

Acct ID: 511864 MTL: 042W090000500 Date: **1.29.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 22312 RIVER RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 42143 Year: 2024

Last Date Appraised: 12/08/2021 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2024 - MS Placement - Parcel (TAGS/PERMIT)

Owner: MOSHER, PHILLIP AUSTIN Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** **INSP** AV: 393918

RMV Land: 426090 RMV Imp: 336470 RMV Total: 762560 MAV: 380750 MSAV: 13168 SAV: 26761

Comment: 12/8/21 L2 WV
 22-23: Tag,L2, change DF to DW WV#06, 12-8-2121-//
 21-22: in space #4, 1991 Liberty Williamsburg MS demo'd June 2021 per park owner Philip Mosher mjw//

MFG (Bldg 10) is gone -> sent to Mindy

UPD Inv, re-tag, upon Apex

Notations

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

REPL SFD 4 BDRM 2 BATH WITH 3 BDRM, 2 BATH

Low-started, Old MA Demo in spring 24

Per owner, re-tag + New MFG coming

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	45570	0
1	MKTF	OSD - FAIR	31000	45570	0
4	SEPTC	SEPTIC SYSTEM	12000	45570	0
1	UTIL	UTILITIES	8500	45570	0

Land Chris 7/26/24

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 25930 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: 4500160

Site: 4 Code Area: 45570 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 51840 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: 4500160

Site: 5 Code Area: 45570 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 207390 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110

Site: 6 Code Area: 45570 Size: 19.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 13430 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//00-01; UPDATE MARKET VALUE, 4500160

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 444 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 66x14 RMV: 19340
 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	924	3	FB-1	1984	1984	SKIRT, ROOF+, HVAC+, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	96	1984	422	0	Y N
ROOF EXTENSION OR PATIO COVER	4	96	1996	1058	0	Y N

Bldg: 1 Code Area: 45570 Stat Class: 444 Year Blt: 1991 Eff Year Blt: 1999 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 66x14 RMV: 44070
 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	
First Floor	4	Finished	924	3	FB-2	1991	1999	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	
Exception: Y N									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	40	2002	484	0
ROOF EXTENSION OR PATIO COVER	4	60	2002	957	0

Bldg: 1 Code Area: 45570 Stat Class: 132 Year Blt: 1915 Eff Year Blt: 1915 Sq.Ft: 2245 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 124570
 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	
First Floor	3	Finished	1576	2	FB-1	1915	1915	KIT-, FP, HVAC, ROOF, BATH - 1	
Attic	3	Finished	669	2	FB-1	1940	1915	HVAC, BATH - 1	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	3	600	2000	1736	0
PATIO	3	138	1915	387	0
PATIO	3	748	1915	2098	0
ROOF EXTENSION OR PATIO COVER	3	138	1915	2041	0

Bldg: 6 Code Area: 45570 Stat Class: 138 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 14980
 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	
Carport Detached	3	Unfinished	414	0	0	2005	2005	ROOF	

Accessories

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

Bldg: 7 Code Area: 45570 Stat Class: 138 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 11120
 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	
Carport Detached	3	Unfinished	300	0	0	2005	2005	ROOF	

Accessories

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

Bldg: 10 Code Area: 45570 Stat Class: 457 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1060 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 105150
 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	
First Floor	5	Finished	1060	3	FB-2	2021	2021	SKIRT, HVAC+, ROOF+, KIT-, BATH - 2	

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 86x20 RMV: 5090
 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	1975	1975	FAIR	

Accessories

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

Bldg: 5 Code Area: 45570 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 672 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x28 RMV: 5900
 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	672	0	0	2000	2000	FAIR

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 121 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 11x11 RMV: 310
 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	4	Finished	121	0	0	2005	2005	

Accessories

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

Bldg: 9 Code Area: 45570 Stat Class: 321 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 990 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 15x66 RMV: 4160
 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
Hay Cover	4	Finished	990	0	0	2005	2005	

Accessories

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

Bldg: 11 Code Area: 45570 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 168 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 1780
 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	4	Finished	168	0	0	2000	2000	

Accessories

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



Spot for new
MEG in 2024



Old MA
to be Demo'd

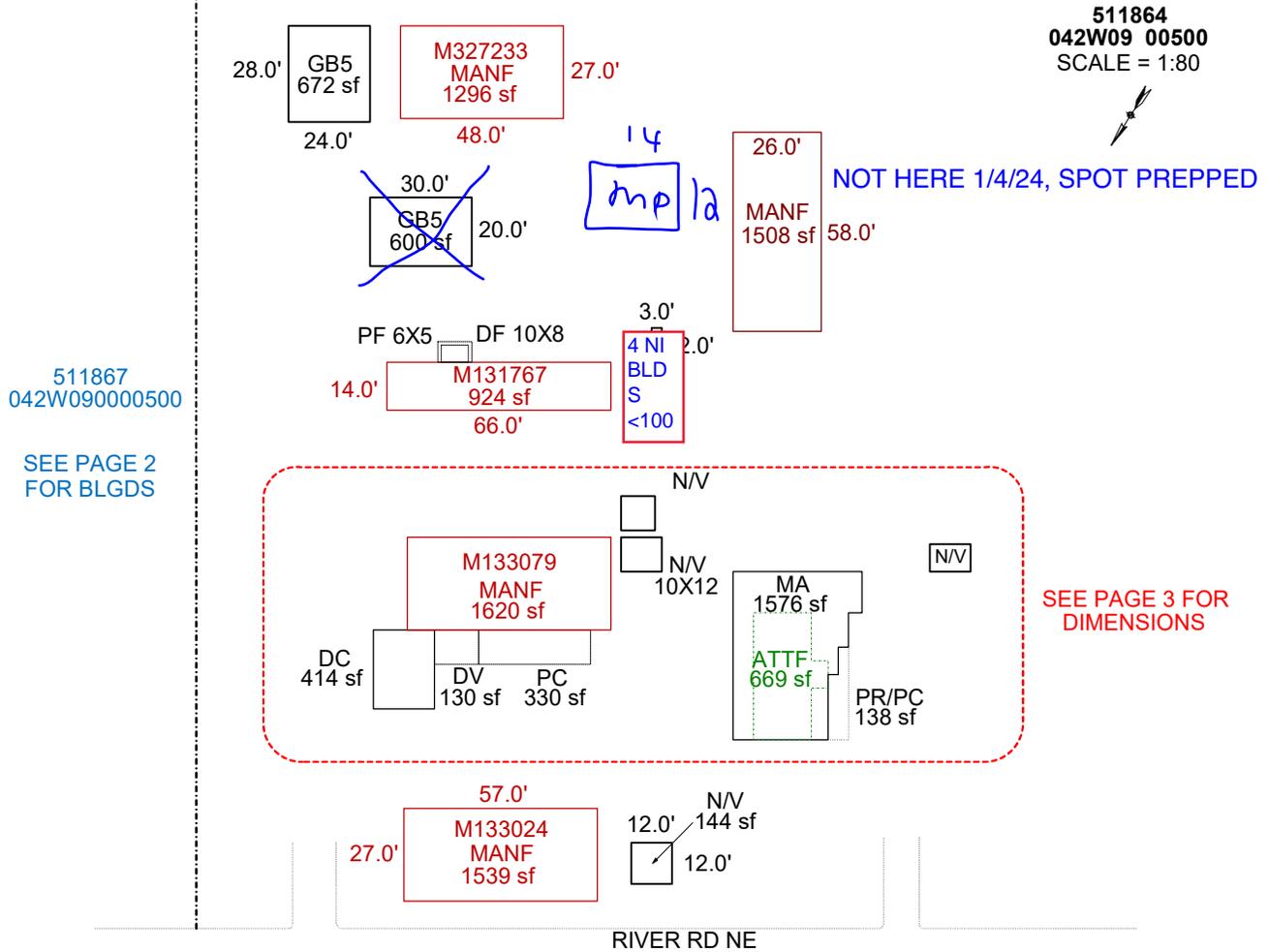


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511864 Parcel No.: 042W09 00500
 Property Address: 22312-22314 RIVER RD NE
 City: JEFFERSON County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: JOHN SHERWOOD (29) Inspection Date: 10/5/06 DRAWN BY BRIAN BEEBE

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	N/V	1.0	36.0	30.0	
	GB5	1.0	600.0	100.0	
	N/V	1.0	144.0	48.0	
	GB5	1.0	672.0	104.0	
	N/V	1.0	96.0	40.0	
	N/V	1.0	100.0	40.0	
	N/V	1.0	120.0	44.0	1768.0
GLA	MANF	1.0	1508.0	168.0	1508.0
GLA1	M133024	1.0	1539.0	168.0	
	MANF	1.0	1620.0	174.0	
	MA	1.0	1576.0	174.0	
	MANF	1.0	1296.0	150.0	
	M131767	1.0	924.0	160.0	6955.0
GLA2	ATTF	1.0	669.0	118.0	669.0
GAR	DC	1.0	414.0	82.0	414.0
P/P	PF 6X5	1.0	60.0	32.0	
	4 addl items				
	Net LIVABLE	cnt	7 (rounded)		9,132
	Net BUILDING	cnt	7 (rounded)		1,768

COMMENT TABLE 1

UPDATED BY CJURAN 06/07/2021 555-21-003905
 UPDATED BY CJURAN 11/14/2023 23-00728 MANF
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/29/2024

COMMENT TABLE 3

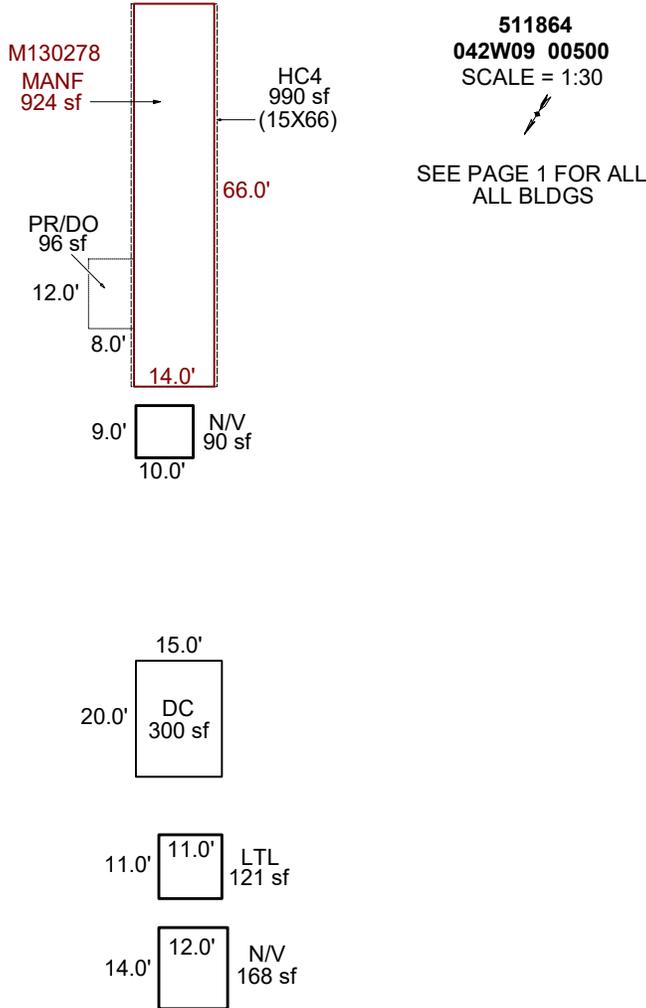
TAGS L2

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC4	1.0	990.0	162.0	
	LTL	1.0	121.0	44.0	
	N/V	1.0	90.0	38.0	
	N/V	1.0	168.0	52.0	1369.0
GLA1	MANF	1.0	924.0	160.0	924.0
GAR	DC	1.0	300.0	70.0	300.0
P/P	PR/DO	1.0	96.0	40.0	96.0

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UPDATED BY CJURAN 06/07/2021 555-21-003905
 UPDATED BY CJURAN 11/14/2023 23-00728 MANF
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/29/2024

COMMENT TABLE 3

TAGS L2

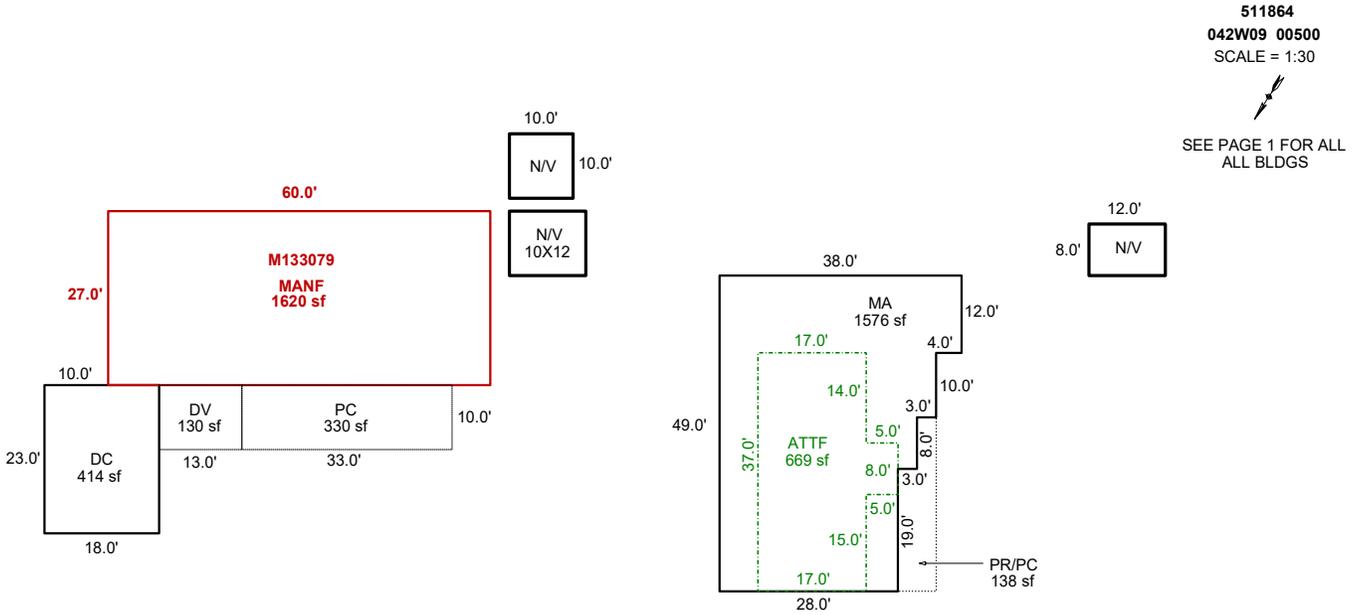
Net LIVABLE	cnt	1	(rounded)		924
Net BUILDING	cnt	4	(rounded)		1,369

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 Owner:
 Client: Client Address:
 Appraiser Name: JOHN SHERWOOD (29) Inspection Date: 10/5/06 DRAWN BY BRIAN BEEBE

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	N/V	1.0	100.0	40.0	
	N/V	1.0	120.0	44.0	
	N/V	1.0	96.0	40.0	316.0
GLA1	MA	1.0	1576.0	174.0	
	MANF	1.0	1620.0	174.0	3196.0
GLA2	ATTF	1.0	669.0	118.0	669.0
GAR	DC	1.0	414.0	82.0	414.0
P/P	PR/PC	1.0	138.0	66.0	
	PC	1.0	330.0	86.0	
	DV	1.0	130.0	46.0	598.0

UPDATED BY CJURAN 06/07/2021 555-21-003905
 UPDATED BY CJURAN 11/14/2023 23-00728 MANF
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

COMMENT TABLE 3

JIS 01/29/2024

TAGS L2

Net LIVABLE	cnt	3	(rounded)		3,865
Net BUILDING	cnt	3	(rounded)		316