

Summary

Lead Appr: WW 11/7 Clerk: Lead Clerk: Appr: MLH 12/24/25 Print Date: 9/29/2025

Acct ID: 516419 MTL: 061W220000700 Date: 10/2/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 (451)
Situs: 12996 DOWNS RD NE MOUNT ANGEL OR 97362 MaSaNh: 03 06 000 Unit: 24166 Year: 2025

Last Date Appraised: 03/13/2009 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:

Owner: SCHIEDLER, JORDAN M Last Sales Date: 05/09/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 279999

RMV Land: 431850 RMV Imp: 423790 RMV Total: 855640 MAV: 235070 MSAV: 44929 SAV: 108070

Comment: MLS 821304 update inventory
DOM 241

Notations Sales Code 15 Group Sale w/ 516425 Input MLH 11/6/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Farm Hazelnuts

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	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: 18220 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 9100150

Site: 3 Code Area: 91470 Size: 14.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 311980 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 9100150

Site: 4 Code Area: 91470 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 51650 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 9100150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91470 Stat Class: 132 Year Blt: 1910 Eff Year Blt: 1978 Sq.Ft: 3376 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 351100
 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	2798	2	2	1910	1978	FP - HVAC+, ROOF, KIT+, BTH - 1, BATH - 2	Y N
Attic	3	Finished	578	0	0	1910	1910	HVAC+ 1/2 bath	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK part of YI	3	720	1990	11952	1	Y N
SWIMMING POOL	3	512	1978	33905	1	Y N
YARD IMPROVEMENTS AVERAGE	3	1	1978	14830	1	Y N

Bldg: 2 Code Area: 91470 Stat Class: 138 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 48170
 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
Garage Detached	3	Unfinished	728	0	0	1983	1983	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 91470 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 800 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 40x20 RMV: 2660
 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	5	Finished	800	0	0	1979	1979	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: 351 Year Blt: 1979 Eff Year Blt: 1979 ²⁰⁰⁰ Sq.Ft: 3000 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x50 RMV: 8530
 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	3000	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: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1080 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 13040
 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	1080	0	0	2002	2002	FAIR ^{Ave}	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: 1979 Eff Year Blt: 1979 ²⁰⁰⁰ Sq.Ft: 360 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 12x30 RMV: 290
 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	5	Finished	360	0	0	1979	1979		Exception: Y N

Accessories

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

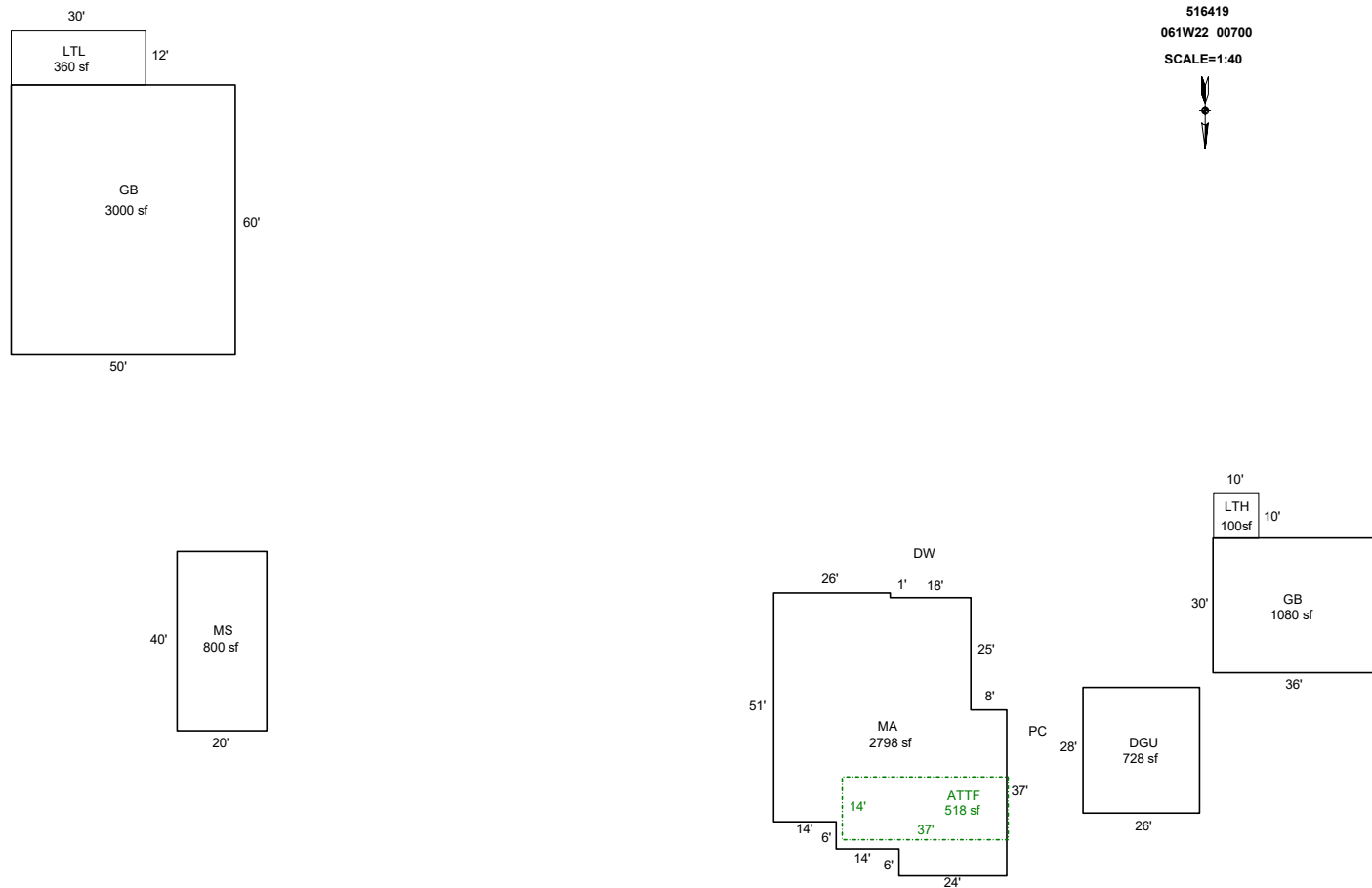
354 LTL 10x10 2002 I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516419 Parcel No.: 061W22 00700
 Property Address: 12996 DOWNS RD 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	800.0	120.0		DRAWN BY JRONDEMA 9/22/17 UPDATED BY WWilliams 11/7/25 UPDATED BY CLOBERG 12/30/25	
	GB	1.0	3000.0	220.0			
	LTL	1.0	360.0	84.0			
	GB	1.0	1080.0	132.0			
	LTH	1.0	100.0	40.0	5340.0		
GLA1	MA	1.0	2798.0	230.0	2798.0		
GLA2	ATTF	1.0	518.0	102.0	518.0		
GAR	DGU	1.0	728.0	108.0	728.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						10/2/25 MLH	SV L4
	Net LIVABLE	cnt	1	(rounded)	4,044		
	Net BUILDING	cnt	0	(rounded)	5,340		

SKETCH/AREA TABLE ADDENDUM

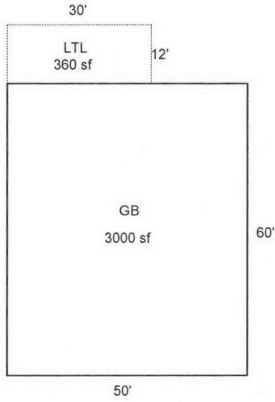
Parcel No 061W22 00700

File No R16419

SUBJECT

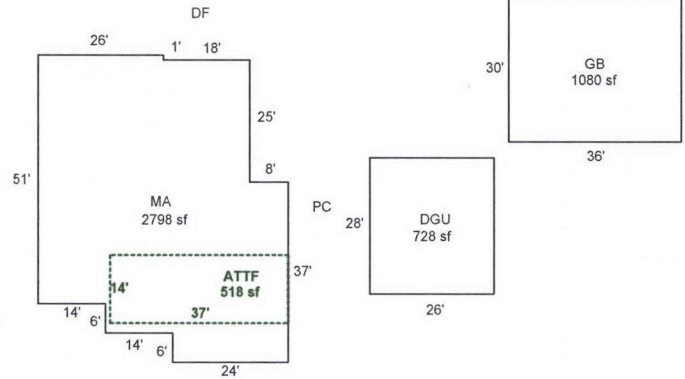
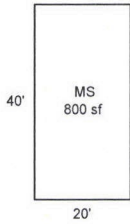
Property Address	12996 DOWNS RD NE		
City	MT ANGEL	County	MARION
		State	OR
Zip	97362		
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



APEX UPDATED

R16419
061W22 00700
SCALE=1:40



MLH
10/2/25

Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2798	230	2798
GLA2	ATTF	1.00	518	102	518
GBA1	MS	1.00	800	120	
	GB	1.00	3000	220	
	LTL	1.00	360	84	
GAR	GB	1.00	1080	132	5240
	DGU	1.00	728	108	728
Net LIVABLE Area			(rounded w/ factors)		3316
Net BUILDING Area			(rounded w/ factors)		5240

Comment Table 1	
DRAWN BY JRONDEMA 9/22/17	
Comment Table 2	Comment Table 3
MLH 10/2/25	SU LY