

Acct ID: 537432 MTL: 061E080001000 Date: **1/15/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 9801 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58742 Year: 2025

Last Date Appraised: 04/24/2017 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: MOLODIH, SIMON & MOLODIH, NATALIA Roll Type: R

Cycle: **1** Tag: **1** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 262729

RMV Land: 889080 RMV Imp: 419600 RMV Total: 1308680 MAV: 203940 MSAV: 58789 SAV: 599795

Comment: **NEW UB W/ LTH @ 65% - L3 Finish 1/1/26
 Owner got angry & said to leave upon knocking on door**

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED FARM USE OK: HAY

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	40470	0

Chris 3/20/25

Land

Site: 2	Code Area: 40470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 22730	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 400150					
Site: 3	Code Area: 40470	Size: 25.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1SS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL			RMV: 676900	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1974 / 400150 01-02: COMBINED 4 LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 25.16 TTL ACRES					
Site: 4	Code Area: 40470	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH			RMV: 136360	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1974 / 400150					
Site: 5	Code Area: 40470	Size: 1.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 3090	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 400150					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 40470	Stat Class: 143	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 1724	% Complete: 100
Desc:	One Story with basement		Dimensions:		RMV: 395630	
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	1724	3	FB-2	1978	1978	FP - 1, HVAC, BATH - 2, ROOF, KIT	Y N
Basement	4	Unfinished	1724	0	FB-1	1978	1978	BATH - 1	Y N
Garage Attached	4	Unfinished	550	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1978	34342	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 40470	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1990	Sq.Ft: 1800	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 60x30		RMV: 10450	
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	1800	0	0	1979	1990	Fair	Y N

Accessories

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

Bldg: 3	Code Area: 40470	Stat Class: 354	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 570	% Complete: 100
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Desc: Lean-to Light (LTL)				Dimensions: 30x19		RMV: 740		
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	570	0	0	1990	1990	Exception: Y N

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

Bldg: 4	Code Area: 40470	Stat Class: 354	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 216	% Complete: 100	
Desc: Lean-to Light (LTL)				Dimensions: 18x12		RMV: 260	
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	216	0	0	1989	1989	Exception: Y N

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

Bldg: 5	Code Area: 40470	Stat Class: 341	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 112	% Complete: 100	
Desc: Multi Purpose Shed (MP)				Dimensions: 14x8		RMV: 710	
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	112	0	0	1989	1989	FAIR Exception: Y N

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

Bldg: 6	Code Area: 40470	Stat Class: 351	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 576	% Complete: 100	
Desc: General Purpose Building (GB)				Dimensions: 36x16		RMV: 8220	
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	576	0	0	2005	2005	FAIR Exception: Y N

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

Bldg: 7	Code Area: 40470	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 324	% Complete: 100	
Desc: Multi Purpose Shed (MP)				Dimensions:		RMV: 3590	
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	324	0	0	1997	1997	FAIR Exception: Y N

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

352 UB 5 100x50 Good 2024 new @ 65%
 355 LTH 100x25 2024 new @ 65%
 ADD EXISTING 357 FC 20X50 FOUND VIA AERIALS I/O

Percent Complete Form

Account # 537432

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: UB w LTH

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR 333 Date 1/15/25 YR For 25-26 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

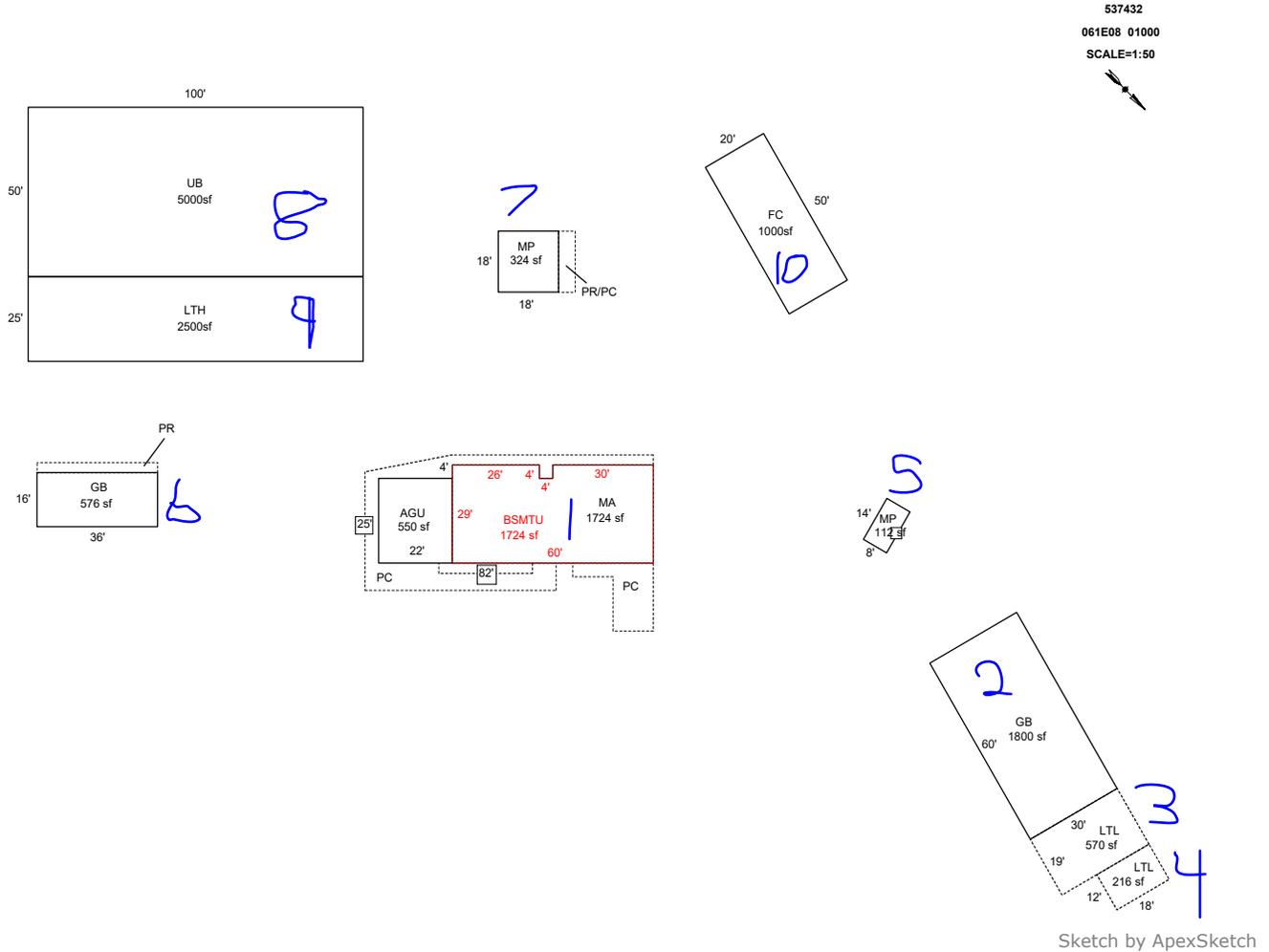


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537432 Parcel No.: 061E08 01000
 Property Address: 9801 WAGON RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	
	LTL	1.0	570.0	98.0	
	LTL	1.0	216.0	60.0	
	MP	1.0	112.0	44.0	
	MP	1.0	324.0	72.0	
	GB	1.0	576.0	104.0	
	UB	1.0	5000.0	300.0	
	LTH	1.0	2500.0	250.0	
	FC	1.0	1000.0	140.0	12098.0
GLA1	MA	1.0	1724.0	186.0	1724.0
BSMT	BSMTU	1.0	1724.0	186.0	1724.0
GAR	AGU	1.0	550.0	94.0	550.0
	Net LIVABLE	cnt	0 (rounded)		1,724
	Net BUILDING	cnt	9 (rounded)		12,098

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/24/17
 UPDATED BY CLOBERG 02/28/25

COMMENT TABLE 2

JIS 01/15/25

COMMENT TABLE 3

TAGS L2