8/31/17 UPDATED BY WILLIAMS 10/21/25 24-005742 AGEX UPDATED BY CLOBERG 03.24.26			
	MP	1.0	120.0	44.0					
	GB	1.0	4100.0	264.0	4380.0				
GBA6	LTH	1.0	792.0	156.0					
	LTH	1.0	600.0	124.0	1392.0				
GLA	MA	1.0	1757.0	181.4	1757.0				
BSMT	BSMTU	1.0	1740.0	180.0	1740.0				
GAR	AGU	1.0	440.0	84.0	440.0				
<p style="text-align: right;">Net LIVABLE cnt 1 (rounded) 1,757</p> <p style="text-align: right;">Net BUILDING cnt 5 (rounded) 5,772</p>								COMMENT TABLE 2	COMMENT TABLE 3
								CJ 01.13.26	TAGS L4

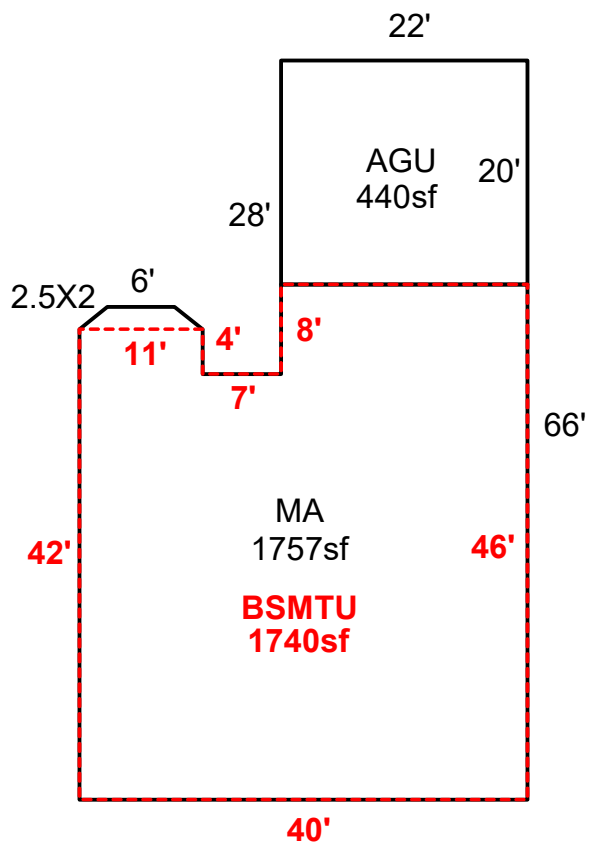
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516270 Parcel No.: 061W16D 00200
 Property Address: 8447 MT ANGEL HY NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH

516270
061W16D 00200
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1757.0	181.4	1757.0
BSMT	BSMTU	1.0	1740.0	180.0	1740.0
GAR	AGU	1.0	440.0	84.0	440.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/31/17
 UPDATED BY WWILLIAMS 10/21/25 24-005742 AGEX
 UPDATED BY CLOBERG 03.24.26

COMMENT TABLE 2

CJ 01.13.26

COMMENT TABLE 3

TAGS L4

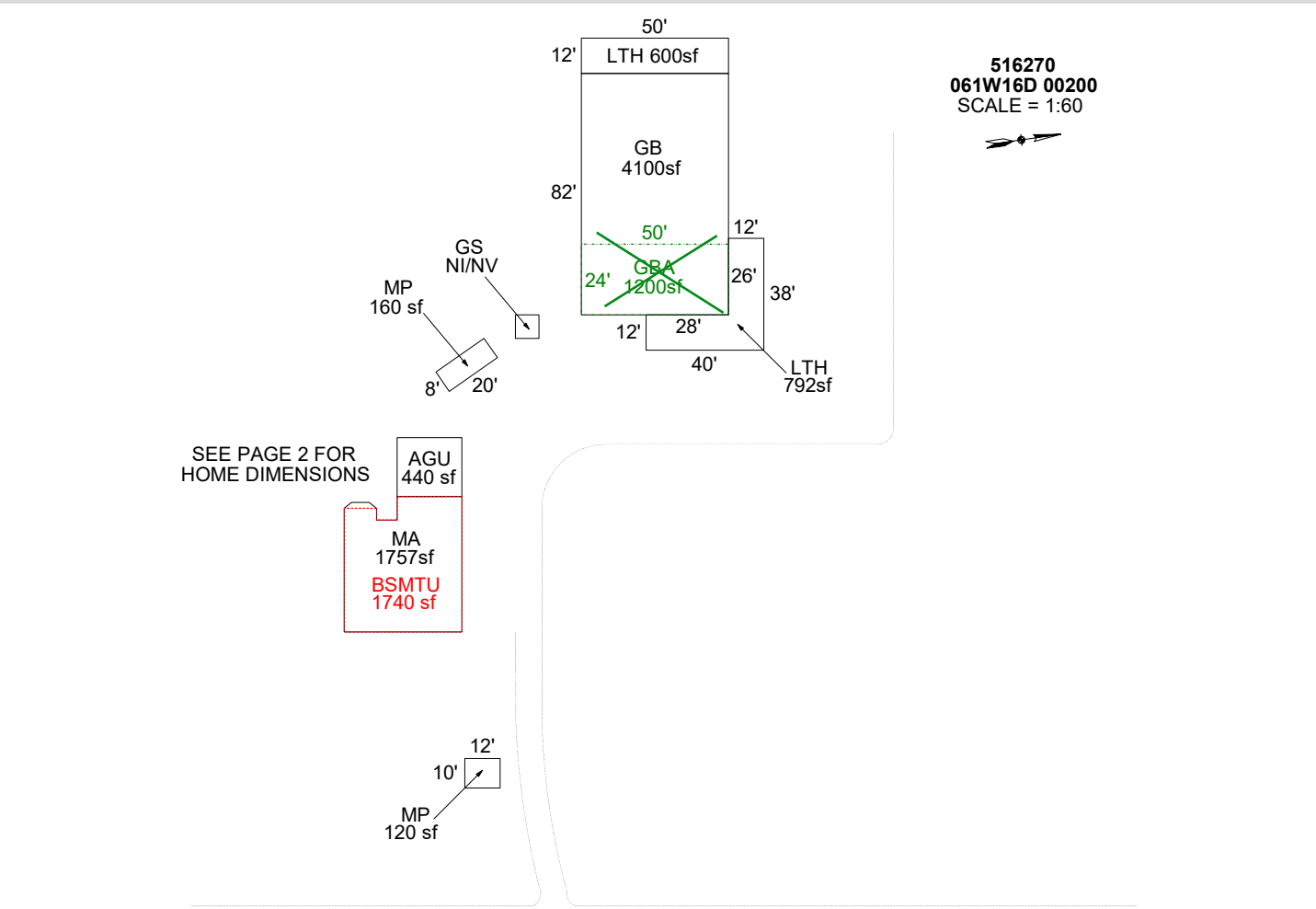
Net LIVABLE cnt 1 (rounded) 1,757

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516270 Parcel No.: 061W16D 00200
 Property Address: 8447 MT ANGEL HY NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH



MT ANGEL HWY NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	160.0	56.0		DRAWN BY JRONDEMA 8/31/17 UPDATED BY WWilliams 10/21/25 24-005742 AGEX UPDATED BY CLOBERG 03.03.26	
	MP	1.0	120.0	44.0			
	GB	1.0	4100.0	264.0	4380.0		
GBA2	GBA	1.0	1200.0	148.0	1200.0		
GBA6	LTH	1.0	792.0	156.0			
	LTH	1.0	600.0	124.0	1392.0		
GLA	MA	1.0	1757.0	181.4	1757.0		
BSMT	BSMTU	1.0	1740.0	180.0	1740.0		
GAR	AGU	1.0	440.0	84.0	440.0		
	Net LIVABLE	cnt	1 (rounded)		1,757		
	Net BUILDING	cnt	6 (rounded)		6,972	COMMENT TABLE 3	
						CJ 01.13.26	TAGS L4

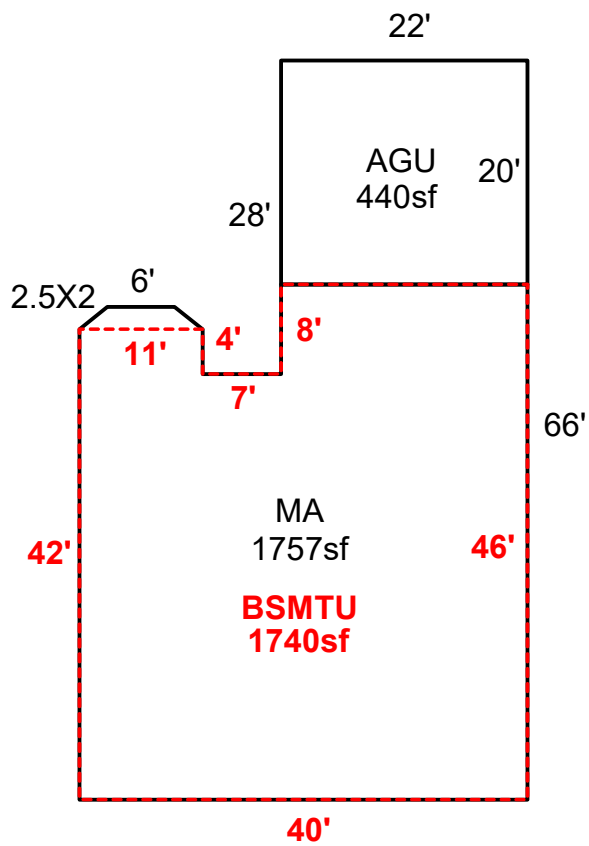
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516270 Parcel No.: 061W16D 00200
 Property Address: 8447 MT ANGEL HY NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH

516270
061W16D 00200
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1757.0	181.4	1757.0
BSMT	BSMTU	1.0	1740.0	180.0	1740.0
GAR	AGU	1.0	440.0	84.0	440.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/31/17
 UPDATED BY WWILLIAMS 10/21/25 24-005742 AGEX
 UPDATED BY CLOBERG 03.03.26

COMMENT TABLE 2

CJ 01.13.26

COMMENT TABLE 3

TAGS L4

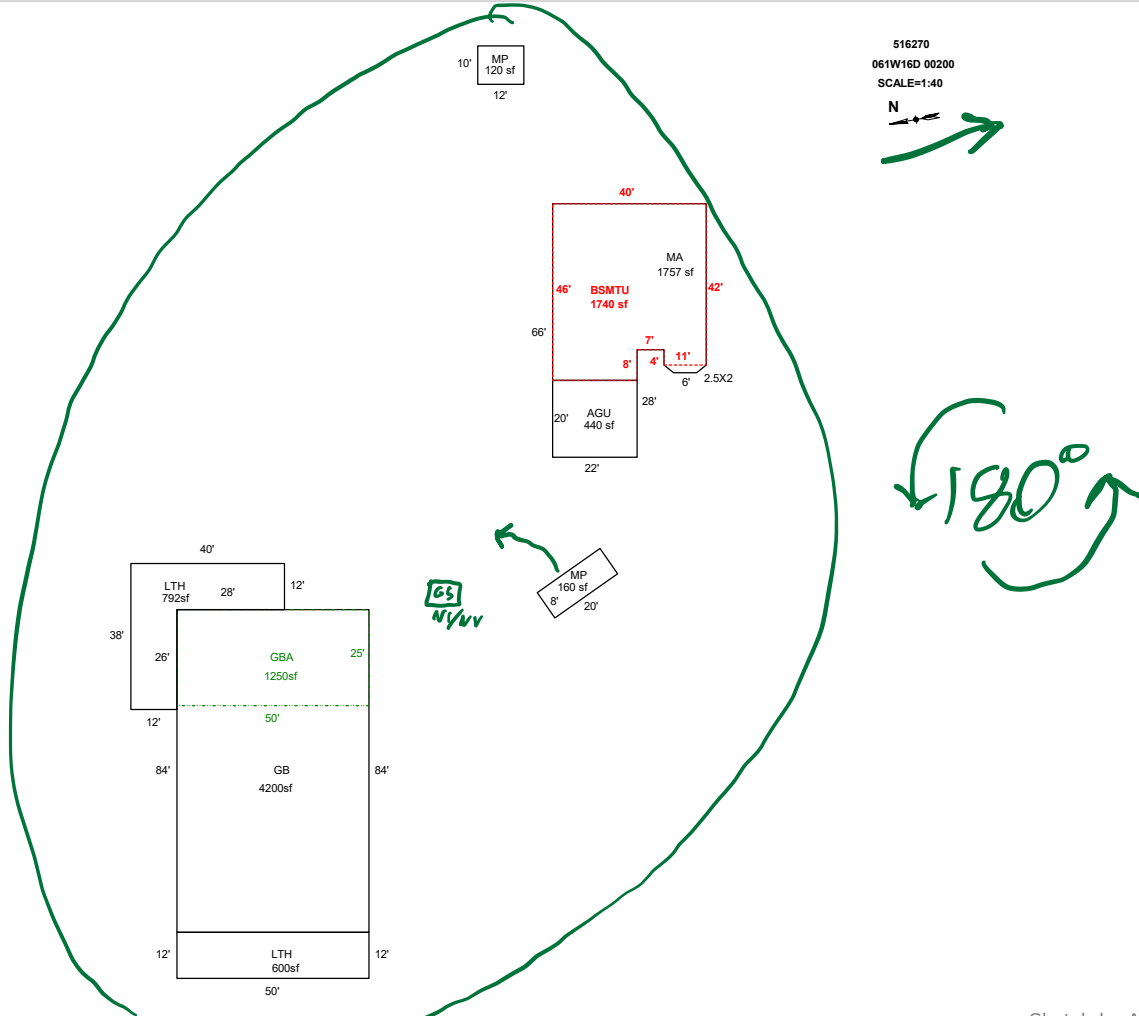
Net LIVABLE cnt 1 (rounded) 1,757

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516270 Parcel No.: 061W16D 00200
 Property Address: 8447 MT ANGEL HY NE
 City: MT ANGEL County: MARION 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	160.0	56.0	
	MP	1.0	120.0	44.0	
	GB	1.0	4200.0	268.0	4480.0
GBA2	GBA	1.0	1250.0	150.0	1250.0
GBA6	LTH	1.0	600.0	124.0	
	LTH	1.0	792.0	156.0	1392.0
GLA1	MA	1.0	1757.0	181.4	1757.0
BSMT	BSMTU	1.0	1740.0	180.0	1740.0
GAR	AGU	1.0	440.0	84.0	440.0
Net LIVABLE		cnt	1 (rounded)		1,757
Net BUILDING		cnt	6 (rounded)		7,122

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/31/17
 UPDATED BY WWilliams 10/21/25 24-005742 AGEX

COMMENT TABLE 2

CJ 1/13/26

COMMENT TABLE 3

Tags L4

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W16D 00200

File No R16270

Property Address 8447 MT ANGEL HY NE

City MT ANGEL

County MARION

State OR

Zip 97362

Owner

Client

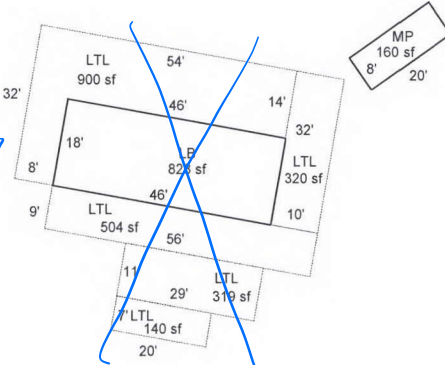
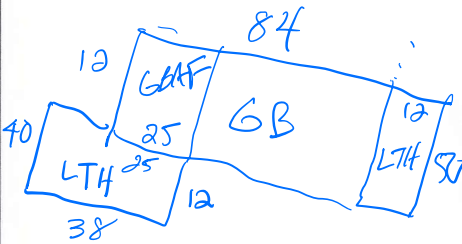
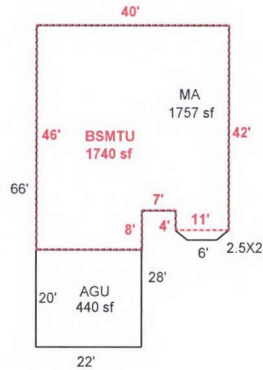
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R16270
061W16D 00200
SCALE=1:40
N
↔



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1757	181	1757
GBA1	LB	1.00	828	128	
	LTL	1.00	320	84	
	LTL	1.00	319	80	
	LTL	1.00	504	130	
	MP	1.00	160	56	
	MP	1.00	120	44	
	LTL	1.00	900	172	
	LTL	1.00	140	54	3291
BSMT	BSMTU	1.00	1740	180	1740
GAR	AGU	1.00	440	84	440
Net LIVABLE Area (rounded w/ factors)					1757
Net BUILDING Area (rounded w/ factors)					3291

Comment Table 1

DRAWN BY JRONDEMA 8/31/17

Comment Table 2

Comment Table 3