

Acct ID: 109007 MTL: 051W10B000700 Date: 2/5/20 Appr: CJ Prop Class: 451 RMV Prop Class: 451
 Situs: 3025 MOLALLA RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 47455 Year: 2026

Last Date Appraised: 09/09/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: NEW MA
 Owner: KASACHEV, FEODOR Last Sales Date: 03/17/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 192840
 RMV Land: 319660 RMV Imp: 58090 RMV Total: 377750 MAV: 192840 MSAV: 0 SAV: 0

Comment: New Ma. No trespassing. House appears @ 45%.
 Per Aerial on 12/29/25. Dat bldgs GONE.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	03609	0

INPUT:
 3/3/26 CJ

Land

Site: 2 Code Area: 03609 Size: 1.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 163460 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: 08-09: LAND SEG CONSOLIDATION// 10300035 00-01; UPDATED MARKET VALUE

Site: 3 Code Area: 03609 Size: 0.57 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 65160 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: 00-01; UPDATED MARKET VALUE, 10300035

Site: 4 Code Area: 03609 Size: 0.47 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 51040 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: 00-01; UPDATED MARKET VALUE, 10300035

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03609 Stat Class: 132 Year Blt: 1891 Eff Year Blt: 1880 Sq.Ft: 1376 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 55460
 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	784	1	FB-1	1891	1880	HVAC, KIT-, ROOF, BATH - 1	Y N
Attic	3	Finished	592	2	0	1880	1880	<u>hvac</u>	Y N
Carport Attached	3	Unfinished	572	0	0	1901	1901		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	128	1880	1152	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03609 Stat Class: 353 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 800 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 40x20 RMV: 1770
 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
Machine Shed	4	Finished	800	0	0	1970	1970	<u>FAIR</u>	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 03609 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 168 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 860
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

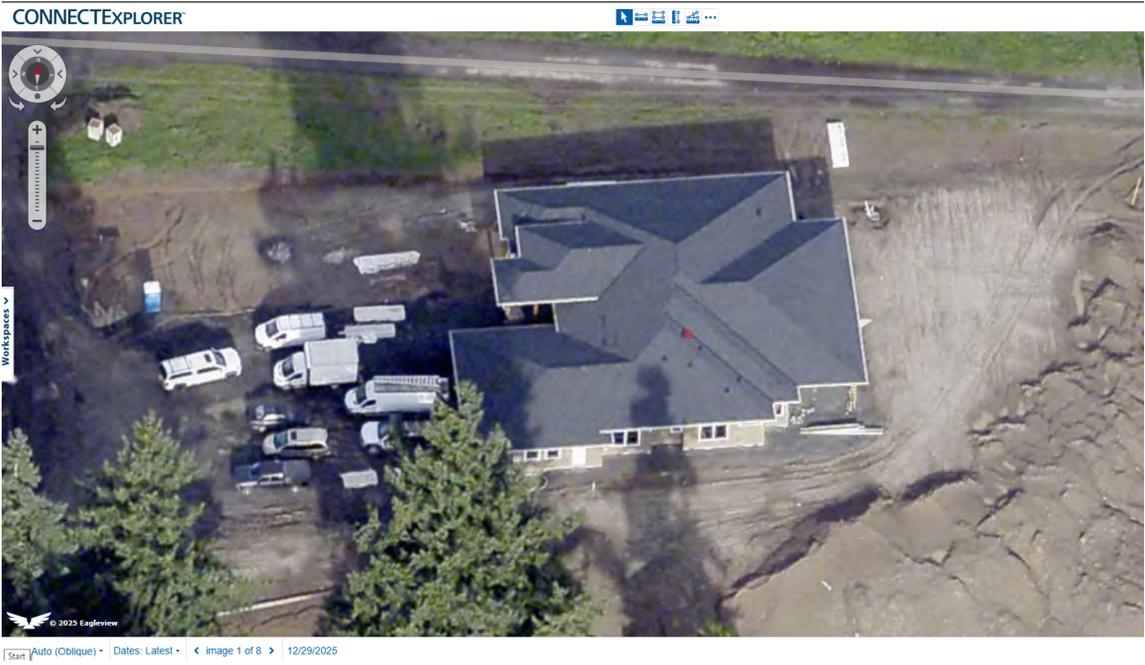
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	168	0	0	1970	1970	<u>FAIR</u>	Y N

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
25-005434	85454	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	747336	0	R	3BD/5BTH W/ STUDY & ATTACHED GARAGE



ACCOUNT # 109007 DATE: 2/5/26
 MTL 051W10B000700 APPR CS
 COMMENTS: New MA @ 45%.

RMV CLASS 451 PROP CLASS 451
 TAG (Y) N

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR MA
 AREA 3651 EFF AREA 3651 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + 3 1/2 BTH
 FIREPLACE: 2
KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45% % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F (G) A E
 SKIRT + LIN FT _____
 COMMENT: _____

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

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

STAT 151 QLTY + - FLOOR AGF
 AREA 1062 EFF AREA 1062 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

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

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

Percent Complete Form

Account # 109007

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%		5%
4%	75%	Plumbing Rough-In	4%	50%	3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%	60%	1%
		Heating Unit	1%		1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR C5 Date 2/5/20 YR For 2026-27 % COMP 45%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

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: _____

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

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

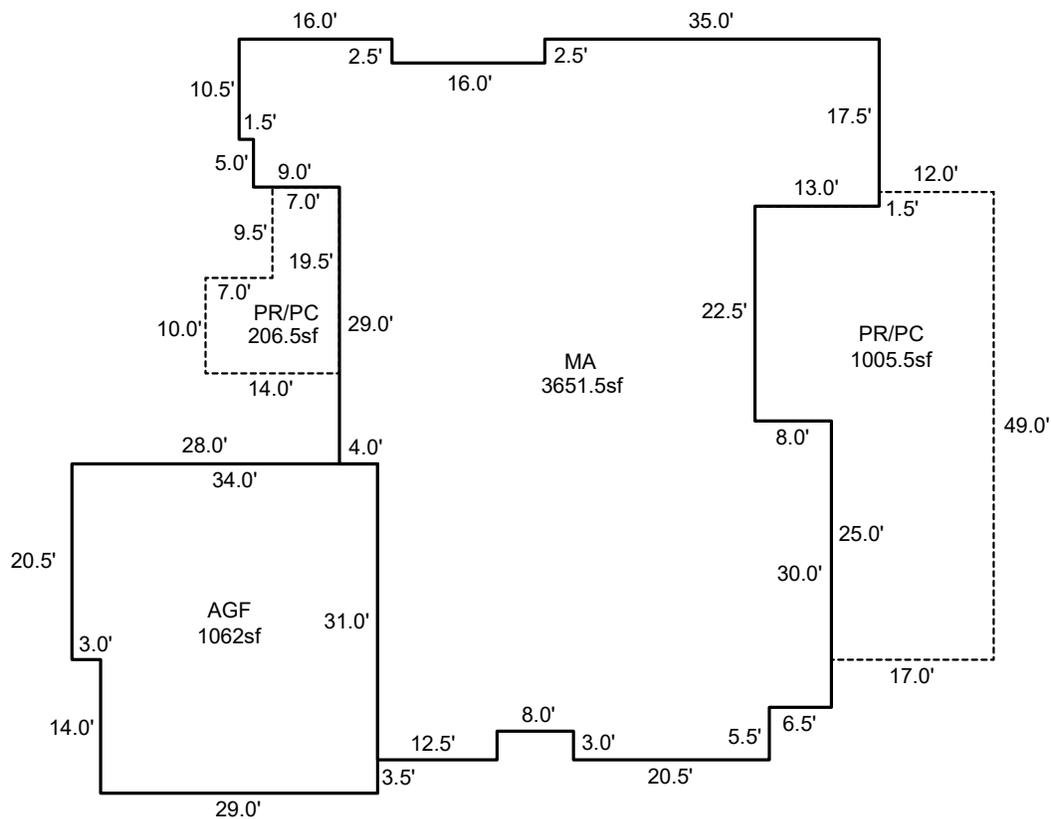
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 109007 Parcel No.: 051W10B 00700
 Property Address: 3025 MOLALLA RD NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

109007
051W10B 00700
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	1062.0	133.0	1062.0
MA	MA	1.0	3727.3	312.0	3727.3
PR/PC	PR/PC	1.0	1005.5	148.0	
	PR/PC	1.0	206.5	67.0	1212.0

COMMENT TABLE 1

APEX BY CE 12/8/10
 UPDATED BY CLOBERG 12/17/25 25-005434 MA
 UPDATED BY CLOBERG 03.03.26

COMMENT TABLE 2

CJ 02.05.26

COMMENT TABLE 3

TAGS L3

