

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: **CJ 04.06.26**

Print Date:

12/26/2025

Acct ID: 511827 MTL: 042W050000800 Date: 3/31/16 Appr: CS Prop Class: 551 RMV Prop Class: 551
Situs: 4745 RAY BELL RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 40396 Year: 2026

Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2024 - Tags/Permit (Alt Energy System) LY

Owner: KOCH FARM INVESTMENTS LLC Last Sales Date: 08/01/2007 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 450720

RMV Land: 881460 RMV Imp: 533710 RMV Total: 1415170 MAV: 297460 MSAV: 154530 SAV: 336714

Comment: 24-25: L3 1.4.24 JJS
23-24: L3 01.04.2023 GRH

Permits for Solar Withdrawn - N/C

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| MS | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 55000 | 45570 | 0 |

Land

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 9460 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 00-01: 4500160, UPDATE MARKET VALUES

23-24 corr soils

Site: 3 Code Area: 45570 Size: 37.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 372830 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110 /01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 45.5 TTL ACRES

Site: 4 Code Area: 45570 Size: 26.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 247830 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 90 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 25.7 TTL ACRES

Site: 5 Code Area: 45570 Size: 11.53 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 104110 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160: 01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Site: 6 Code Area: 45570 Size: 16.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 4220 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 08-09: 8BENCH PROJECT - MOVE PT ACREAGE TO 4BENCH 7 PT TO WASTE//04500160

Site: 7 Code Area: 45570 Size: 16.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 4340 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Pond

Site: 8 Code Area: 45570 Size: 9.73 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 83670 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160: 01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 144 Year Blt: 1923 Eff Year Blt: 1990 Sq.Ft: 2292 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 362810
 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 | 1592 | 3 | FB-2 | 1923 | 1990 | KIT-, FP - 1, ROOF, BATH - 2, HVAC | Y N |
| Attic | 4 | Finished | 700 | 0 | 0 | 2000 | 1990 | ROOF, HVAC | Y N |
| Basement | 4 | Unfinished | 936 | 0 | 0 | 1923 | 1990 | | Y N |
| Garage Attached | 4 | Finished | 840 | 0 | 0 | 1997 | 1990 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|------|----------|
| DECK | 4 | 208 | 1975 | 3432 | 1 |

Exception: Y N

Improvements - Accessory Buildings

| | | | | | | |
|-------------------------|------------------|-----------------|--------------------|--------------------|---------------|--------------------|
| Bldg: 2 | Code Area: 45570 | Stat Class: 353 | Year Blt: 1975 | Eff Year Blt: 1975 | Sq.Ft: 2860 | % Complete: 100.00 |
| Desc: Machine Shed (MS) | | | Dimensions: 110x26 | | | RMV: 8860 |
| 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 | 2860 | 0 | 0 | 1975 | 1975 | FAIR |

Exception: Y N

Accessories

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

| | | | | | | |
|-------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 3 | Code Area: 45570 | Stat Class: 353 | Year Blt: 1980 | Eff Year Blt: 1980 | Sq.Ft: 1440 | % Complete: 100.00 |
| Desc: Machine Shed (MS) | | | Dimensions: 60x24 | | | RMV: 4460 |
| 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 | 1440 | 0 | 0 | 1980 | 1980 | FAIR |

FAIR

Exception: Y N

Accessories

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

| | | | | | | |
|-------------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 4 | Code Area: 45570 | Stat Class: 341 | Year Blt: 1985 | Eff Year Blt: 1985 | Sq.Ft: 384 | % Complete: 100.00 |
| Desc: Multi Purpose Shed (MP) | | | Dimensions: 24x16 | | | RMV: 3250 |
| 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 | 6 | Finished | 384 | 0 | 0 | 1985 | 1985 | FAIR |

Exception: Y N

Accessories

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

| | | | | | | |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 5 | Code Area: 45570 | Stat Class: 351 | Year Blt: 2010 | Eff Year Blt: 2010 | Sq.Ft: 1440 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | | | Dimensions: 36x40 | | | RMV: 23990 |
| 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 | 1440 | 0 | 0 | 2010 | 2010 | FAIR |

Exception: Y N

Accessories

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

| | | | | | | |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 6 | Code Area: 45570 | Stat Class: 351 | Year Blt: 2010 | Eff Year Blt: 2010 | Sq.Ft: 3096 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | | | Dimensions: 86x36 | | | RMV: 47020 |
| 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 | 3096 | 0 | 0 | 2010 | 2010 | FAIR |

Exception: Y N

Accessories

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

| | | | | | | |
|-------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 7 | Code Area: 45570 | Stat Class: 353 | Year Blt: 2010 | Eff Year Blt: 2010 | Sq.Ft: 3040 | % Complete: 100.00 |
| Desc: Machine Shed (MS) | | | Dimensions: | | | RMV: 40010 |
| 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 | 6 | Finished | 3040 | 0 | 0 | 2010 | 2010 | FAIR |

Exception: Y N

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-----------------------------|------------------|-----------------|----------------------|--------------------|---------------|--------------------|
| No accessory data available | | | | | | |
| Bldg: 8 | Code Area: 45570 | Stat Class: 354 | Year Blt: 1975 | Eff Year Blt: 1975 | Sq.Ft: 540 | % Complete: 100.00 |
| Desc: Lean-to Light (LTL) | | | Dimensions: RMV: 480 | | | |
| 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 | 540 | 0 | 0 | 1975 | 1975 | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-------------------------------------|------------------|-----------------|------------------------|--------------------|---------------|--------------------|
| No accessory data available | | | | | | |
| Bldg: 9 | Code Area: 45570 | Stat Class: 351 | Year Blt: 2010 | Eff Year Blt: 2010 | Sq.Ft: 1720 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | | | Dimensions: RMV: 19680 | | | |
| 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 | 1720 | 0 | 0 | 2010 | 2010 | FAIR Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-------------------------------------|------------------|-----------------|------------------------------|--------------------|---------------|--------------------|
| No accessory data available | | | | | | |
| Bldg: 10 | Code Area: 45570 | Stat Class: 351 | Year Blt: 2021 | Eff Year Blt: 2021 | Sq.Ft: 864 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | | | Dimensions: 24x36 RMV: 20190 | | | |
| 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 | 864 | 0 | 0 | 2021 | 2021 | FAIR Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-----------------------------|------------------|-----------------|-----------------------------|--------------------|---------------|--------------------|
| No accessory data available | | | | | | |
| Bldg: 11 | Code Area: 45570 | Stat Class: 355 | Year Blt: 2021 | Eff Year Blt: 2021 | Sq.Ft: 360 | % Complete: 100.00 |
| Desc: Lean-to Heavy (LTH) | | | Dimensions: 10x36 RMV: 2960 | | | |
| 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 Heavy Duty | 4 | Finished | 360 | 0 | 0 | 2021 | 2021 | FAIR Exception: 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 |
|---------------|-----------|---------------|--------------|-------------------|----------------|------------|-----------|---|
| 25-007597 | 85474 | MARION COUNTY | TAGS/PERMITS | ALT ENERGY SYSTEM | 10164 | 0 | R | SOLAR ARRAY 14.52kW ON RES ROOF @ \$10,164 |
| 25-008350 | 85475 | MARION COUNTY | TAGS/PERMITS | ALT ENERGY SYSTEM | 90300 | 0 | R | SOLAR ARRAY 21.5kW ON OUTBUILDING ROOF @ \$90,300 |

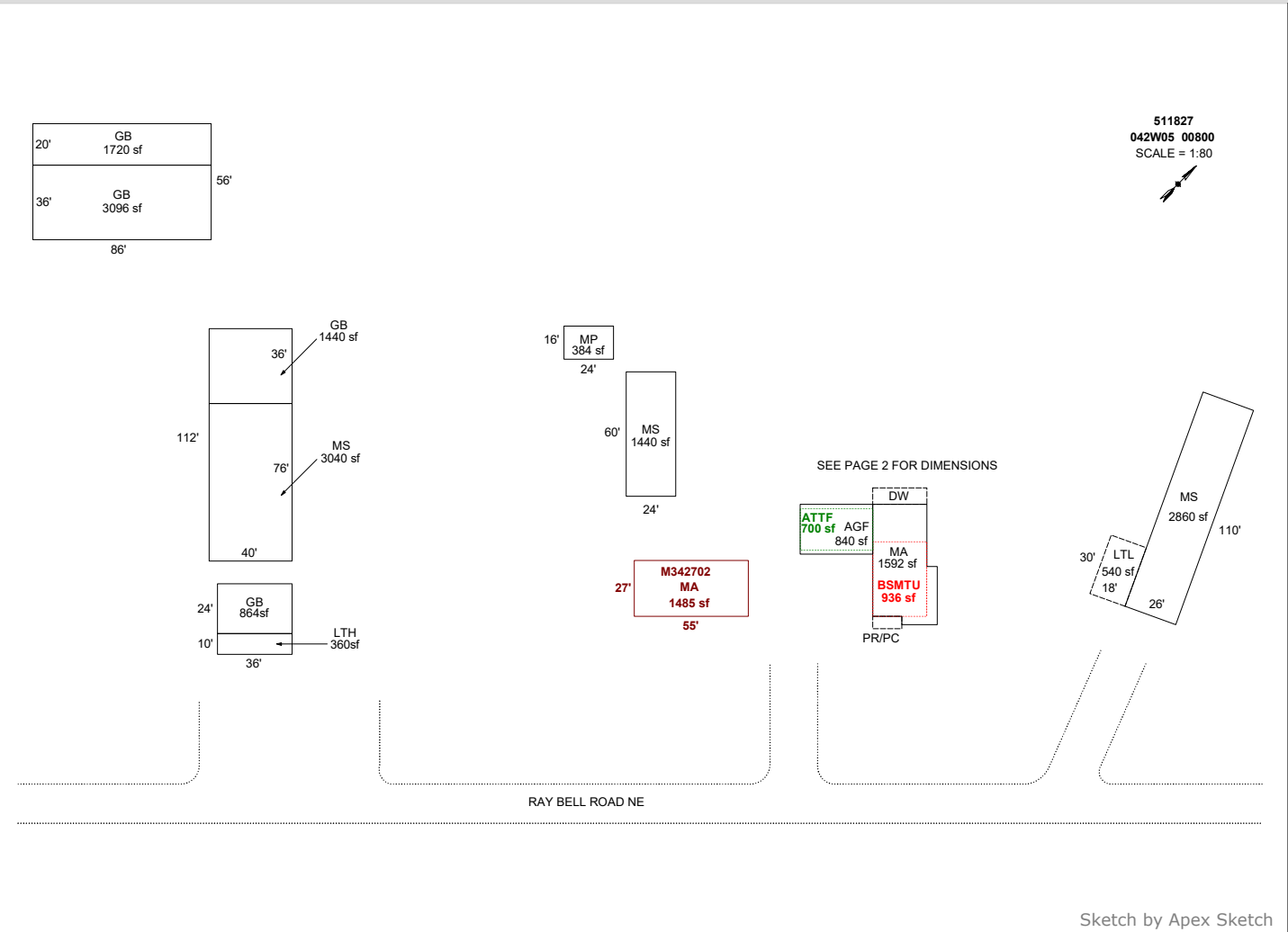
Withdrawn

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511827 Parcel No.: 042W05 00800
 Property Address: 4745 RAY BELL ROAD NE
 City: SALEM County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|--------------|-----------|------------|
| GBA1 | MS | 1.0 | 1440.0 | 168.0 | |
| | GB | 1.0 | 1720.0 | 212.0 | |
| | GB | 1.0 | 3096.0 | 244.0 | |
| | GB | 1.0 | 1440.0 | 152.0 | |
| | MS | 1.0 | 3040.0 | 232.0 | |
| | MP | 1.0 | 384.0 | 80.0 | |
| | GB | 1.0 | 864.0 | 120.0 | |
| | LTH | 1.0 | 360.0 | 92.0 | |
| | MS | 1.0 | 2860.0 | 272.0 | |
| | LTL | 1.0 | 540.0 | 96.0 | 15744.0 |
| | GLA1 | MA | 1.0 | 1592.0 | 178.0 |
| MA | | 1.0 | 1485.0 | 164.0 | 3077.0 |
| GLA2 | ATTF | 1.0 | 700.0 | 110.0 | 700.0 |
| BSMT | BSMTU | 1.0 | 936.0 | 124.0 | 936.0 |
| GAR | AGF | 1.0 | 840.0 | 118.0 | 840.0 |
| P/P | DW | 1.0 | 208.0 | 68.0 | |
| | 1 addl items | | | | |
| | Net LIVABLE | cnt | 3 (rounded) | | 3,777 |
| | Net BUILDING | cnt | 10 (rounded) | | 15,744 |

COMMENT TABLE 1

Apex by RW 06/25/08
 UPDATED BY JRONDEMA 5/17/17
 UPDATED BY CJURAN 11/08/2022 555-22-008640
 UPDATED BY CJURAN 01/24/2023
 UPDATED BY CLOBERG 03.31.26

COMMENT TABLE 2

GRH 01/04/2023
 CJ 03.31.26

COMMENT TABLE 3

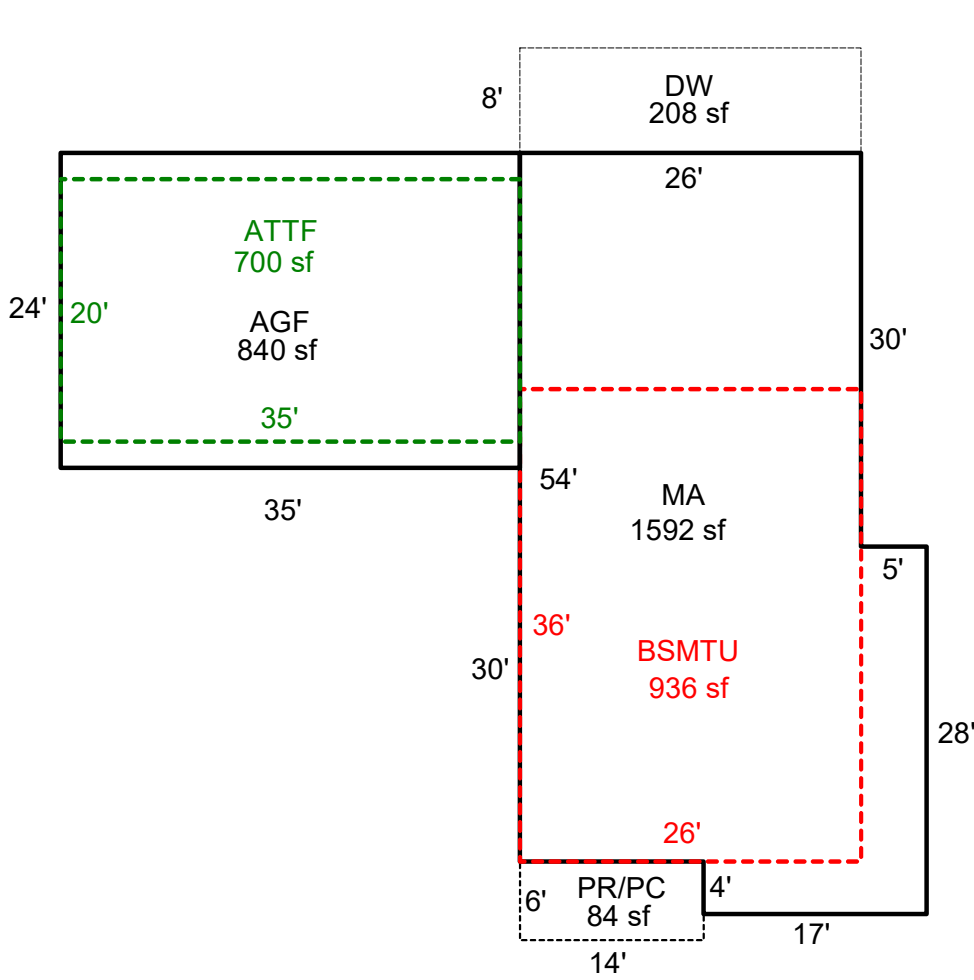
TAGS 03
 SV L4

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SKETCH



511827
042W05 00800
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1592.0 | 178.0 | 1592.0 |
| GLA2 | ATTF | 1.0 | 700.0 | 110.0 | 700.0 |
| BSMT | BSMTU | 1.0 | 936.0 | 124.0 | 936.0 |
| GAR | AGF | 1.0 | 840.0 | 118.0 | 840.0 |
| P/P | PR/PC | 1.0 | 84.0 | 40.0 | |
| | DW | 1.0 | 208.0 | 68.0 | 292.0 |

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GRH 01/04/2023
 CJ 03.31.26

COMMENT TABLE 3

TAGS 03
 SV L4

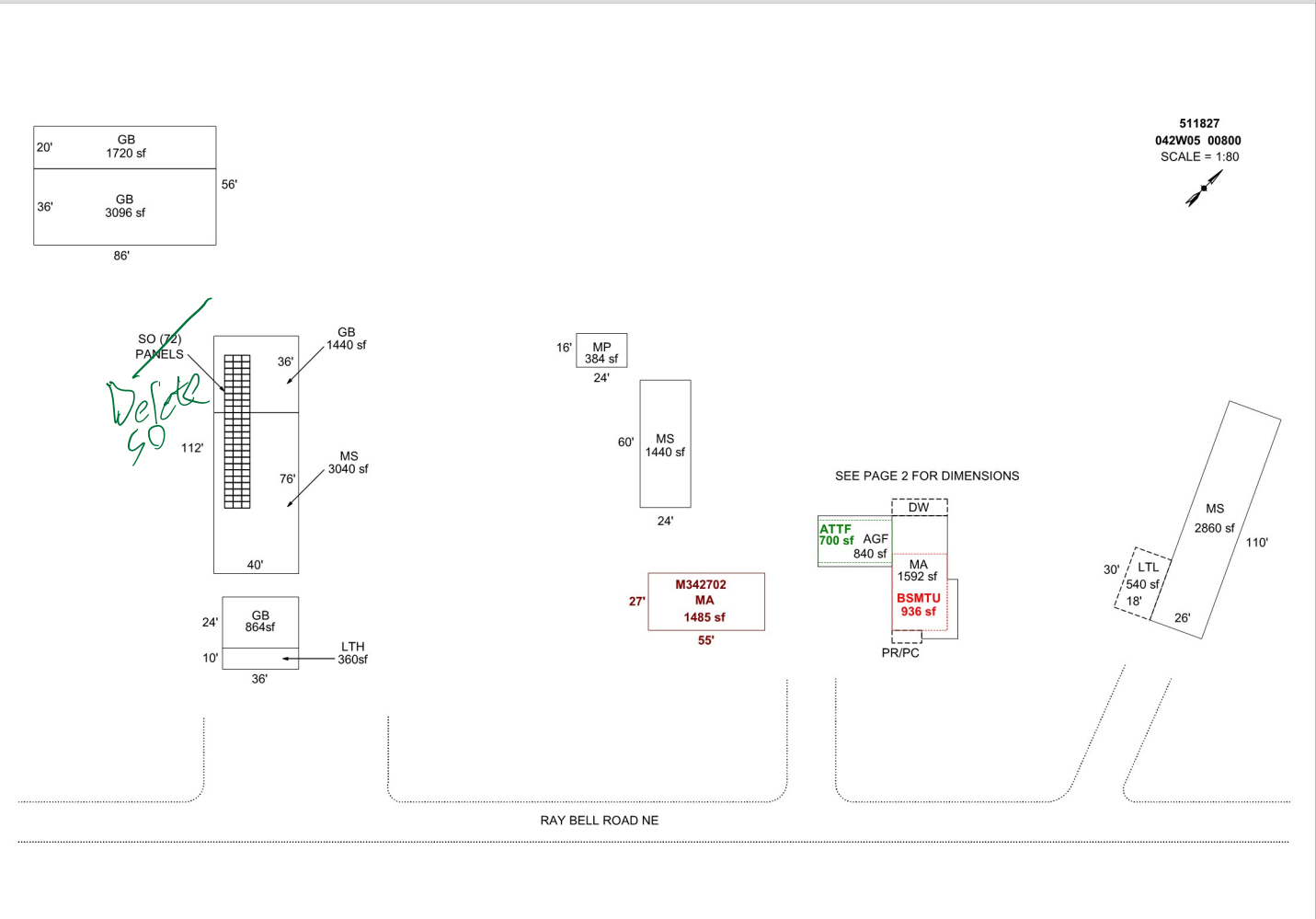
Net LIVABLE cnt 2 (rounded) 2,292

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SKETCH



Sketch by Apex Sketch

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| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|--------------|-----------|------------|
| GBA1 | MS | 1.0 | 1440.0 | 168.0 | |
| | GB | 1.0 | 1720.0 | 212.0 | |
| | GB | 1.0 | 3096.0 | 244.0 | |
| | GB | 1.0 | 1440.0 | 152.0 | |
| | MS | 1.0 | 3040.0 | 232.0 | |
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| | GB | 1.0 | 864.0 | 120.0 | |
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| BSMT | BSMTU | 1.0 | 936.0 | 124.0 | 936.0 |
| GAR | AGF | 1.0 | 840.0 | 118.0 | 840.0 |
| P/P | DW | 1.0 | 208.0 | 68.0 | |
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| | Net LIVABLE | cnt | 3 (rounded) | | 3,777 |
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COMMENT TABLE 2

GRH 01/04/2023

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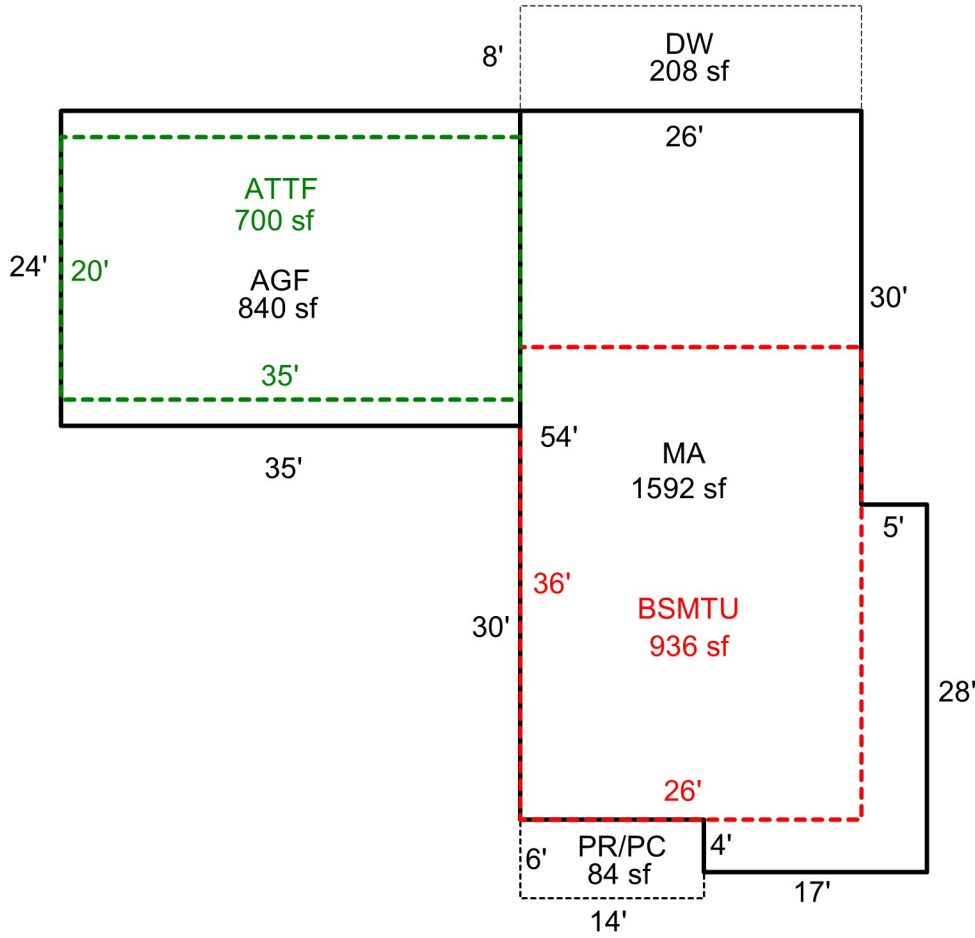
TAGS 03

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SKETCH



511827
042W05 00800
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

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|------|-------------|--------|----------|-----------|------------|
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| GLA2 | ATTF | 1.0 | 700.0 | 110.0 | 700.0 |
| BSMT | BSMTU | 1.0 | 936.0 | 124.0 | 936.0 |
| GAR | AGF | 1.0 | 840.0 | 118.0 | 840.0 |
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TAGS 03

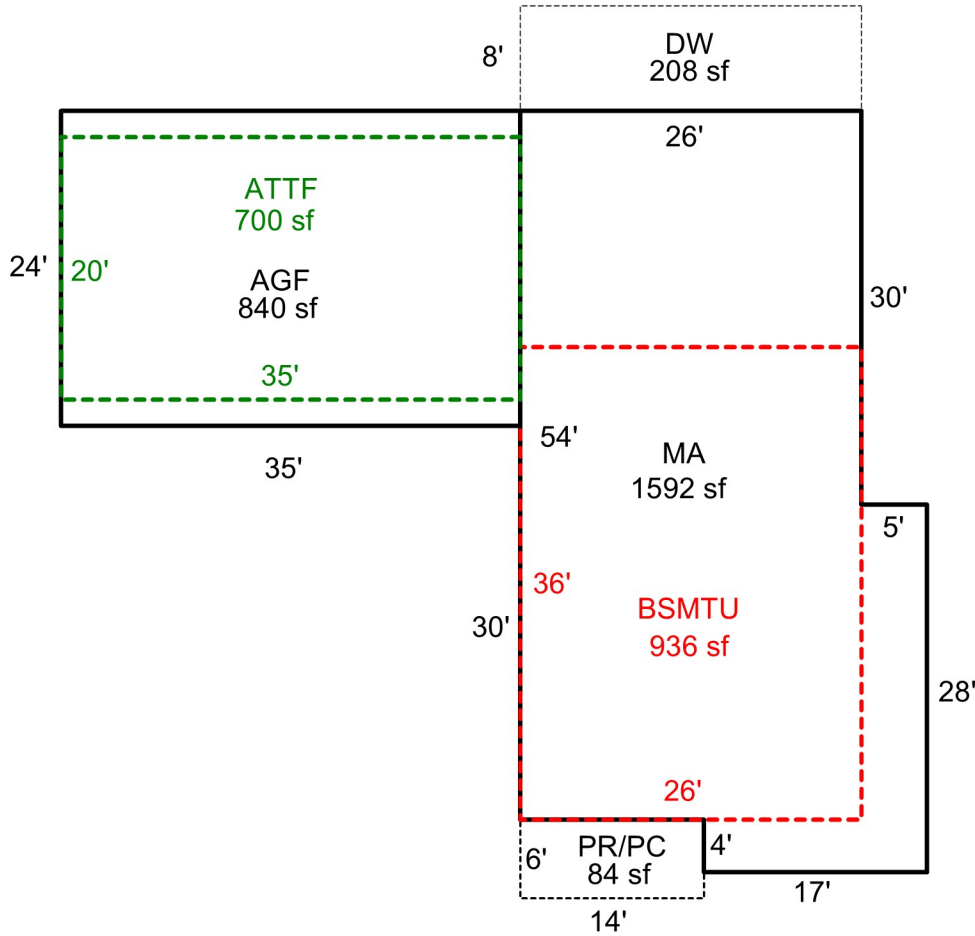
Net LIVABLE cnt 2 (rounded) 2,292

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SKETCH



511827
042W05 00800
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS

Sketch by Apex Sketch

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| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
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 UPDATED BY CJURAN 11/08/2022 555-22-008640

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,292

Assessor Monthly Issued Permit Report

For 10/1/2022 to 10/31/2022

| | |
|----------------------------|-----------------------|
| PERMIT#: 555-22-008640-STR | STATUS: Permit Issued |
| PERMIT TYPE: Residential | APPLIED: 9/20/2022 |
| SUB-TYPE: Structural | ISSUED: 10/6/2022 |
| CATEGORY: Comprehensive | EXPIRES: 4/4/2023 |

OFFICE: MC

PARCEL#: 042W05 00800 R11827

ACRES: 119.33

SUBDIV:

LOT/BLOCK: /

ADDRESS: 4745 RAY BELL RD NE ST PAUL, OR 97137

| RELATIONSHIP | NAME | ADDRESS | PHONE |
|---------------------------|---------------------------|--|------------|
| (C) ELECTRICAL CONTRACTOR | GCB SOLAR INC | 19450 SW MOHAVE CT TUALATIN, OR 97062 | 5033951943 |
| APPLICANT | | 19450 SW MOHAVE CT. TUALATIN, OR 97062 | 5033951943 |
| CCB | GCB SOLAR INC | 19450 SW MOHAVE CT TUALATIN, OR 97062 | 5033951943 |
| OWNER | KOCH FARM INVESTMENTS LLC | 4743 RAY BELL RD NE ST PAUL, OR 97137 | |

CONST CAT Single Family Dwelling

WORK TYPE: Other

WORK DESC: Installation and hook up of 22.8 kW roof mounted solar system.

VALUATION: \$30,000.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: