

Acct ID: 512091 MTL: 042W19BD01800 Date: 1/3/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 3838 BLANCHET AVE NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 49711 Year: 2024  
 Last Date Appraised: 01/23/2019 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
 Owner: SOUTHERLAND, SHIRLEY C Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 104318  
 RMV Land: 129750 RMV Imp: 177934 RMV Total: 307684 MAV: 60040 MSAV: 44278 SAV: 83766  
 Comment:

**Notations** New MFG @ 100% (ON ACCT 356050) FARM USE OKAY: GRASS & ROW CROPS

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

Chris 2/18/25

**OSDs**

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

**Land**

Site: 2 Code Area: 45570 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: RMV: 48430 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 04500160 / /06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Site: 3 Code Area: 45570 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4B Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 36320 Exception: Y N  
 Adjustment(s): IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 4500160 07-08: RECALC SETUP; #19 8-9-06

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 45570 Stat Class: 132 Year Blt: 1895 Eff Year Blt: 1980 Sq.Ft: 1600 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 169700  
 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	3	Finished	920	1	FB-1	1895	1980	BATH - 1, KIT-, ROOF, HVAC	Y N
Attic	3	Finished	680	0	0	1895	1980		Y N

**Accessories**

Y13F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	144	1980	3413	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 45570 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 448 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 28x16 RMV: 5520  
 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
Multi-Purpose Bldg	5	Finished	448	0	0	2000	2000	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 45570 Stat Class: 357 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1920 % Complete: 100  
 Desc: Frost Control Dimensions: 96x20 RMV: 2714  
 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
Frost Control	4	Finished	1920	0	0	1995	1995		Y N

**Accessories**

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

457 MFL S 70X30 2024 New

New MFL



356050 - MFG

ACCOUNT # 512091 LAND DATE: 1/3/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
MTL \_\_\_\_\_ APPR JSS TAG Y N \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 457 QLTY + - FLOOR 1  
AREA 30x70 EFF AREA \_\_\_\_\_ BED 3  
ROOF + HVAC +  
BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
% COMP 100 % GOOD 100 FUNC \_\_\_\_\_  
EXCEPT Y N LUMP SUM: \_\_\_\_\_  
MISC: \_\_\_\_\_

YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT 200  
COMMENT: On 356050

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: \_\_\_\_\_

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 \_\_\_\_\_  
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 \_\_\_\_\_  
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EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

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STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
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BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

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

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

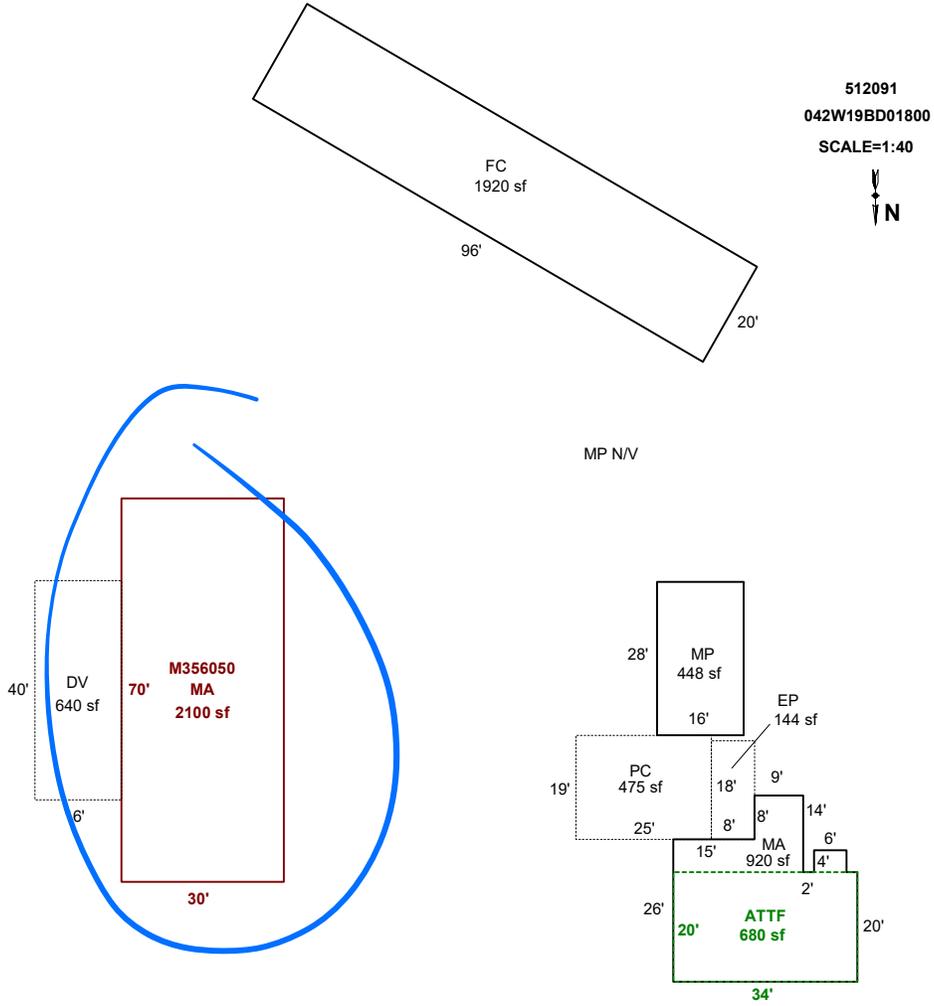
TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 042W19BD01800 Parcel No.: 512091  
 Property Address: 3838 Blanchet Av 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
GBA1	FC	1.0	1920.0	232.0	1920.0
GLA1	MA	1.0	920.0	144.0	
	MA	1.0	2100.0	200.0	3020.0
GLA2	ATTF	1.0	680.0	108.0	680.0
OTH	MP	1.0	448.0	88.0	448.0
P/P	EP	1.0	144.0	52.0	
	PC	1.0	475.0	88.0	
	DV	1.0	640.0	112.0	1259.0

### COMMENT TABLE 1

Apex 9/21/2010 Jane  
 UPDATED BY JRONDEMA 8/2/18  
 UPDATED BY JRONDEMA 2/8/19  
 UPDATED BY CLOBERG 06/14/24 24-003330 MANF

### COMMENT TABLE 2

JSS 11/3/25

### COMMENT TABLE 3

L2 Tags

Net LIVABLE	cnt	3	(rounded)	3,700
Net BUILDING	cnt	1	(rounded)	1,920