

Acct ID: 512473 MTL: 042W19B000800 Date: **6/6/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 3568 BLANCHET AVE NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 69791 Year: 2024

Last Date Appraised: 09/28/2023 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info: 2025 - Tags/Permit (Account Review)
 Owner: OTT LT & OTT, CASPER S TRE & Roll Type: R
 Cycle Tag Sales Verification Other: **FF** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 824320
 RMV Land: 1172990 RMV Imp: 683910 RMV Total: 1856900 MAV: 804810 MSAV: 140410 SAV: 391646
 Comment: 24-25: L2 9.28.23 JJS
 23-24: L2 1.19.22 GRH
 22-23: L4 01.23.22 WV

Upd Inv

Input, JJS, 6.14.24

farm use nursery stock

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

1.0 HS 2BI
8.21 Farm 2BD
53.42 Farm 2BI
1.74 4BD
11.02 4BI

Chris 8/7/24

Land

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: 14530	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 4500160					
Site: 3	Code Area: 45570	Size: 61.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 936440	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110					
Site: 4	Code Area: 45570	Size: 12.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 177020	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: 132 +	Year Blt: 1936	Eff Year Blt: 1970	Sq.Ft: 2604	% Complete: 100
Desc:	Multi Story above grade				Dimensions:	RMV: 250290
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	3 +	Finished	1796	2	FB-1/ HB-1	1936	1970	BATH - 1, BTH - 1, FP - 1, HVAC, ROOF, KIT+	Exception: Y N
Attic	3 +	Finished	808	2	0	1936	1970	HVAC	Exception: Y N
Garage Detached	3	Unfinished	360	0	0	1936	1958	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	3	0	1970	20646	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 45570	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 252	% Complete: 100
Desc:	Multi Purpose Shed (MP)				Dimensions: 18x14	RMV: 2120
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	6	Finished	252	0	0	1975	1975	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 3	Code Area: 45570	Stat Class: 353	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 4000	% Complete: 100
Desc:	Machine Shed (MS)				Dimensions: 100x40	RMV: 13020
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	5	Finished	4000	0	0	1985	1985	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: 353 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1620 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 45x36 RMV: 4780
 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	5	Finished	1620	0	0	1975	1975	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: 312 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1700 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 50x34 RMV: 13340
 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	
Loft Barn	5	Finished	1700	0	0	1985	1985	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: 313 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 18700 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 170x110 RMV: 100930
 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	
Free Stall Barn	6	Finished	18700	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 45570 Stat Class: 331 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1296 % Complete: 100
 Desc: Milking Parlor (MK) Dimensions: 54x24 RMV: 20780
 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	
Milking Parlor	5	Finished	1296	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 4110
 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	720	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 45570 Stat Class: 313 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 7000 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 1400x50 RMV: 27480
 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
Free Stall Barn	5	Finished	7000	0	0	1979	1979	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: 1992 Eff Year Blt: 1992 Sq.Ft: 336 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 28x12 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
Multi-Purpose Bldg	6	Finished	336	0	0	1992	1992	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: 313 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 6000 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 100x60 RMV: 47340
 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
Free Stall Barn	5	Finished	6000	0	0	1992	1992	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: 313 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 28025 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 295x95 RMV: 185610
 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
Free Stall Barn	5	Finished	28025	0	0	1992	1992	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: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. *Manna Tank* Dimensions: RMV: 4320
 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	0	0	0	0	0	

Exception: Y N

Accessories

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

Bldg: 14 Code Area: 45570 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 3240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 135x24 RMV: 3500
 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	3240	0	0	1970	1970	FAIR

Exception: Y N

Accessories

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

Bldg: 15 Code Area: 45570 Stat Class: 353 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 600 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 25x24 RMV: 1200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

SKETCH/AREA TABLE ADDENDUM

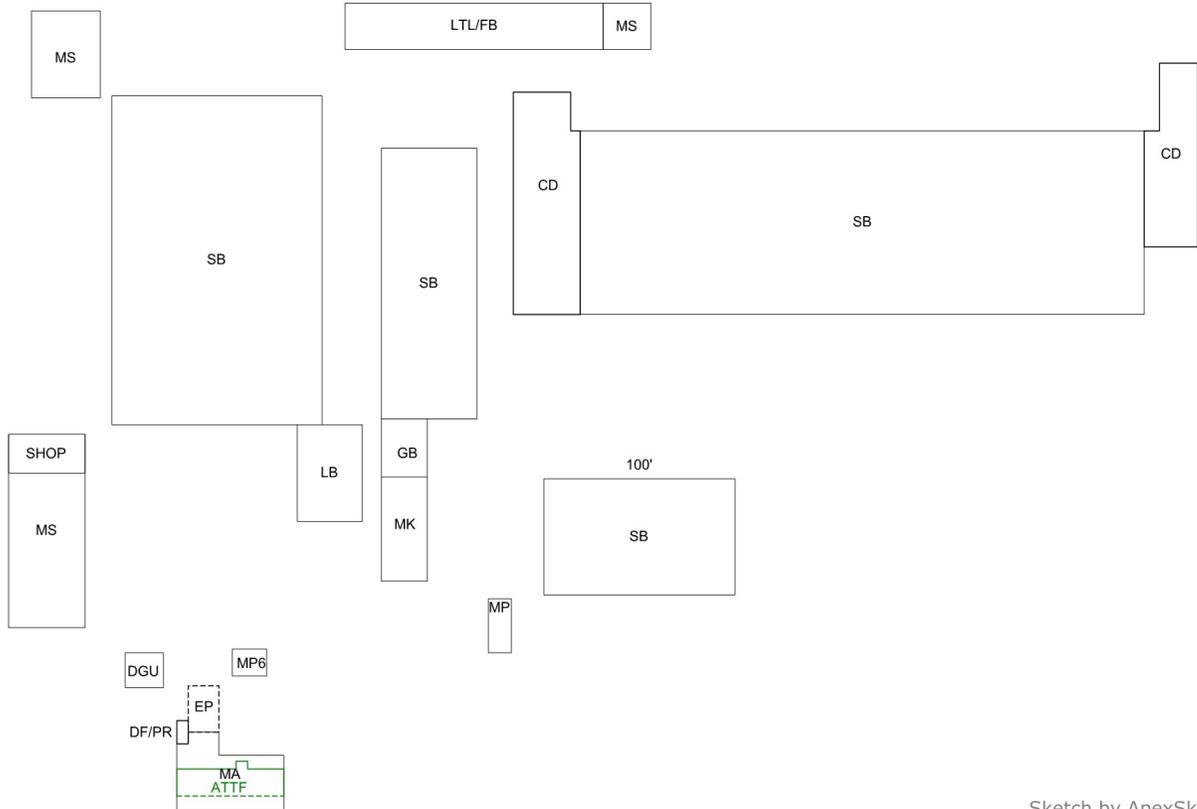
SUBJECT INFO

File No.: 512473 Parcel No.: 042W19B 00800
 Property Address: 3568 BLANCHET AV NE
 City: ST PAUL County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

PAGE 1 OF 4 - ZOOM VIEW
 ALL BUILDINGS
 SEE PAGES 2-4 FOR LARGER IMAGES

512473
 042W19B 00800
 SCALE: 1"= 100'



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1796.0	192.0		APEX BY JH 8-4-08 UPDATED BY WWILLIAMS 11.08.23	
	ATTF	1.0	808.0	148.0	2604.0		
GAR	DGU	1.0	360.0	76.0	360.0		
OTH	CD	1.0	2380.0	246.0			
	SB	1.0	28025.0	780.0			
	SB	1.0	6000.0	320.0			
	MP	1.0	336.0	80.0			
	SB	1.0	7000.0	380.0			
	GB	1.0	720.0	108.0			
	SB	1.0	18700.0	560.0			
	LTL/FB	1.0	3240.0	318.0			
	LB	1.0	1700.0	168.0			
	MS	1.0	1620.0	162.0			
	MS	1.0	4000.0	280.0			
	MP6	1.0	252.0	64.0			
	MK	1.0	1296.0	156.0			
	2 addl items						
	Net LIVABLE	cnt	2 (rounded)		2,604		

COMMENT TABLE 2	COMMENT TABLE 3
GRH 01.19.22 JSS 09.28.23 JSS 6.6.24	TAGS L2 TAGS L2 FF LS

SKETCH/AREA TABLE ADDENDUM

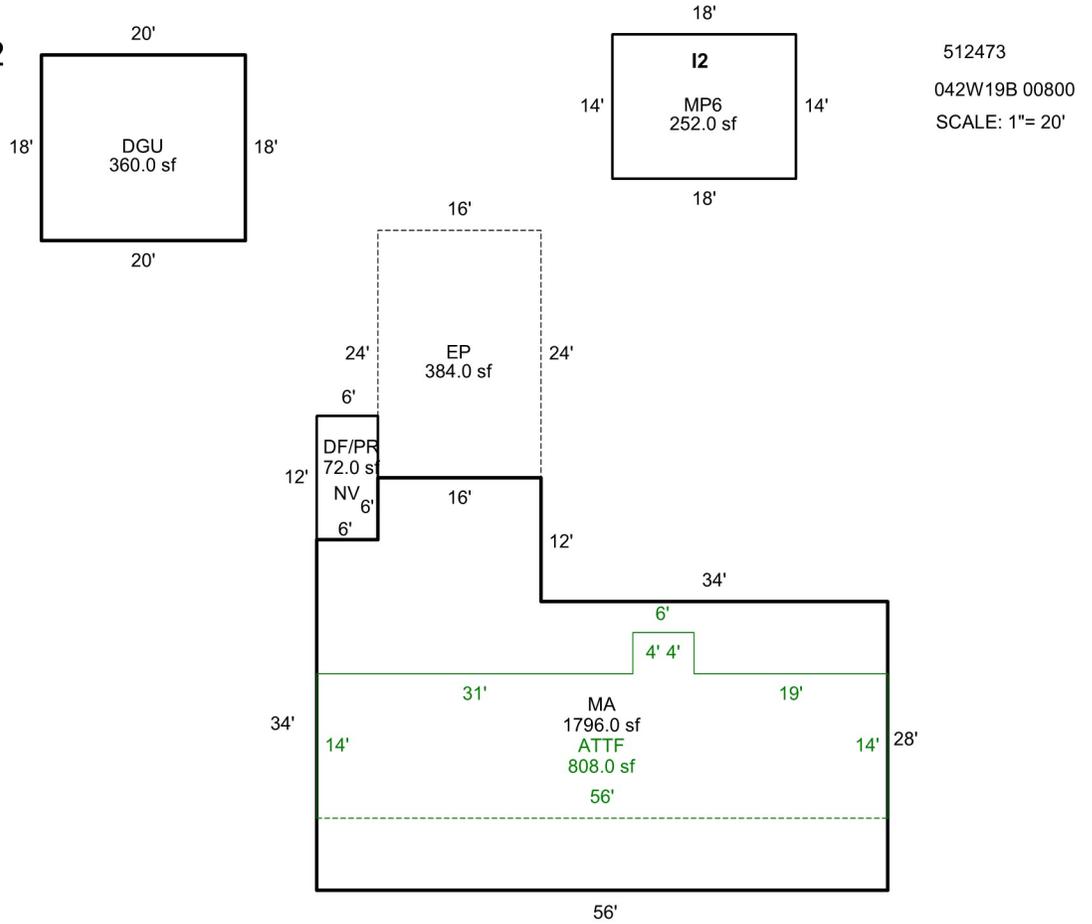
SUBJECT INFO

File No.: 512473 Parcel No.: 042W19B 00800
 Property Address: 3568 BLANCHET AV NE
 City: ST PAUL County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

PAGE 2 OF 5 - ZOOM VIEW

RESIDENTIAL I1-I2



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1796.0	192.0	
	ATTF	1.0	808.0	148.0	2604.0
GAR	DGU	1.0	360.0	76.0	360.0
OTH	MP6	1.0	252.0	64.0	252.0
P/P	EP	1.0	384.0	80.0	384.0

COMMENT TABLE 1

APEX BY JH 8-4-08
 UPDATED BY WWILLIAMS 11.08.23

COMMENT TABLE 2

GRH 01.19.22
 JSS 09.28.23

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE cnt 2 (rounded) 2,604

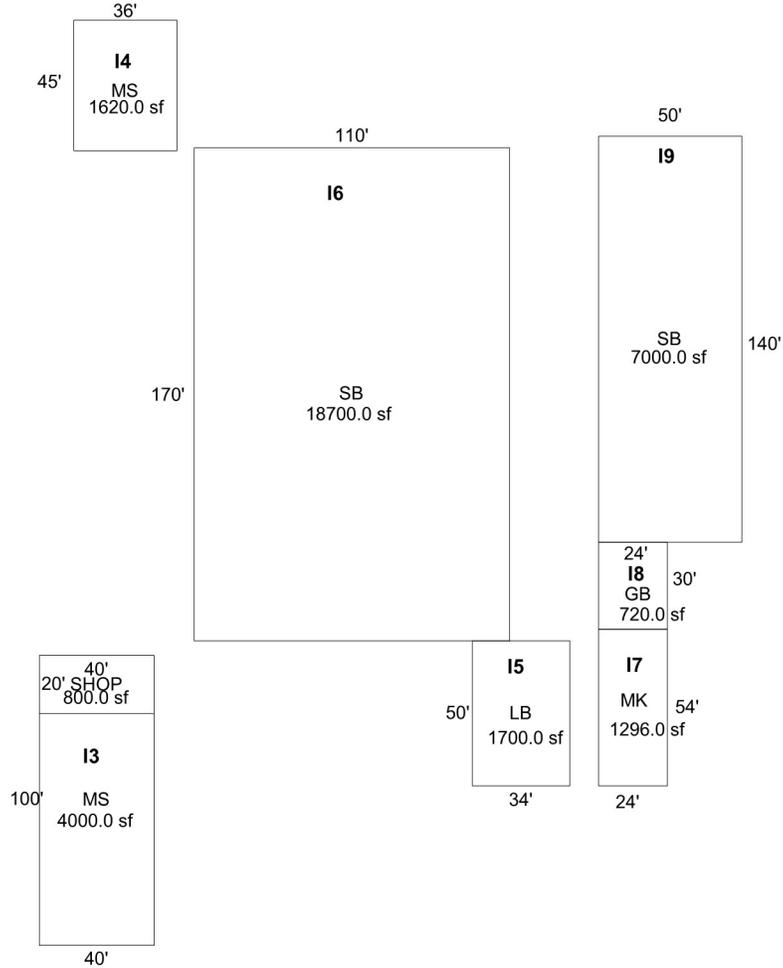
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512473 Parcel No.: 042W19B 00800
 Property Address: 3568 BLANCHET AV NE
 City: ST PAUL County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

PAGE 3 OF 4 - ZOOM VIEW
OF I3 - I9



512473
042W19B 00800
SCALE: 1"= 70'

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	MS	1.0	4000.0	280.0	
	MS	1.0	1620.0	162.0	
	LB	1.0	1700.0	168.0	
	SB	1.0	18700.0	560.0	
	MK	1.0	1296.0	156.0	
	GB	1.0	720.0	108.0	
	SB	1.0	7000.0	380.0	35036.0

COMMENT TABLE 1

APEX BY JH 8-4-08
UPDATED BY WWilliams 11.08.23

COMMENT TABLE 2

GRH 01.19.22
JSS 09.28.23

COMMENT TABLE 3

TAGS L2
TAGS L2

SKETCH/AREA TABLE ADDENDUM

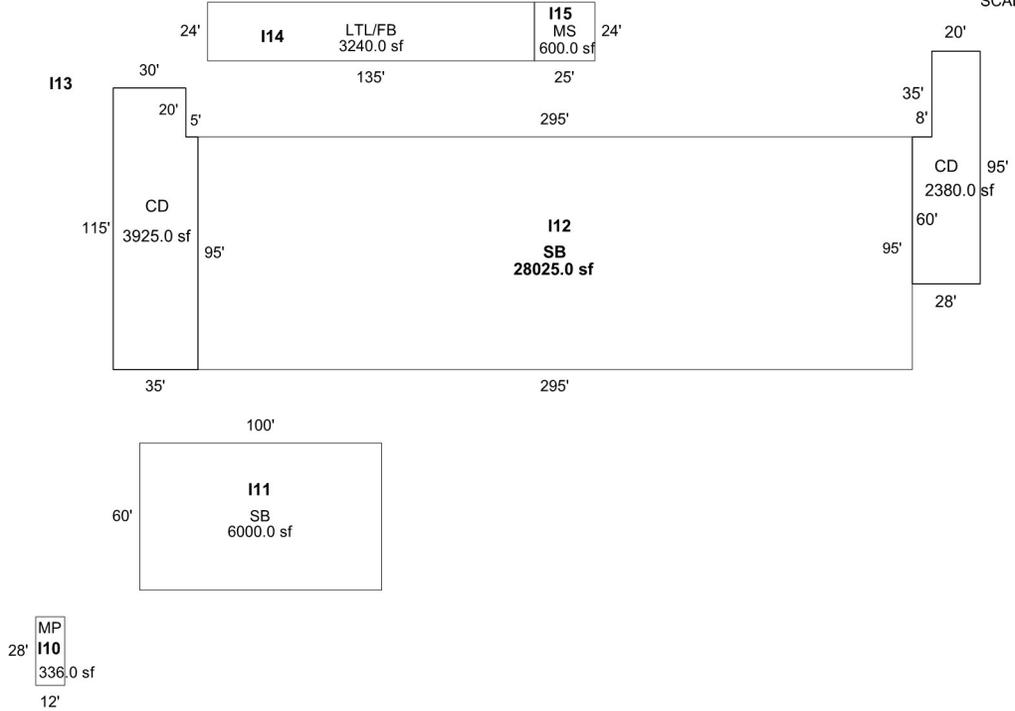
SUBJECT INFO

File No.: 512473 Parcel No.: 042W19B 00800
 Property Address: 3568 BLANCHET AV NE
 City: ST PAUL County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

PAGE 4 OF 4 - ZOOM VIEW
 OF I10-I17

512473
 042W19B 00800
 SCALE: 1"= 70'



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	MP	1.0	336.0	80.0	
	SB	1.0	6000.0	320.0	
	SB	1.0	28025.0	780.0	
	CD	1.0	2380.0	246.0	
	LTL/FB	1.0	3240.0	318.0	
	MS	1.0	600.0	98.0	40581.0

COMMENT TABLE 1

APEX BY JH 8-4-08
 UPDATED BY WWILLIAMS 11.08.23

COMMENT TABLE 2

GRH 01.19.22
 JSS 09.28.23

COMMENT TABLE 3

TAGS L2
 TAGS L2

PAGE 1 OF 4 - ZOOM VIEW

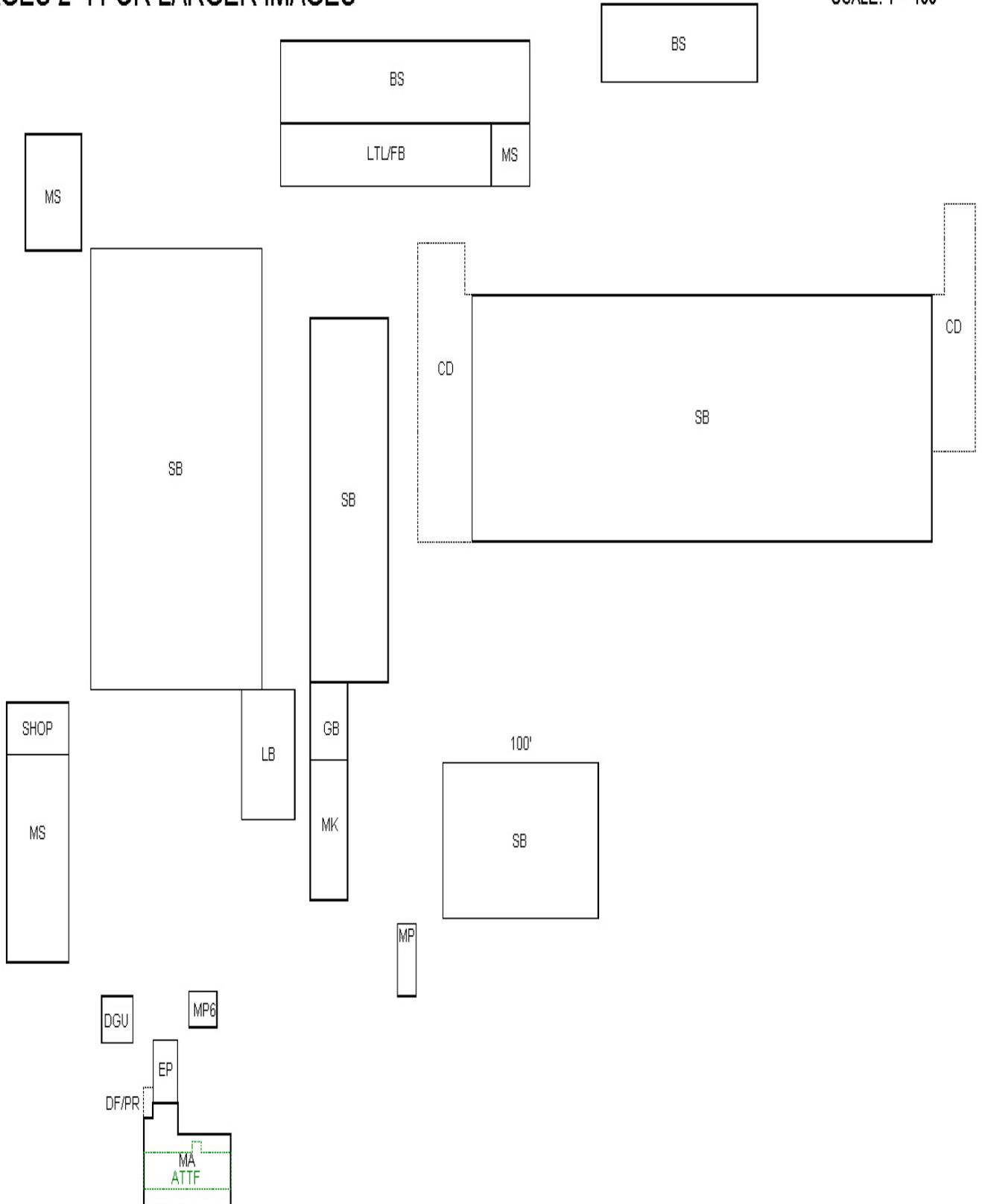
ALL BUILDINGS

SEE PAGES 2-4 FOR LARGER IMAGES

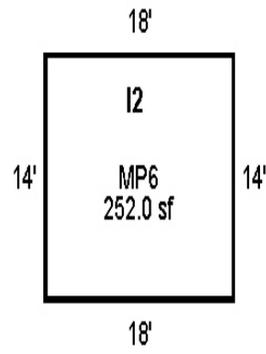
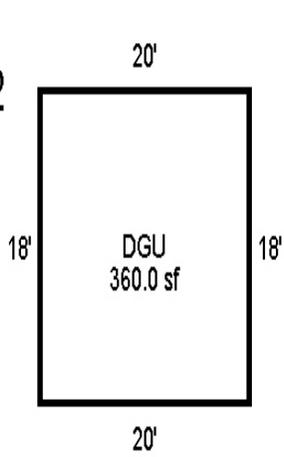
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042W19B 00800

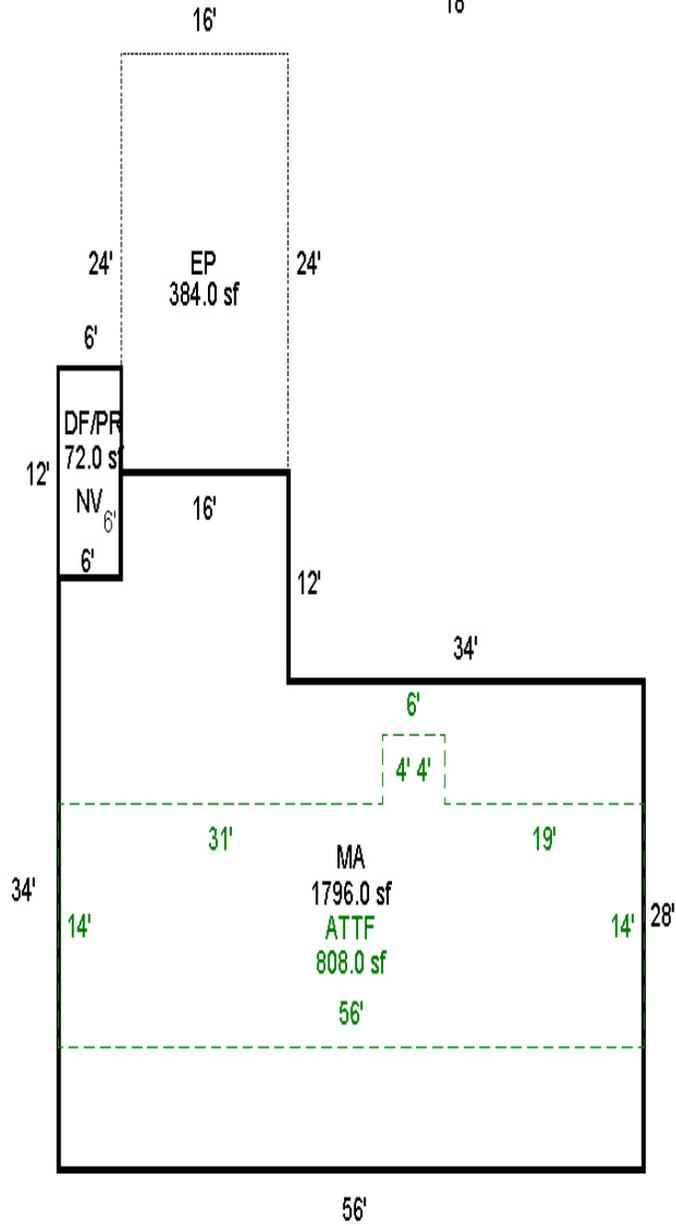
SCALE: 1"= 100'



RESIDENTIAL I1-I2

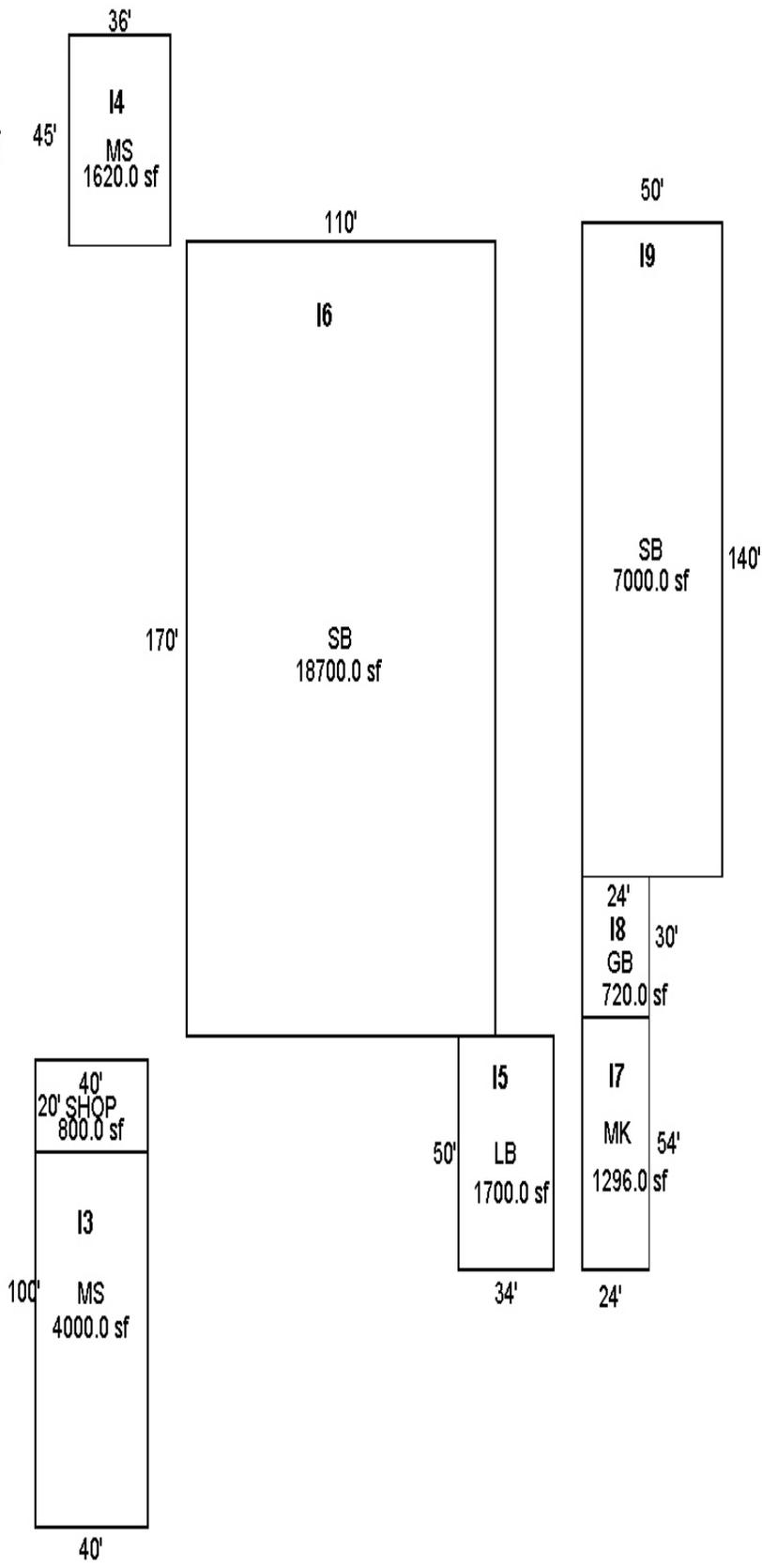


R12473
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SCALE: 1"= 20'

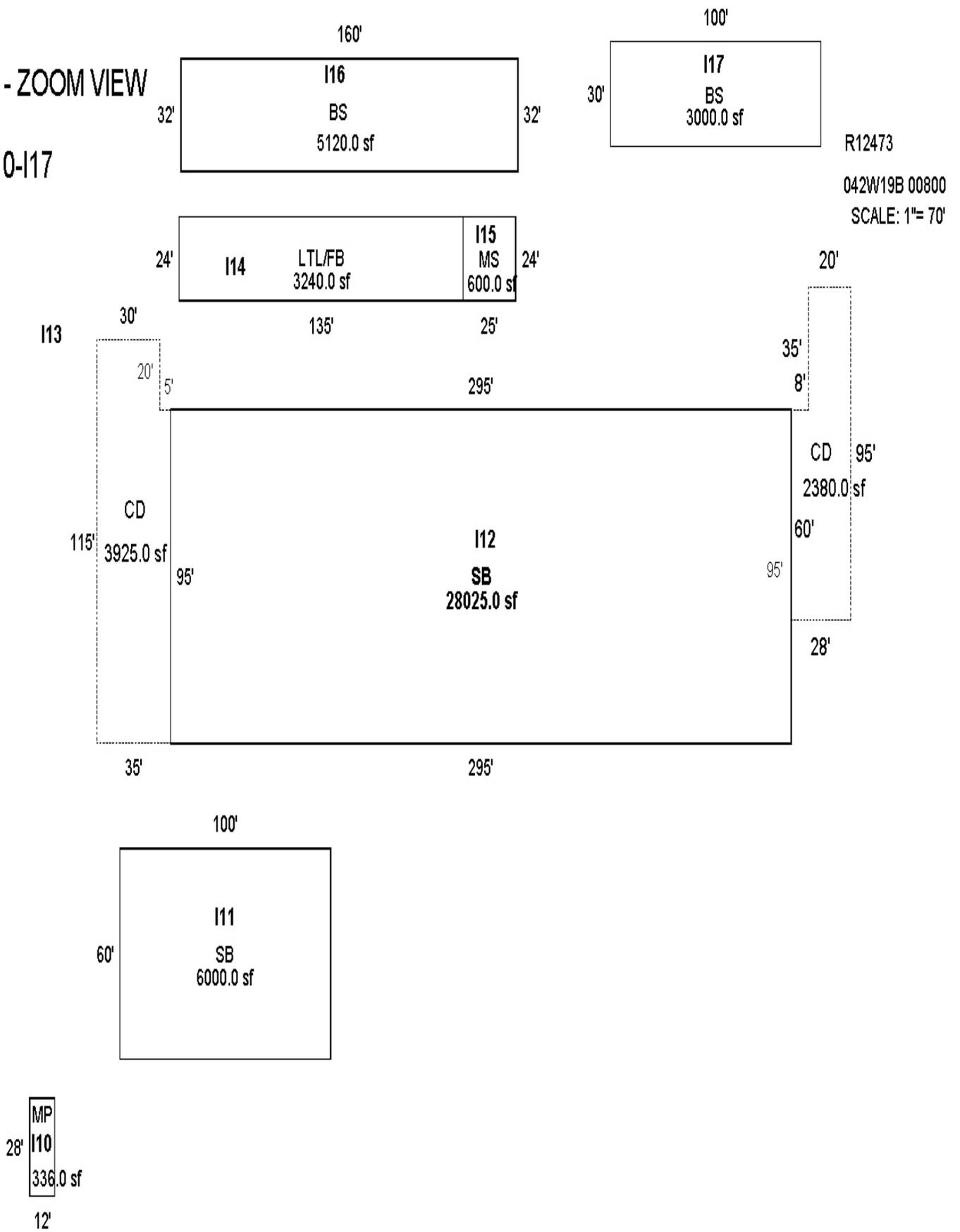


PAGE 3 OF 4 - ZOOM VIEW
OF I3 - I9

R12473
042W19B 00800
SCALE: 1"= 70'



PAGE 4 OF 4 - ZOOM VIEW
OF I10-I17



R12473
042W19B 00800
SCALE: 1"= 70'