

Acct ID: 511870 MTL: 042W040000900 Date: 1/3/25 Appr: JSS Prop Class: 551 RMV Prop Class: 501
 Situs: 22431 RIVER RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 40375 Year: 2025

Last Date Appraised: 05/23/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: DAIRY FARM LIMITED PARTNERSHIP Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 384729

RMV Land: 772620 RMV Imp: 432390 RMV Total: 1205010 MAV: 251080 MSAV: 133649 SAV: 1395546

Comment:

Notations

Old MA gone, new MA @ 50%.

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	45570	0

Chris 1/28/25 farm use ok - cows

Land

Site: 1 Code Area: 45570 Size: 63.95 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 655700 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 99-00; ADD NEW HOME SITE, 4500160 07-08: RECALC SETUP; #10 9/21/06

Site: 2 Code Area: 45570 Size: 6.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 57110 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1980 / 99-00; ADD NEW HOME SITE, 4500160

Site: 4 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: 9810 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 99-2000: ADD NEW HOMESITE /00-01; CREATE LEG VALUE

Improvements - Residence / Manufactured Structures

Buried down

Bldg: 1 Code Area: 45570 Stat Class: 142 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 2534 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 432390

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	1168	0	FB-1/ HB-1	1998	1998	FP - 1, HVAC+, ROOF, KIT, BTH - 1	Y N
Second Floor	4	Finished	1366	5	FB-2	1998	1998	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	714	0	0	1998	1998	ROOF	Y N

Accessories

Description	Class	Size Sq.Ft	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	914	1999	16086	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1999	28248	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

142 MA 4+ 2346 SF 2024 new - 414F



ACCOUNT # S11870 DATE: 11/31/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY (+) - FLOOR 1st
 AREA 2346 EFF AREA 2346 BED 4
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ (F) G A E
 SKIRT + LIN FT _____
 COMMENT: old home burnt down per builders.

STAT 142 QLTY (+) - FLOOR 2nd
 AREA 545 EFF AREA 545 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Bonus room over garage

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE AGL
 STAT / CLASS 142
 SIZE 942 SF
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 50
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%	65%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

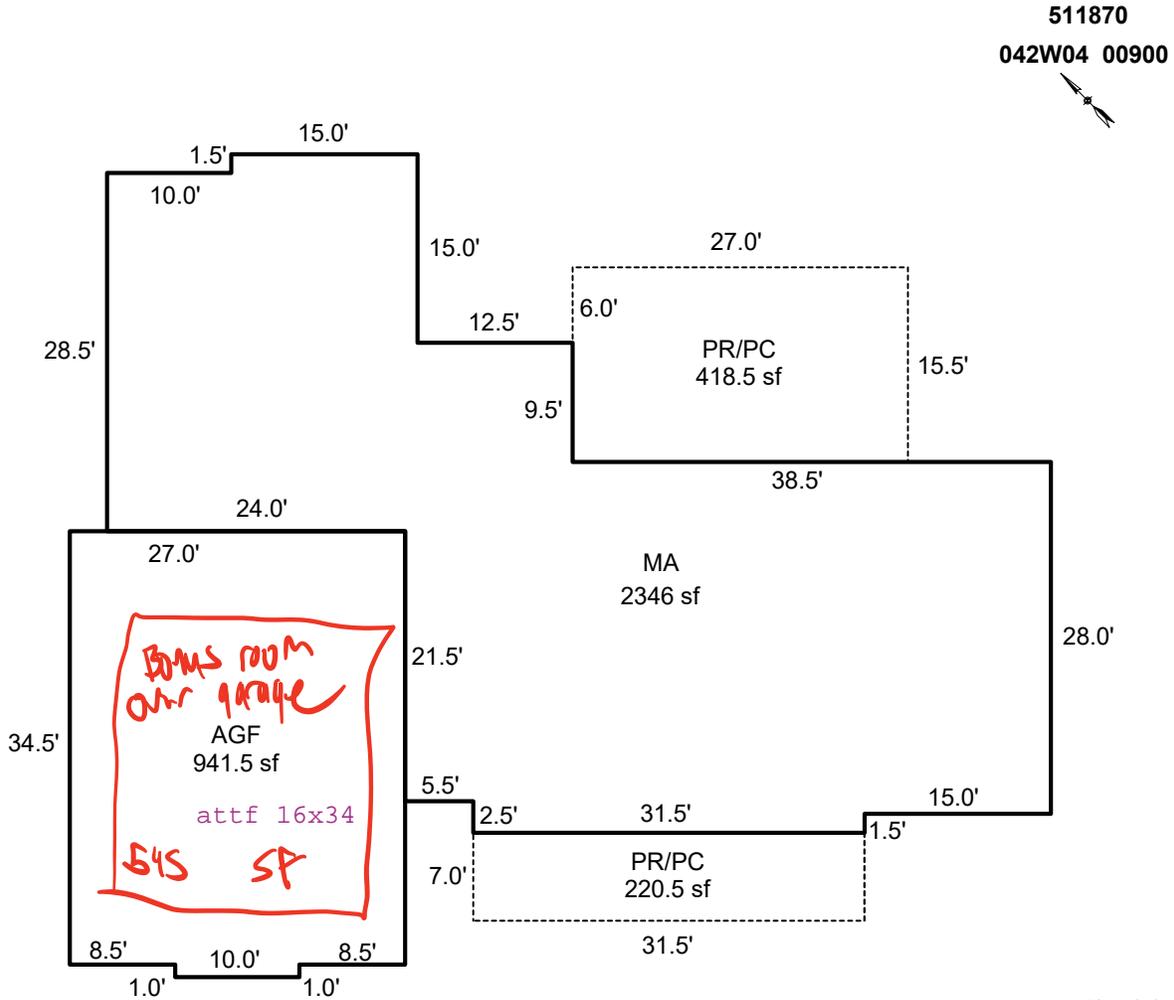
APPR 555 Date 1/3/25 YR For 25/26 % COMP 58
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511870 Parcel No.: 042W04 00900
 Property Address: 22431 RIVER RD NE
 City: ST PAUL County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	941.5	125.0	941.5
MA	MA	1.0	2346.0	260.0	2346.0
P/P	PR/PC	1.0	220.5	77.0	
	PR/PC	1.0	418.5	85.0	639.0

COMMENT TABLE 1

APEXED BY NRC 05/11/2009
 UPDATED BY CLOBERG 11/19/24 24-006480 MA

COMMENT TABLE 2

JSS 1/3/25

COMMENT TABLE 3

Tags LZ

Net LIVABLE cnt 1 (rounded) 2,346