

Acct ID: 512426 MTL: 043W010000700 Date: 1/3/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 22243 RIVERSIDE DR NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 65588 Year: 2024
 Last Date Appraised: 03/16/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: CAMERON J MCCARTHY TR Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 237430
 RMV Land: 881120 RMV Imp: 330530 RMV Total: 1211650 MAV: 151890 MSAV: 85540 SAV: 230701
 Comment:

Notations

New UB @ 100%, update inv - RT for interior finish

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 Homesite 2BD
36.86 Farm 36.86
6.0 Waste WST
1.54 Farm 4BI
0.79 Farm 4BD
2.27 Farm 2BD*

Land

Chris 1/28/25 farm use ok - grass seed

Site: 1	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 19180	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:						
Comments: Liability year - 2009 / 4500160						
Site: 2	Code Area: 45570	Size: 38.46 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 771310	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110						
Site: 3	Code Area: 45570	Size: 6.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 3510	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7						
Site: 4	Code Area: 45570	Size: 2.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 42120	Exception: Y	N	
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:						
Comments: Liability year - 1980						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 45570	Stat Class: 144	Year Blt: 1921	Eff Year Blt: 1955	Sq.Ft: 1956	% Complete: 100
Desc: Multi Story above grade with basement			Dimensions:		RMV: 312010	
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	978	0	FB-1	1921	1955	BATH - 1, KIT, HVAC, ROOF	Y N
Attic	4	Finished	840	0	0	1921	1955	ROOF, HVAC	Y N
Basement	4	Finished	138	0	0	1921	1955	HVAC	Y N
Basement	4	Unfinished	840	0	0	1921	1955		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	4	120	1955	1795	1	Y N
DECK	4	176	1955	2633	1	Y N
DECK	4	478	1955	7151	1	Y N
ROOF EXTENSION OR PATIO COVER	4	159	1955	3135	1	Y N
ROOF EXTENSION OR PATIO COVER	4	176	1955	3471	1	Y N

Bldg: 5	Code Area: 45570	Stat Class: 108	Year Blt: 1955	Eff Year Blt: 1955	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 5480	
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
No floor data available								

Accessories

No accessory data available								
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YIYA

more to YI

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	2200	1955	4488	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 8190
 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	1728	0	0	1989	1989	FAIR

Accessories

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

Bldg: 3 Code Area: 45570 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 2650
 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	576	0	0	1970	1970	FAIR

Accessories

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

Bldg: 4 Code Area: 45570 Stat Class: 355 Year Blt: Eff Year Blt: Sq.Ft: 160 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 16x10 RMV: 1080
 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 Heavy Duty	4	Finished	160	0	0	0	0	FAIR

Accessories

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

Bldg: 6 Code Area: 45570 Stat Class: 354 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 864 **600** % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1120
 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	864	0	0	1989	1989	FAIR

Accessories

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

3 S2 U13 6 40x60 Good 2024 New



ACCOUNT # SI2426 DATE: 1/3/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JIS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 UB
 STAT / CLASS 352
 SIZE 40x60
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH 1
 YR BLT 2021
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

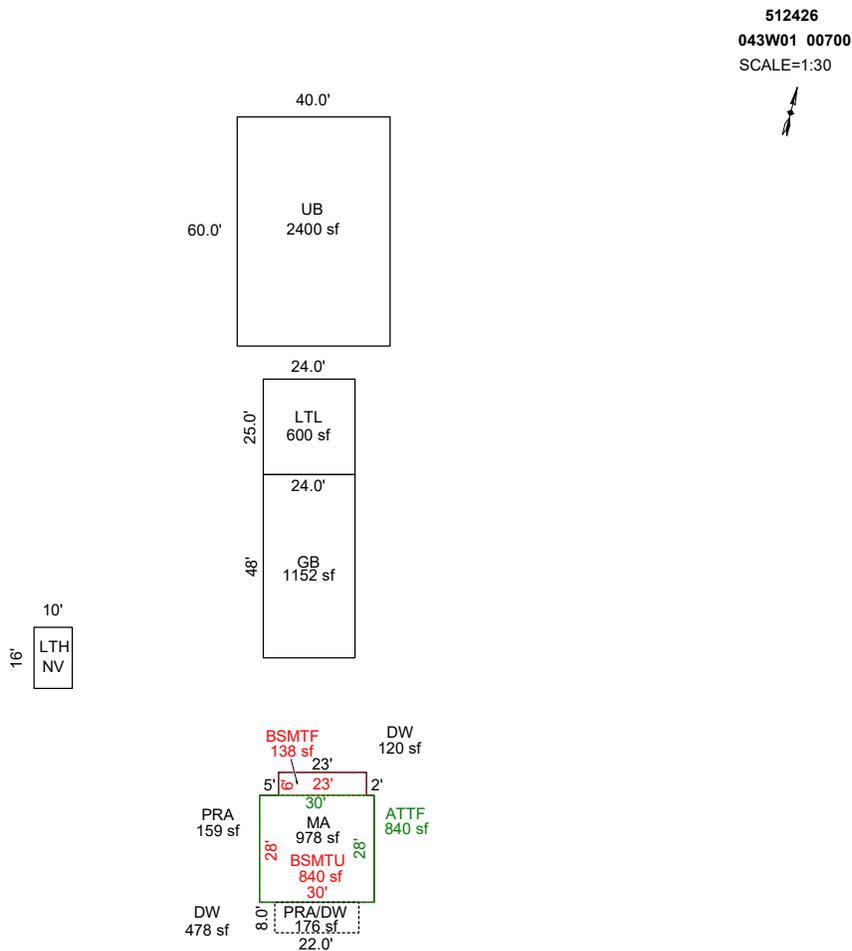
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512426 Parcel No.: 043W01 00700
 Property Address: 22243 Riverside Dr NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

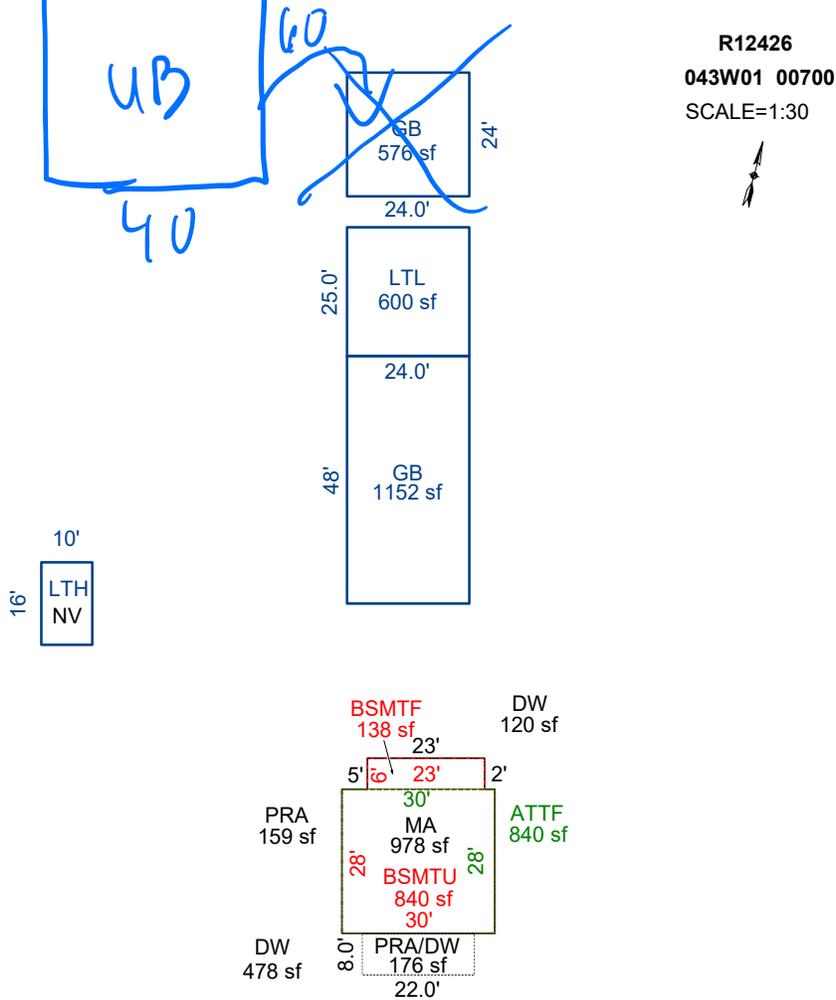
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1152.0	144.0		Apex by RW 04/03/08 UPD BY PHU 08.14.20 UPDATED BY CLOBERG 01/13/25	
	LTH	1.0	160.0	52.0			
	LTL	1.0	600.0	98.0			
	UB	1.0	2400.0	200.0	4312.0		
GLA1	MA	1.0	978.0	128.0			
	ATTF	1.0	840.0	116.0	1818.0		
BSMT	BSMTU	1.0	840.0	116.0			
	BSMTF	1.0	138.0	58.0	978.0		
P/P	PRA/DW	1.0	176.0	60.0	176.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						03.16.20 NM #35:CYCLE/F JJS 01/03/25	TAGS L2
	Net LIVABLE	cnt	0 (rounded)		1,818		
	Net BUILDING	cnt	4 (rounded)		4,312		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R12426 Parcel No.: 043W01 00700
 Property Address: 22243 Riverside Dr NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1152.0	144.0	
	GB	1.0	576.0	96.0	
	LTH	1.0	160.0	52.0	
	LTL	1.0	600.0	98.0	2488.0
GLA1	MA	1.0	978.0	128.0	
	ATTF	1.0	840.0	116.0	1818.0
BSMT	BSMTU	1.0	840.0	116.0	
	BSMTF	1.0	138.0	58.0	978.0
P/P	PRA/DW	1.0	176.0	60.0	176.0
	Net LIVABLE	cnt	0 (rounded)		1,818
	Net BUILDING	cnt	4 (rounded)		2,488

Apex by RW 04/03/08
 UPD BY PHU 08.14.20

COMMENT TABLE 2

COMMENT TABLE 3

03.16.20 NM #35:CYCLE/F

JSS 1/3/25 LZ T.95