

Summary

Lead Appr: WW Clerk: WW 7.24.24 Lead Clerk: Appr: JJS 2.20.24

Print Date: 7/31/2023

Acct ID: 510160 MTL: 032W320001600 Date: 1.29.24 Appr: JJS Prop Class: 559 RMV Prop Class: 509

Situs: 5478 CHAMPOEG RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 45870 Year: 2023

with 128895

Last Date Appraised: 12/28/2022 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024

Owner: HENRY HAZENBERG LT Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 115042

RMV Land: 525870 RMV Imp: 29810 RMV Total: 555680 MAV: 59790 MSAV: 86072 SAV: 241059

Comment: 23-24: L3 12.28.22 GRH

Notations

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

Farm Use: Row Crop ok

OSDs

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

Land

Site: 2	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 28D	Value Source: Farm Homesite	Description: TWO BENCH DRY	GSOIL	RMV: 10410	Exception: Y N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 4500160					
Site: 3	Code Area: 45570	Size: 42.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 28I	Value Source: Farm Use - EFU	Description: TWO BENCH IRR		RMV: 456950	Exception: Y N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110 /01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 40.5 TTL ACRES					
Site: 4	Code Area: 45570	Size: 1.36 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 48I	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR		RMV: 13510	Exception: Y N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 102					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 45570	Stat Class: 148	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 14180
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
Carport Attached	4	Unfinished	288	0	0	1980	1980	ROOF	

Accessories

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

Bldg: 3	Code Area: 45570	Stat Class: 138	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 14840
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
Carport Detached	3	Unfinished	400	0	0	1980	1980	ROOF	

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 45570	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 128	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 16x8	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
Building Structure	0	Finished	128	0	0	0	0	
								Exception: Y N

Accessories

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



OLD MFG to be DEMO'd

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510160

Parcel No.: 032W32 01600

Property Address: 5478 CHAMPOEG RD NE

City: ST PAUL

County: MARION

State: OR

ZipCode: 97137

Owner:

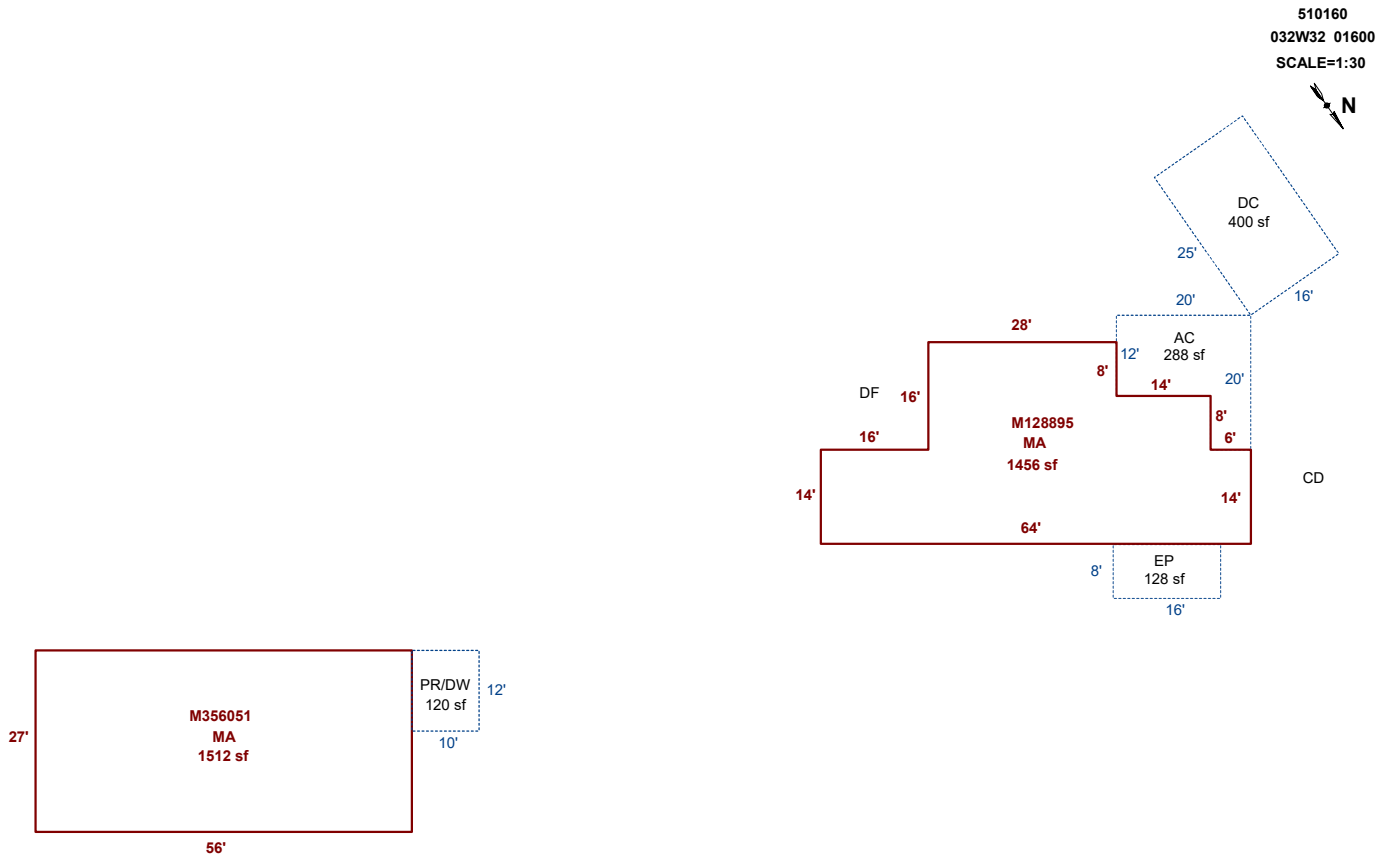
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DC	1.0	400.0	82.0	
	EP	1.0	128.0	48.0	528.0
GLA1	MA	1.0	1456.0	188.0	
	MA	1.0	1512.0	166.0	2968.0
GAR	AC	1.0	288.0	80.0	288.0
P/P	PR/DW	1.0	120.0	44.0	120.0

COMMENT TABLE 1

DRAWN BY NC 11/07/08
 UPDATED BY JRONDEMA 5/11/17
 UPDATED BY JRONDEMA 3/7/19

COMMENT TABLE 2

JS 29 5.11.17

SSS 1.29.24

COMMENT TABLE 3

Tags L2

Net LIVABLE	cnt	2	(rounded)	2,968
Net BUILDING	cnt	2	(rounded)	528