

Last Date Appraised: 08/12/2020

Appraiser: JORDAN SCHULTZ

Retag: Y **N**

Tag info: 2025 - Tags/Permit (Alt Energy System)

Owner: ROENICKE, CRAIG WALTER &

Roll Type: R

Cycle **Tag** Sales Verification Other:

Inspection level: 1 2 3 **4** LCB TTO INSP

AV: 228359

RMV Land: 339250

RMV Imp: 445240

RMV Total: 784490

MAV: 171340

MSAV: 57019

SAV: 149941

Comment:

Notations

Add Solar - visible in Aerial photos

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03609	0

Land

4/4/25 Chris L4 please send inquiry letter with aerial photo, unable to determine farm use

Site: 2	Code Area: 03609	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 99830	Exception: Y N
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 10300035, 01-02: UPDATE OF INFO NO LONGER PART TOTAL						
Site: 3	Code Area: 03609	Size: 1.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 189420	Exception: Y N
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1977 / 10300035						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03609	Stat Class: 141	Year Blt: 1976	Eff Year Blt: 1997	Sq.Ft: 2232	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 382110	
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	
First Floor	4	Finished	2232	3	FB-2	1976	1997	ROOF, FP - 1, HVAC, KIT-, BATH - 2	Exception: Y N
Garage Attached	4	Finished	600	0	0	1976	1997	ROOF	Exception: Y N
Carport Attached	2	Unfinished	300	0	0	2000	2000	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	900	1997	2545	1	Exception: Y N
PATIO	4	784	1997	3751	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	784	1997	19780	1	Exception: Y N

Bldg: 6	Code Area: 03609	Stat Class: 108	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 22830	
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								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	11000	1990	22825	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03609	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 2160	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 72x30		RMV: 17640	
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	2160	0	0	1994	1994	FAIR	Exception: Y N

Accessories

Description		Class		Size SqFt		Eff Yr Blt		RMV		Quantity	
No accessory data available											
Bldg: 3	Code Area: 03609		Stat Class: 341		Year Blt: 1994		Eff Year Blt: 1994		Sq.Ft: 450		% Complete: 100
Desc: Multi Purpose Shed (MP)								Dimensions: 30x15		RMV: 3380	
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	450	0	0	1994	1994	Exception: Y N		
Accessories											
Description		Class		Size SqFt		Eff Yr Blt		RMV		Quantity	
No accessory data available											

Bldg: 4		Code Area: 03609		Stat Class: 341		Year Blt: 2000		Eff Year Blt: 2000		Sq.Ft: 154		% Complete: 100		
Desc: Multi Purpose Shed (MP)										Dimensions: 14x11		RMV: 2180		
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	154	0	0	2000	2000	FAIR					Exception: Y N

Accessories

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

Bldg: 5Code Area: 03609Stat Class: 354Year Blt: 1990Eff Year Blt: 1990Sq.Ft: 80% Complete: 100

Desc: Lean-to Light (LTL)Dimensions: 10x8RMV: 100

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	80	0	0	1990	1990	Exception: Y N

Accessories

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

Bldg: 8		Code Area: 03609		Stat Class: 905		Year Blt:		Eff Year Blt:		Sq.Ft: 0		% Complete: 100	
Desc: Rural Solar Panel/Array										Dimensions:		RMV: 17000	
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													

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

905 Solar \$2000 New 2024



SKETCH/AREA TABLE ADDENDUM

Parcel No 051W09D 00301

File No R329502

SUBJECT

Property Address 2590 MOLALLA RD NE

City WOODBURN

State OR

Zip 97071

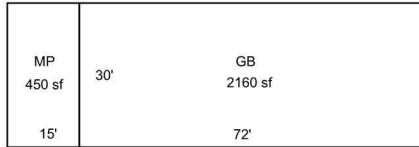
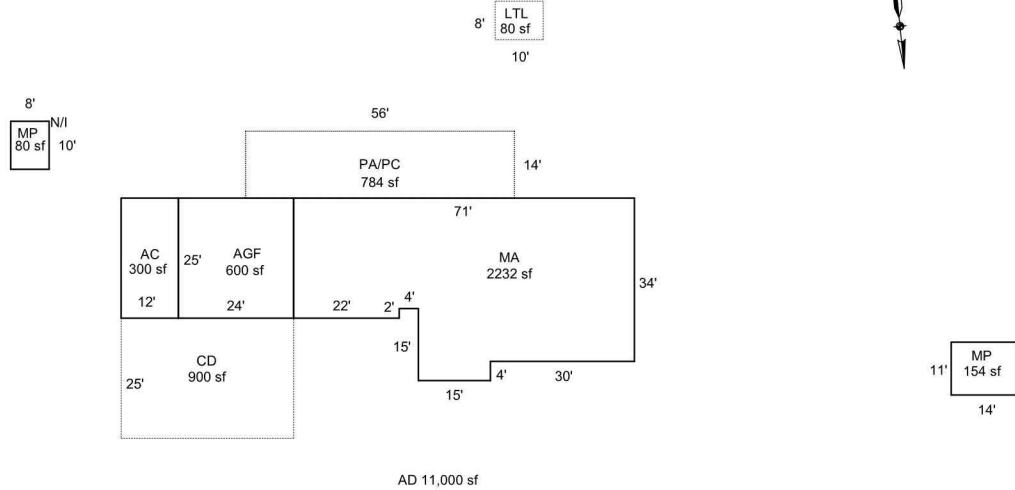
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R329502
051W09D 00301
SCALE=1:40



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2232	222	2232
GBA1	GB	1.00	2160	204	
	MP	1.00	450	90	
	LTL	1.00	80	36	
	MP	1.00	154	50	
	MP	1.00	80	36	2924
GAR	AGF	1.00	600	98	600
AGF	AC	1.00	300	74	300
P/P	CD	1.00	900	122	900
CD	PA/PC	1.00	784	140	784
Net LIVABLE Area (rounded w/ factors)					2232
Net BUILDING Area (rounded w/ factors)					2924

Comment Table 1

APEX BY CE 11/19/10
UPDATED BY JRONDEMA 7/17/17
UPDATED BY CHRIS 10/8/19

Comment Table 2

JJS 1.5.25

Comment Table 3

Tags L4