

Acct ID: 512124 MTL: 042W20000100 Date: 10/26/23 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 5357 ST PAUL HWY NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 23269 Year: ~~2023~~ 2024
 Last Date Appraised: 12/05/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (MS PLACEMENT)
 Owner: GOODING LT & GOODING, WILLIAM E TRE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 839698
 RMV Land: 1535690 RMV Imp: 823250 RMV Total: 2358940 MAV: 573000 MSAV: 266698 SAV: 836353
 Comment: **MS 606899 (P) PLACED**

MS from 606899

23-24: MS #606899 placed after 1-1-23, will not be taxed for 23-24 tax yr, mwiltse 4-6-23

Notations

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

INPUT, JJS, 4.24.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	45570	0

OSDN NEW

Land

Site: 1	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: <u>2B1D</u>	Value Source: Market Homesite	Description: TWO BENCH IRR	RMV: 9180	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	07-08: RECALC SETUP; #19 8-18-06					
Site: 3	Code Area: 45570	Size: 125.64 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 1153390	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980					
Site: 4	Code Area: 45570	Size: 39.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 326900	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 4500160 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 31.75 TTL ACRES 07-08: DISQ 0.057 ACRES FOR COMMSITE					
Site: 5	Code Area: 45570	Size: 2.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 670	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 04500160					
Site: 6	Code Area: 45570	Size: 0.06 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2B1	Value Source: Communication Site	Description: TWO BENCH IRR	RMV: 550	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	4500160 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 31.75 TTL ACRES 07-08: DISQ 0.057 ACRES FOR COMMSITE; VALUE CREATED BY COMM'L SECTION & EXCEPTION POSTED ON I/O ACCT.					

Improvements - Residence / Manufactured Structures

Bldg: 8	Code Area: 45570	Stat Class: 143 +	Year Blt: 1978	Eff Year Blt: 1988	Sq.Ft: 3920	% Complete: 100
Desc: One Story with basement	Dimensions:	RMV: 599060				
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	2240	3	FB-2	1978	1988	ROOF, FP, KIT+, HVAC+, BATH - 2	Y N
Basement	4 +	Low Cost	1680	0	0	1978	1988		Y N
Garage Attached	4	Finished	896	0	0	1978	1988	ROOF	Y N
Carport Attached	3	Unfinished	576	0	0	2011	2011	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1988	23531	1	Y N

Bldg: 9	Code Area: 45570	Stat Class: 107	Year Blt:	Eff Year Blt: 1988	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements	Dimensions:	RMV: 27300				
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			
YARD IMPROVEMENTS AVERAGE	4	1	1988	23531	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 1	Code Area: 45570	Stat Class: 353	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 2080	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 80x26		RMV: 4720	
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	4	Finished	2080	0	0	1980	1980	FAIR
Exception: Y N								

Accessories

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

Bldg: 2	Code Area: 45570	Stat Class: 351	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 1600	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 50x32		RMV: 5500	
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	1600	0	0	1970	1970	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: 351	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 2304	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 64x36		RMV: 24000	
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	2304	0	0	1995	1995	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: 301	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 180	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 18x10		RMV: 790	
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
Pump House	0	Finished	180	0	0	1965	1965	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: 352	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 11088	% Complete: 100
Desc: Utility Building (UB)			Dimensions:		RMV: 123470	
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
Utility Building	5	Finished	11088	0	0	2002	2002	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: 2002	Eff Year Blt: 2002	Sq.Ft: 2160	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x36		RMV: 21090	
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	2160	0	0	2002	2002	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: 341 Year Blt: 1997 Eff Year Blt: 2003 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 7480
 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	480	0	0	1997	2003	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: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1632 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 68x24 RMV: 9590
 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	6	Finished	1632	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 45570 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 60 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x5 RMV: 250
 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	60	0	0	2017	2017	FAIR	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 45570 Stat Class: 905 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 0
 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					

ADD 451 MA 5 2023 FAIR NEW (MOVED FROM 606899) ✓



Entrance 1



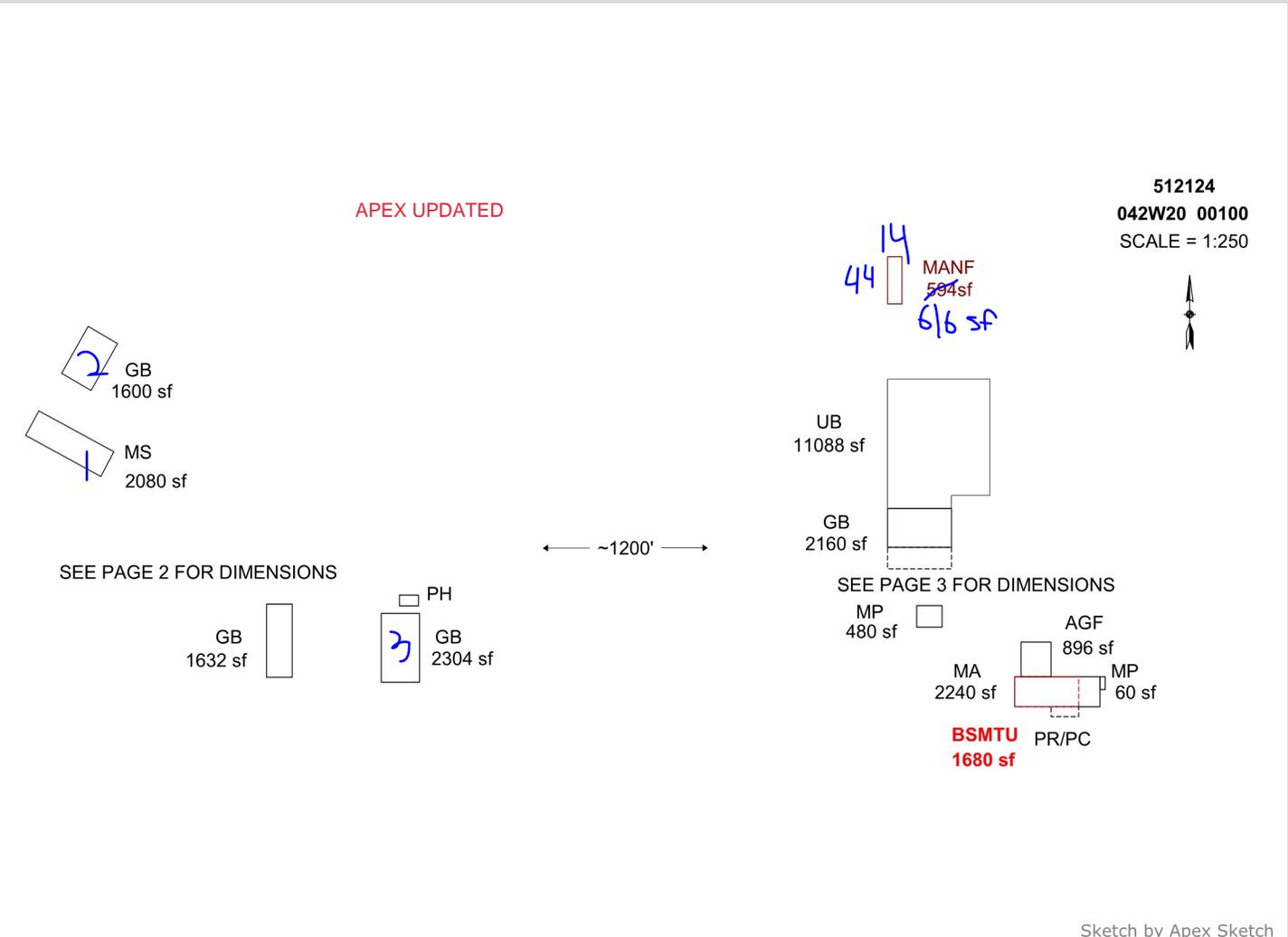
Entrance 2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512124 Parcel No.: 042W20 00100
 Property Address: 5017 ST PAUL HY NE
 City: AUMSVILLE 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	UB	1.0	11088.0	432.0	
	60x7	1.0	1200.0	160.0	
	GB	1.0	1632.0	184.0	
	MP	1.0	60.0	34.0	13980.0
	GLA	MANF	1.0	594.0	115.0
GLA1	MA	1.0	2240.0	216.0	2240.0
BSMT	BSMTU	1.0	1680.0	176.0	1680.0
GAR	AGF	1.0	896.0	120.0	896.0
OTH	MS	1.0	2080.0	212.0	
	GB	1.0	1600.0	164.0	
	GB	1.0	2304.0	200.0	
	PH	1.0	180.0	56.0	
	GB	1.0	2160.0	192.0	
P/P	MP	1.0	480.0	88.0	8804.0
	PR/PC	1.0	234.0	70.0	234.0
	Net LIVABLE	cnt	2 (rounded)		2,834
	Net BUILDING	cnt	4 (rounded)		13,980

COMMENT TABLE 1

Apex 9/21/2010 Jane
 Updated to add add'n to UB and add SO 2/1/12 Jane
 UPDATED BY JRONDEMA 12/22/15
 UPDATED BY JRONDEMA 8/4/16
 UPDATED BY JRONDEMA 1/18/17
 UPDATED BY JRONDEMA 12/8/17
 UPDATED BY CJURAN 11/14/2022 555-22-009465

COMMENT TABLE 2

10/26/23 JSS L2 Trgs

COMMENT TABLE 3