

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 3.4.26

Print Date: 9/26/2025

Acct ID: 537432 MTL: 061E080001000 Date: 1/13/26 Appr: CO Prop Class: 551 RMV Prop Class: 501  
Situs: 9801 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 58742 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y (N) Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: MOLODIH, SIMON & MOLODIH, NATALIA Last Sales Date: 04/24/1997 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 296201

RMV Land: 912610 RMV Imp: 535260 RMV Total: 1447870 MAV: 203940 MSAV: 50751 SAV: 96262

Comment: 25-26: L2 1.15.25 JJS

INPUT:  
2/24/26 LS

UB / LTH @ 100%

Alert owner

24 066 702  
100 x 50  
ag

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 40470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDSS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 26750 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 40470 Size: 24.22 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 647860 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1974

Site: 4 Code Area: 40470 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 145910 Exception: Y N  
 Adjustment(s): GSOIL, WASTE 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: WASTE RURAL Description: Rural WASTELAND RMV: 1240 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980

Site: 6 Code Area: 40470 Size: 1.68 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 40850 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40470 Stat Class: 143 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1724 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 419370  
 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	ROOF, FP - 1, HVAC, KIT, BATH - 2	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: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 12010  
 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	1800	0	0	1979	1990	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 40470 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 570 % Complete: 100.00  
 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: 100.00  
 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: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x8 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	
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: 100.00  
 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: 100.00  
 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					

Bldg: 8 Code Area: 40470 Stat Class: 352 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 5000 % Complete: 65.00  
 Desc: Utility Building (UB) Dimensions: 50x100 RMV: 76040  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 36280 Adjust: Adjust RMV: 0

**Floors**

100

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Utility Building	5	Finished	5000	0	0	2024	2024	GOOD	Exception: Y N

**Accessories**

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

Bldg: 9 Code Area: 40470 Stat Class: 355 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2500 % Complete: 65.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 25x100 RMV: 10970  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5230 Adjust: Adjust RMV: 0

100

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	2500	0	0	2024	2024		Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 40470 Stat Class: 357 Year Blt: Eff Year Blt: Sq.Ft: 1000 % Complete: 100.00  
 Desc: Frost Control Dimensions: 50x20 RMV: 3210  
 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	4	Finished	1000	0	0	0	0		Exception: Y N

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**Accessories**

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

**Farm Notes**

2025FARM

1/15/25: Inspected by JJS L2 during tags, farm use ok - hay

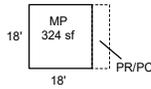
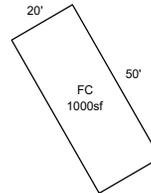
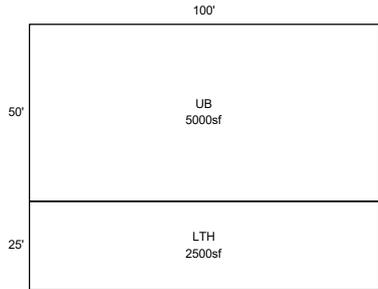
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

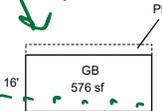
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 Property Address: 9801 WAGON RD NE  
 City: MT ANGEL County: MARION State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

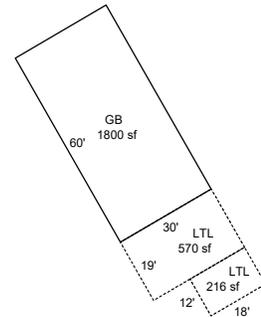
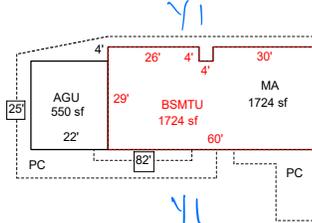
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*Valued on this Account*



*on lot line*



*Separate  
Tax  
LOE*

Sketch by ApexSketch

### 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

JJS 01/15/25  
*CS V13/25*

### COMMENT TABLE 3

TAGS L2  
*Tags L3*



R37432

MA & AGU

4/24/17



R37432

MP 14X8

4/24/17



R37432

GB 36X16

4/24/17



R37432

MP 18X18

4/24/17



R37432

GB 60X30

LTL 19X30

4/24/17







R37432

MA & AGU

4/24/17

