

Acct ID: 512419 MTL: 043W010000400 Date: **4/6/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: **55T 501**
 Situs: 23073 RIVERSIDE DR NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 147289 Year: 2024

Last Date Appraised: 01/30/2012 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: _____
 Owner: GOODING FARMS INC Roll Type: R
 Cycle Tag Sales Verification Other: **FF** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 92723
 RMV Land: 271680 RMV Imp: 39950 RMV Total: 311630 MAV: 49540 MSAV: 52773 SAV: 133693
 Comment: _____

Notations **NIC** **Jan We orchard & seed**

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

OSDs

| Count | Code | Description | 1.0 HS 2BI | RMV | Code Area | Exception |
|-------|------|---------------|-----------------------|-------|-----------|-----------|
| 1 | SAF | SA OSD - FAIR | 9.13 Farm 2BD | 35000 | 45570 | 0 |
| | | | 7.0 Waste | | | |
| | | | 14.07 Farm 2BI | | | |

Input JJS, 6.14.24

Land **Chris 8/7/24**

| Site | Code Area | Size | Use Code | Zone | SAV Use | Exception |
|----------------|--|------------------------------|---------------|--------------|--------------|----------------|
| Site: 1 | Code Area: 45570 | Size: 23.20 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | | | RMV: 225200 | Exception: Y N |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 1980 / 4500160//7-08: RECALC SETUP; #10 9/28/06 | | | | | |
| Site: 2 | Code Area: 45570 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Homesite | Description: TWO BENCH IRR | | | RMV: 9710 | Exception: Y N |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 2009 / 04500160 //08-09: DISQ FOR HOMESITE, MFS ON SITE | | | | | |
| Site: 3 | Code Area: 45570 | Size: 7.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: WST | Value Source: Farm Use - EFU | Description: Rural WASTELAND | | | RMV: 1770 | Exception: Y N |
| Adjustment(s): | GSOIL, WASTE, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 1980 / 04500160 | | | | | |

Improvements - Residence / Manufactured Structures

| Bldg | Code Area | Stat Class | Year Blt | Eff Year Blt | Sq.Ft | % Complete |
|------------|------------------------|-----------------|----------------|--------------------|-----------------------|------------------------|
| Bldg: 2 | Code Area: 45570 | Stat Class: 148 | Year Blt: 2011 | Eff Year Blt: 2011 | Sq.Ft: 0 | % Complete: 100 |
| Desc: | Res other improvements | | | | | Dimensions: RMV: 27970 |
| 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 | 4 | Unfinished | 576 | 0 | 0 | 2011 | 2011 | ROOF |
| | | | | | | | | Exception: Y N |

Accessories

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

Improvements - Accessory Buildings

| Bldg | Code Area | Stat Class | Year Blt | Eff Year Blt | Sq.Ft | % Complete |
|------------|-------------------------------|-----------------|----------------|--------------------|-----------------------|-------------------------------|
| Bldg: 1 | Code Area: 45570 | Stat Class: 351 | Year Blt: 1970 | Eff Year Blt: 1970 | Sq.Ft: 3000 | % Complete: 100 |
| Desc: | General Purpose Building (GB) | | | | | Dimensions: 100x30 RMV: 11980 |
| 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 | 3000 | 0 | 0 | 1970 | 1970 | FAIR |
| | | | | | | | | Exception: Y N |

Accessories

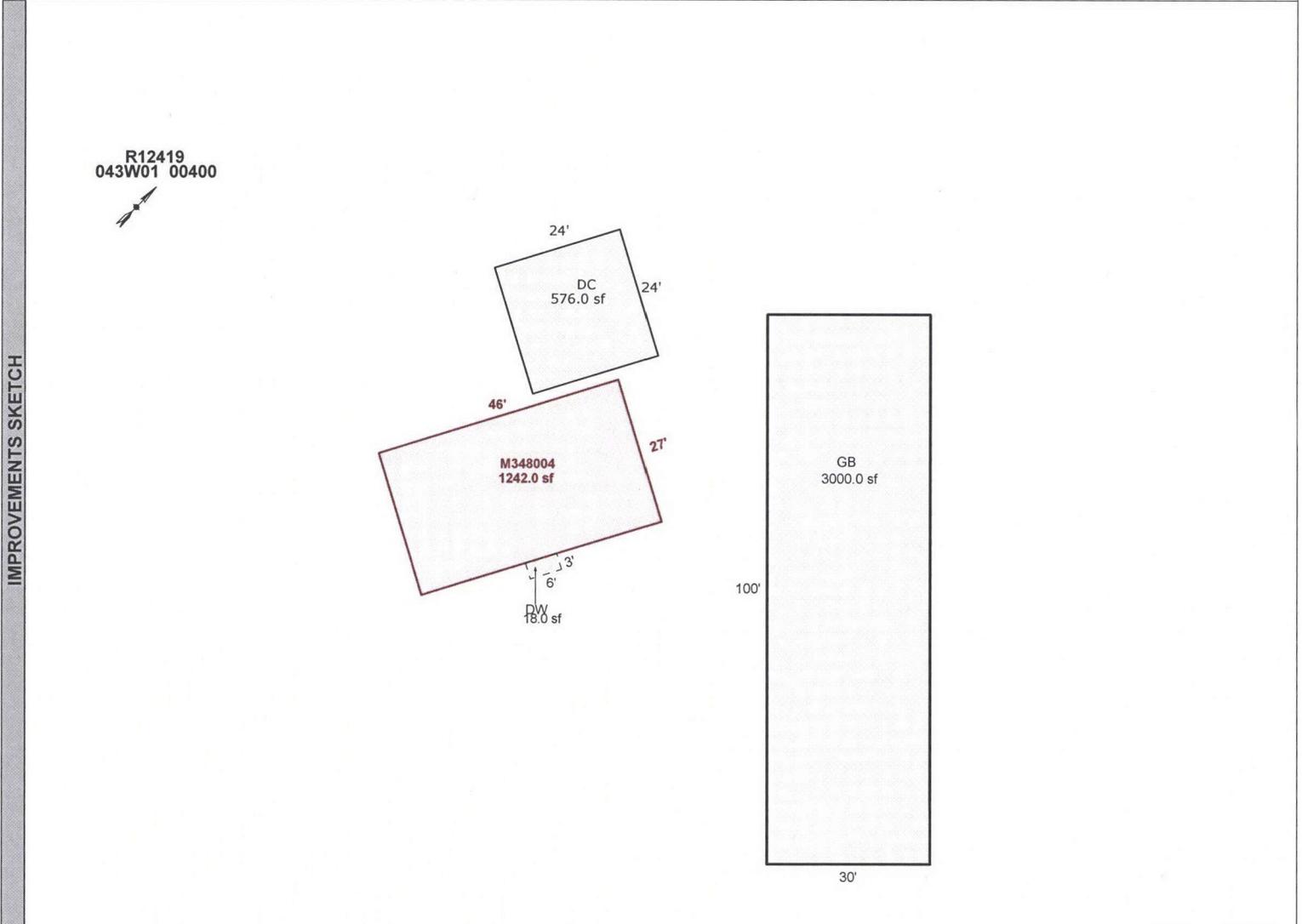
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

Parcel No 043W01 00400

File No R12419

| | | | |
|---------|--|----------|-----------|
| SUBJECT | Property Address 23073 RIVERSIDE DR NE | | |
| | City ST PAUL | State OR | Zip 97137 |
| | Owner | | |
| | Client | | |
| | Appraiser Name | | |



Scale: 1 = 30

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | | Comment Table 1 | |
|--|---------------------------|-------------|--------|----------|-----------|------------|--|-----------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals | Apex by RW 04/03/08 Replace old MFH with New MFH - CE 2/16/11 Updated to add DC 1/31/12 Jane | |
| | GBA1 | GB | 1.00 | 3000.0 | 260.0 | 3000.0 | | |
| | GAR | DC | 1.00 | 576.0 | 96.0 | 576.0 | | |
| | P/P | DW | 1.00 | 18.0 | 18.0 | 18.0 | | |
| OTH | M348004 | 1.00 | 1242.0 | 146.0 | 1242.0 | | | |
| Net BUILDING Area (rounded w/ factors) | | | | | | 3000 | Comment Table 2 | Comment Table 3 |
| | | | | | | | JJS 6.6.24 FF L3 | |

CALCULATIONS ADDENDUM

Parcel No 043W01 00400

File No R12419

SUBJECT

Property Address 23073 RIVERSIDE DR NE

City ST PAUL

State OR

Zip 97137

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

| GB | GBA1 |
|---|--------|
| 100.0 x 30.0 = | 3000.0 |
| Area total (rounded w/o multipliers) = 3000 | |

| M348004 | OTH |
|---|--------------|
| 0.5 x 4.1 x | 13.4 = 27.6 |
| 0.5 x 3.8 x | 12.4 = 23.4 |
| 0.5 x 13.4 x | 44.0 = 295.8 |
| 0.5 x 4.1 x | 13.4 = 27.6 |
| 0.5 x 44.3 x | 12.4 = 548.3 |
| 0.5 x 13.4 x | 44.0 = 295.8 |
| 0.5 x 3.8 x | 12.4 = 23.4 |
| Area total (rounded w/o multipliers) = 1242 | |

| DW | P/P |
|---|-----------|
| 0.5 x 0.5 x | 1.8 = 0.5 |
| 0.5 x 0.3 x | 1.1 = 0.2 |
| 0.5 x 1.8 x | 5.7 = 5.0 |
| 0.5 x 0.5 x | 1.8 = 0.5 |
| 0.5 x 5.9 x | 1.1 = 6.6 |
| 0.5 x 1.8 x | 5.7 = 5.0 |
| 0.5 x 0.3 x | 1.1 = 0.2 |
| Area total (rounded w/o multipliers) = 18 | |

| DC | GAR |
|--|--------------|
| 0.5 x 2.1 x | 7.0 = 7.5 |
| 0.5 x 4.9 x | 16.0 = 38.8 |
| 0.5 x 7.0 x | 23.0 = 80.4 |
| 0.5 x 2.1 x | 7.0 = 7.5 |
| 0.5 x 20.2 x | 16.0 = 322.7 |
| 0.5 x 7.0 x | 23.0 = 80.4 |
| 0.5 x 4.9 x | 16.0 = 38.8 |
| Area total (rounded w/o multipliers) = 576 | |