

Acct ID: 512309 MTL: 042W300000700 Date: **5.7.24** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451  
 Situs: 19141 RIVER RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 61851 Year: 2023  
 Last Date Appraised: 01/19/2023 Appraiser: JORDAN SCHULTZ Retag: **Y** Tag info: 2024 - Tags/Permit (Alt Energy System)  
 Owner: JORDANG LLC Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO **INSP** AV: 729140  
 RMV Land: 253340 RMV Imp: 1367750 RMV Total: 1621090 MAV: 702560 MSAV: 0 SAV: 0  
 Comment: 23-24: L2 01.19.23 GRH  
 22-23: L2 01.12.2022 GRH

**Notations** *All Solar*

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	45570	0

**Land**

Site: 1	Code Area: 45570	Size: 0.31 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive	Description: FOUR BENCH DRY	RMV: 52150	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 07-08: RECALC SETUP; #19 8/25/06						
Site: 2	Code Area: 45570	Size: 0.79 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description: TWO BENCH DRY	RMV: 146190	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 07-08: RECALC SETUP; #19 8/25/06						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 45570	Stat Class: 144	Year Blt: 1927	Eff Year Blt: 1984	Sq.Ft: 3479	% Complete: 100
Desc: Multi Story above grade with basement	Dimensions:	RMV: 593890				
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: Y N
First Floor	4	Finished	1256	1	FB-1	1927	1984	FP, HVAC, ROOF+, BATH - 1	Exception: Y N
Second Floor	4	Finished	720	1	FB-1	1999	1999	HVAC, BATH - 1	Exception: Y N
Attic	4	Finished	978	3	0	1927	1984	HVAC	Exception: Y N
Basement	4	Low Cost	525	0	FB-1	1927	1984	HVAC, BATH - 1	Exception: Y N
Basement	4	Unfinished	525	0	0	1927	1984		Exception: Y N
Garage Detached	4	Finished	720	0	0	1999	1999	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1984	30618	1	Exception: Y N

Bldg: 3	Code Area: 45570	Stat Class: 152 +	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 3739	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 767840				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 26580	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	2069	0	FB-1/ HB-1	2012	2012	FP, HVAC+, ROOF, BATH+, KIT, BTH - 1, BATH - 1	Exception: Y N
Second Floor	5 +	Finished	1670	3	FB-1	2012	2012	HVAC+, BATH - 1	Exception: Y N
Garage Attached	5	Finished	672	0	0	2012	2012	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
SWIMMING POOL	5	640	2022	23200	1	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2012	41325	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 45570	Stat Class: 341	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 256	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 16x16	RMV: 1290				

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: Y N
Multi-Purpose Bldg	4	Finished	256	0	0	1980	1980	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 45570 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4730  
 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: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	2012	2012	FAIR	

**Accessories**

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

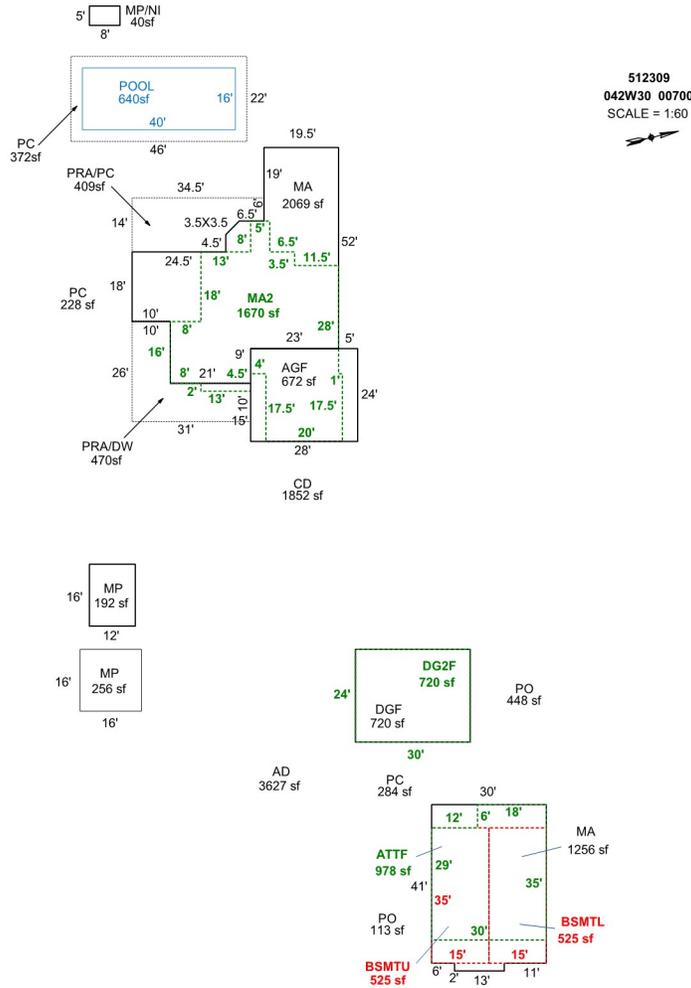
905 Solar \$18,746 NW 2023

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512309 Parcel No.: 042W30 00700  
 Property Address: 19141 RIVER RD NE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97137  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	MP/NI	1.0	40.0	26.0	232.0
GLA1	MA	1.0	1256.0	146.0	
	MA	1.0	2069.4	227.9	3325.4
GLA2	ATTF	1.0	978.0	130.0	
	MA2	1.0	1670.3	213.0	2648.3
BSMT	BSMTU	1.0	525.0	100.0	
	BSMTL	1.0	525.0	100.0	1050.0
GAR	DGF	1.0	720.0	108.0	
	AGF	1.0	672.0	104.0	
	DG2F	1.0	720.0	108.0	2112.0
OTH	MP	1.0	256.0	64.0	
	POOL	1.0	640.0	112.0	896.0
P/P	PC	1.0	372.0	136.0	
	PRA/PC	1.0	409.1	94.9	
	PRA/DW	1.0	470.0	114.0	1251.1
	Net LIVABLE	cnt	4	(rounded)	5,974
	Net BUILDING	cnt	2	(rounded)	232

### COMMENT TABLE 1

Apex 10/01/2010 Jane  
 Edited to add 3rd res 4/8/13 - Jane  
 UPDATED BY JRONDEMA 2/16/16  
 UPDATED BY CJURAN 11/10/2021 555-21-009258  
 UPDATED BY CJURAN 02/25/2022  
 UPDATED BY CJURAN 03/08/2023

### COMMENT TABLE 2

#47 GRH 1/12/2022  
 GRH 01/19/2023  
*JSS 5.7.24*

### COMMENT TABLE 3

TAGS L2  
 TAGS L2  
*Tags L4*