

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **MLH 7/9/25**

Print Date: 4/16/2025

Acct ID: 514870 MTL: 052W070000400 Date: **5/29/25** Appr: **MLH** Prop Class: ~~551~~ **559** RMV Prop Class: ~~551~~ **509**
Situs: 4350 MAHONY RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 86631 Year: 2025

Last Date Appraised: 01/04/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: AX SAR BEN RANCH LLC Roll Type: R

Cycle Tag Sales Verification Other: **Clean up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 731742

RMV Land: 2066130 RMV Imp: 455440 RMV Total: 2521570 MAV: 313050 MSAV: 418692 SAV: 1114340

Comment: 23-24: L2 1.4.23 GRH
LEVEL 2 3.10.20 SR94

update Inventory

Input MLH 7/9/25

Notations

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

*Farm seed
Hops, Hazelnuts*

OSDs

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

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: 8250	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 2009 / 4500160						
Site: 3	Code Area: 45570	Size: 138.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 1190240	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 90						
Site: 4	Code Area: 45570	Size: 23.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 185060	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 82						
Site: 5	Code Area: 45570	Size: 2.04 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 460	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7						
Site: 6	Code Area: 01600	Size: 39.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 336380	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 20-21: #94 CYCLE, NO CHG / 100030 Tax Rate = 10933 Rent Rate = 90 /07-08: RECALC SETUP; #19 10/12/06						
Site: 6	Code Area: 45600	Size: 9.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 77630	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 20-21: #94 CYCLE, NO CHG / 4500030 Tax Rate = 10475 Rent Rate = 90 07-08: RECALC SETUP; #19 10/12/06						
Site: 7	Code Area: 01600	Size: 21.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 165380	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 100030 Tax Rate = 10933 Rent Rate = 82						
Site: 7	Code Area: 45600	Size: 6.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 49610	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500030 Tax Rate = 10475 Rent Rate = 82						
Site: 8	Code Area: 01600	Size: 7.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 1720	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 100030 Tax Rate = 10933 Rent Rate = 7						
Site: 8	Code Area: 45600	Size: 6.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 1400	Exception: Y N
Adjustment(s): GSOIL, WASTE, IRR, GSOIL, GSOIL, WASTE, WASTE, IRR, IRR Fire Patrol: Description:						
Comments: Liability year - 1980 / 4500030 Tax Rate = 10475 Rent Rate = 7						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 457 Year Blt: 1988 Eff Year Blt: ~~1988~~ Sq.Ft: 1120 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 40x28 RMV: 44620

*EUB Roof Paint
1996*

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1120	2	FB-1/ HB-1	1988	1988	SKIRT, ROOF, KIT, HVAC+, BTH - 1, BATH - 1

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	72	1988	586	0
DECK	5	200	1988	1628	0
ROOF EXTENSION OR PATIO COVER	5	108	1988	1159	0

Break out of 3G

Bldg: 5 Code Area: 45570 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4170
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	1	972	1980	4170	1

CD

Bldg: 6 Code Area: 45570 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4470
 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								

Move MAV

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	1	84	1980	213	1
CONCRETE DRIVEWAY	1	1680	1980	4259	1

Part of VI
Move to Bldg 1

Bldg: 7 Code Area: 45570 Stat Class: 138 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 10330
 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 Attached	3	Unfinished	252	0	0	1988	1988	ROOF

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	3	216	1988	576	1

Part of VI

Improvements - Accessory Buildings

Bldg: 1 Code Area: 45570 Stat Class: 342 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 3280 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 80x41 RMV: 50120
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Metal Componet Bldg	5	Finished	3280	0	0	1995	1995	AVG

Accessories

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

Bldg: 2 Code Area: 45570 Stat Class: 353 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 3200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 80x40 RMV: 21080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	6	Finished	3200	0	0	1995	1995	Fair

Accessories

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

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

Bldg: 3 Code Area: 45570 Stat Class: 342 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 18000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 200x90 RMV: 252290
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	6	Finished	18000	0	0	1998	1998	FAIR	

Accessories

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

Bldg: 4 Code Area: 45570 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Grain Bin	4	Finished	0	0	0	0	0		

1500 conversion error

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Tank/Silo/Bin **Fuel tank** Dimensions: RMV: 6080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

4500 conversion error

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
No floor data available									

Combine

Accessories

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

Bldg: 9 Code Area: 45570 Stat Class: ~~301~~ *305* Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 2500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Fuel tank

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Building Structure	0	Finished	0	0	0	0	0		

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3168 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 59780
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

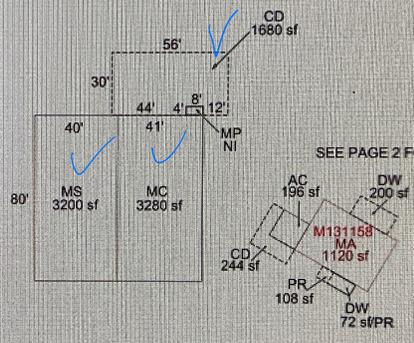
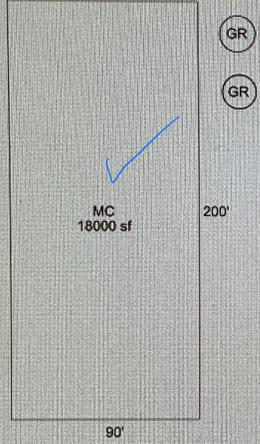
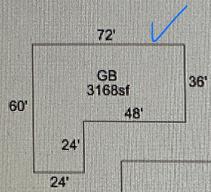
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	3168	0	0	2022	2022	FAIR <i>Ave</i>	

Accessories

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

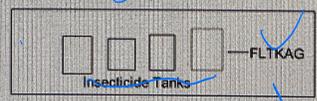
Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____

SKETCH



514870
052W07 00400
SCALE=1:60

SEE PAGE 2 FOR RES DETAIL



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	32.0	24.0	
	GB	1.0	3168.0	264.0	3200.0
GLA1	MA	1.0	1120.0	136.0	1120.0
GARG	AC	1.0	196.0	56.0	196.0
OTH	MC	1.0	3280.0	242.0	
	MS	1.0	3200.0	240.0	
	MC	1.0	18000.0	580.0	

COMMENT TABLE 1

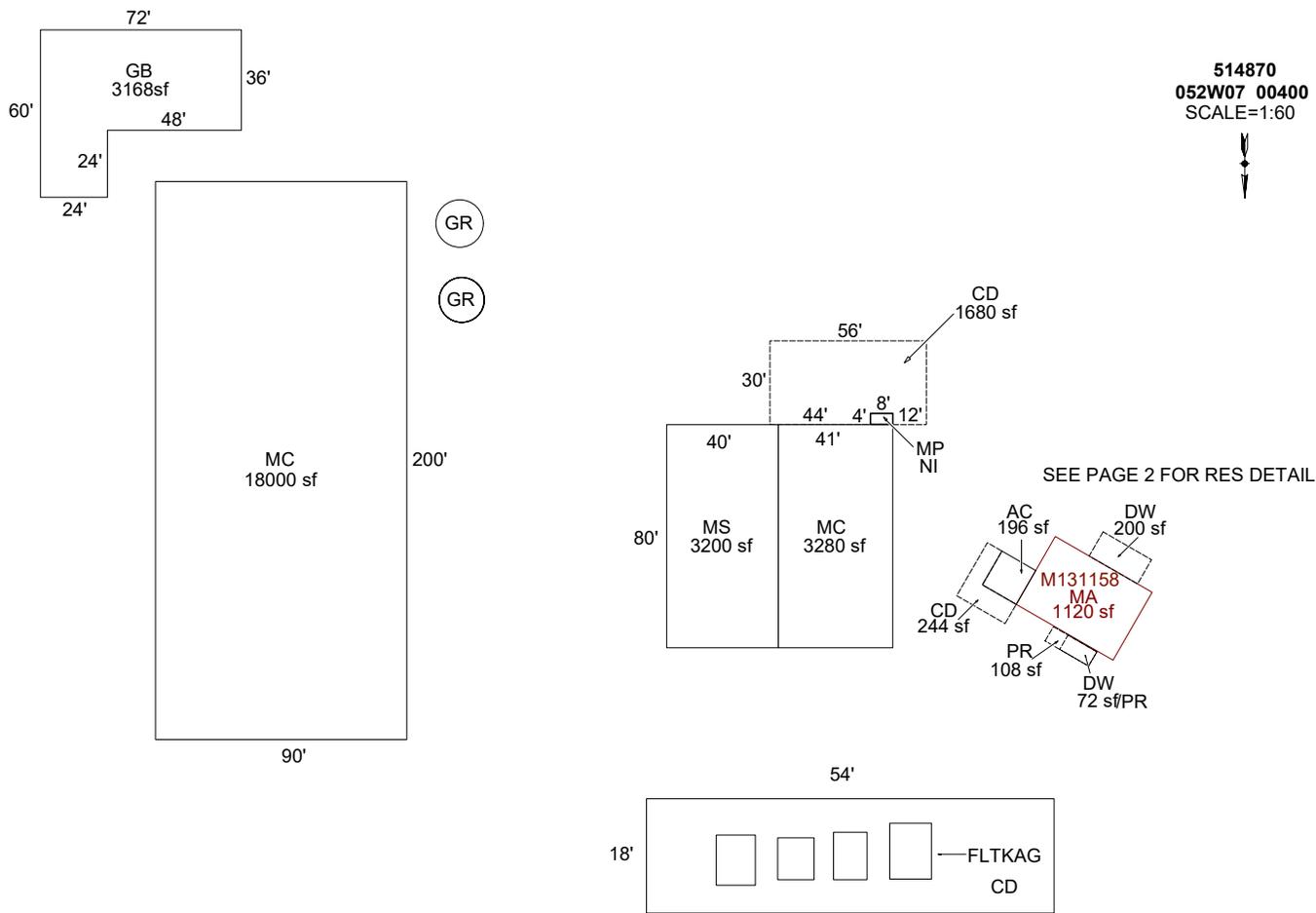
Apex by JA 8/03/09
 UPD BY PH 04.20.20
 UPDATED BY CJURAN 07/28/2021
 UPDATED BY CJURAN 02/08/2023

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514870 Parcel No.: 052W07 00400
 Property Address: 4350 MAHONY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97137
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	32.0	24.0		Apex by JA 8/03/09 UPD BY PH 04.20.20 UPDATED BY CJURAN 07/28/2021 UPDATED BY CJURAN 02/08/2023 UPDATED BY CLOBERG 07/09/25			
	GB	1.0	3168.0	264.0	3200.0				
GLA1	MA	1.0	1120.0	136.0	1120.0				
GARG	AC	1.0	196.0	56.0	196.0				
OTH	MC	1.0	3280.0	242.0					
	MS	1.0	3200.0	240.0					
	MC	1.0	18000.0	580.0					
YI1	FLTKAG	1.0	300.0	70.0	24780.0			COMMENT TABLE 2	
	CD	1.0	244.0	84.0					
	DW	1.0	200.0	60.0				COMMENT TABLE 3	
	DW	1.0	72.0	36.0					
	PR	1.0	108.0	48.0					
	CD	1.0	1680.0	172.0	2304.0				
	Net LIVABLE	cnt	0 (rounded)		1,120				
	Net BUILDING	cnt	2 (rounded)		3,200				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

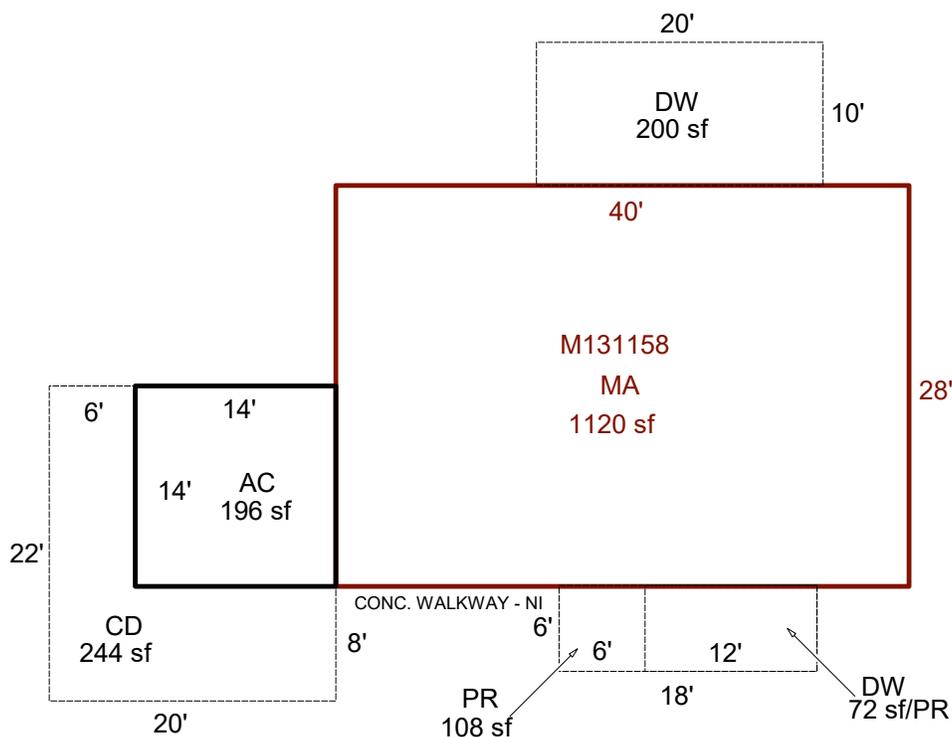
File No.: 514870 Parcel No.: 052W07 00400
 Property Address: 4350 MAHONY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514870
052W07 00400
 SCALE=1:10



SEE PAGE 1 FOR ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	1120.0	136.0	1120.0	Apex by JA 8/03/09 UPD BY PH 04.20.20 UPDATED BY CJURAN 07/28/2021 UPDATED BY CJURAN 02/08/2023 UPDATED BY CLOBERG 07/09/25		
GARG	AC	1.0	196.0	56.0	196.0			
YI1	CD	1.0	244.0	84.0				
	DW	1.0	200.0	60.0				
	DW	1.0	72.0	36.0				
	PR	1.0	108.0	48.0	624.0			
Net LIVABLE						cnt	0 (rounded)	1,120

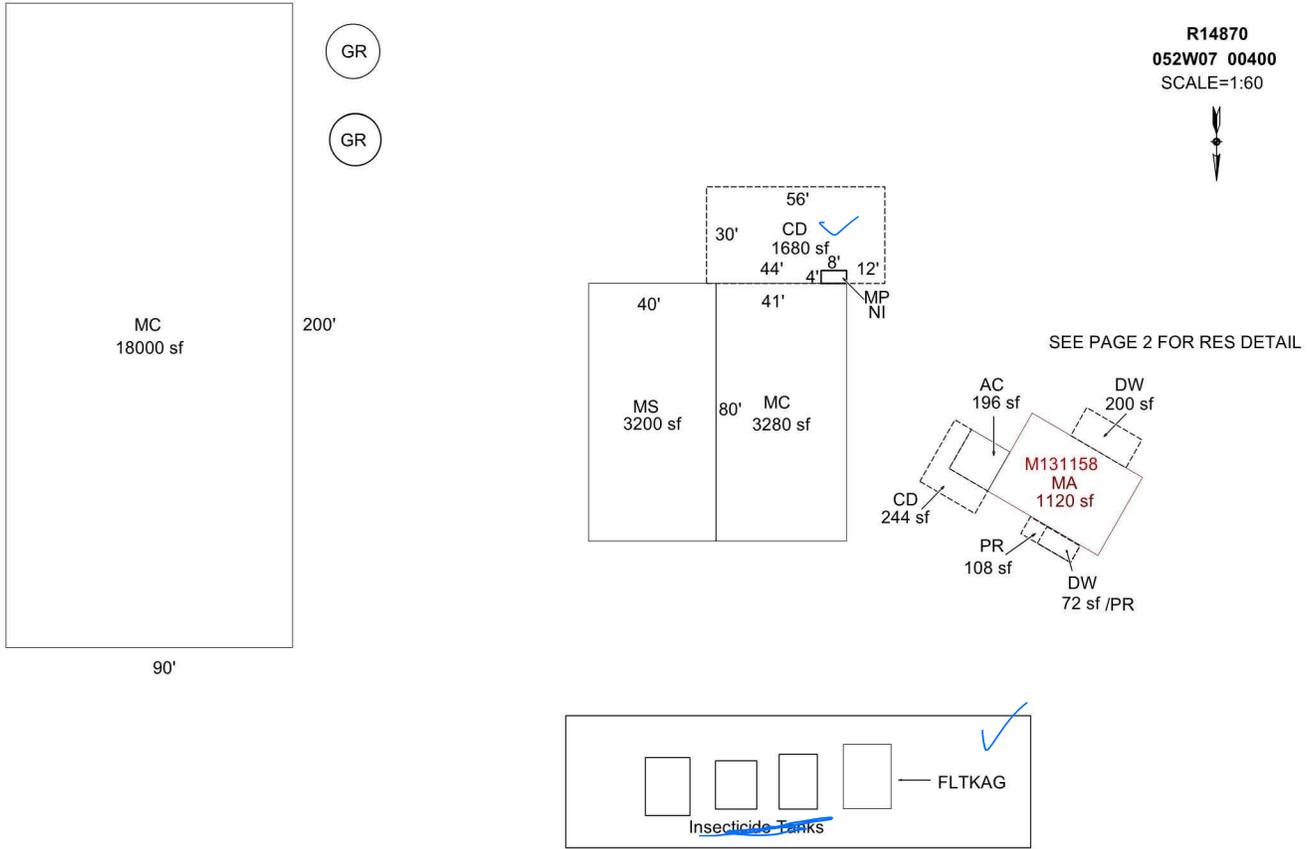
COMMENT TABLE 2	COMMENT TABLE 3
#94 SR 03/10/2020 GRH 01/04/2022 MLH 05/29/25	CYCLE INSP. TAGS L2 CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R14870 Parcel No.: 052W07 00400
 Property Address: 4350 Mahony Rd NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	32.0	24.0	32.0
GLA1	MA	1.0	1120.0	136.0	1120.0
GARG	AC	1.0	196.0	56.0	196.0
OTH	MC	1.0	3280.0	242.0	
	MS	1.0	3200.0	240.0	
	MC	1.0	18000.0	580.0	
	FLTKAG	1.0	300.0	70.0	24780.0
YI1	CD	1.0	244.0	84.0	
	DW	1.0	200.0	60.0	
	DW	1.0	72.0	36.0	
	PR	1.0	108.0	48.0	
	CD	1.0	1680.0	172.0	2304.0
	Net LIVABLE	cnt	1 (rounded)		1,120
	Net BUILDING	cnt	1 (rounded)		32

COMMENT TABLE 1

Apex by JA 8/03/09
 UPD BY PH 04.20.20
 UPDATED BY CJURAN 07/28/2021

COMMENT TABLE 2

#94 SR 03/10/2020

COMMENT TABLE 3

CYCLE INSP.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

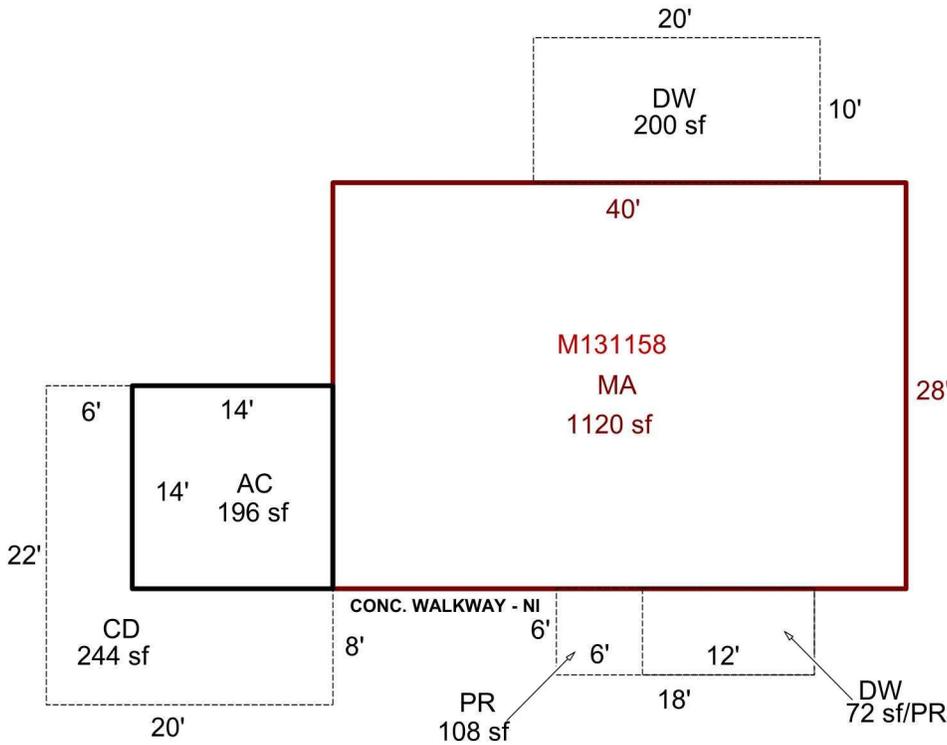
File No.: R14870 Parcel No.: 052W07 00400
 Property Address: 4350 Mahony Rd NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R14870
052W07 00400
 SCALE=1:10



SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1120.0	136.0	1120.0
GARG	AC	1.0	196.0	56.0	196.0
YI1	CD	1.0	244.0	84.0	
	DW	1.0	200.0	60.0	
	DW	1.0	72.0	36.0	
	PR	1.0	108.0	48.0	624.0

COMMENT TABLE 1

Apex by JA 8/03/09
 UPD BY PH 04.20.20
 UPDATED BY CJURAN 07/28/2021

COMMENT TABLE 2

#94 SR 03/10/2020

COMMENT TABLE 3

CYCLE INSP.

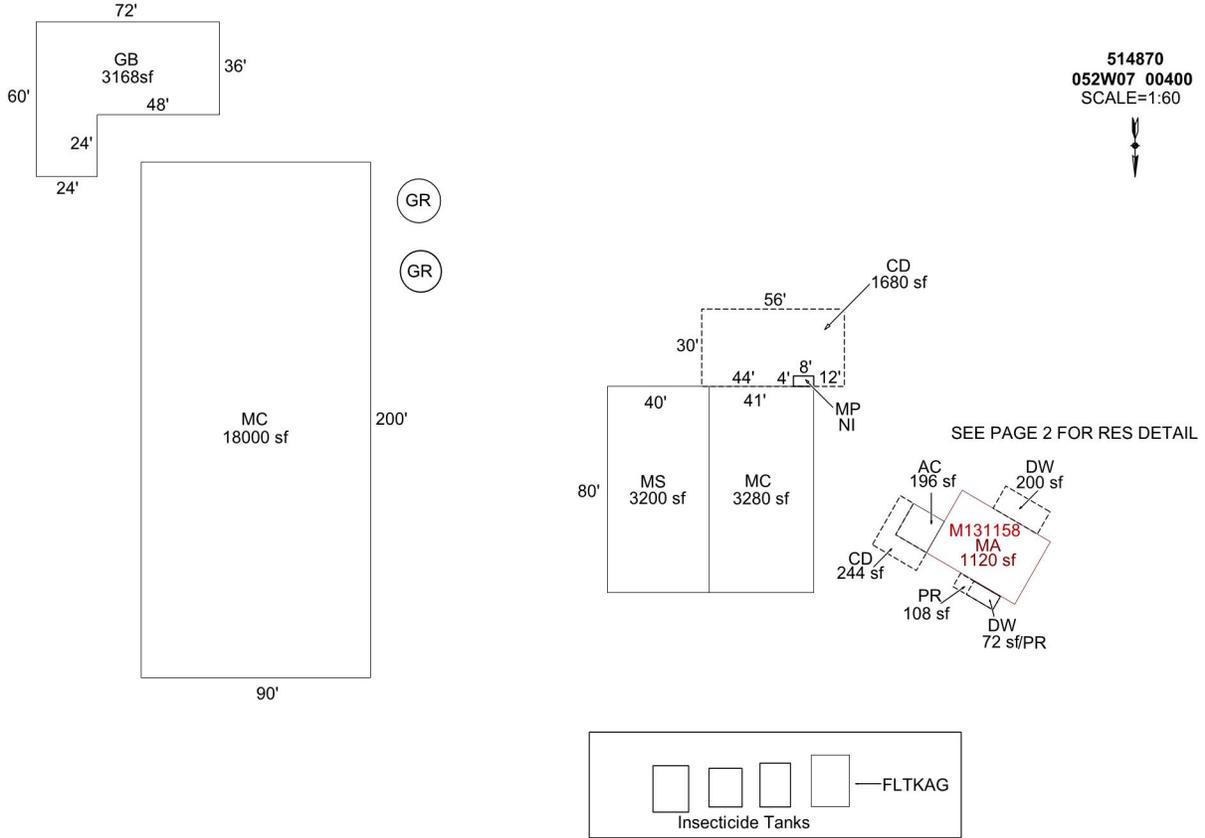
Net LIVABLE cnt 1 (rounded) 1,120

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514870 Parcel No.: 052W07 00400
 Property Address: 4350 MAHONY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	32.0	24.0	
	GB	1.0	3168.0	264.0	3200.0
GLA1	MA	1.0	1120.0	136.0	1120.0
GARG	AC	1.0	196.0	56.0	196.0
OTH	MC	1.0	3280.0	242.0	
	MS	1.0	3200.0	240.0	
	MC	1.0	18000.0	580.0	
	FLTKAG	1.0	300.0	70.0	24780.0
YI1	CD	1.0	244.0	84.0	
	DW	1.0	200.0	60.0	
	DW	1.0	72.0	36.0	
	PR	1.0	108.0	48.0	
	CD	1.0	1680.0	172.0	2304.0
	Net LIVABLE	cnt	1 (rounded)		1,120
	Net BUILDING	cnt	2 (rounded)		3,200

COMMENT TABLE 1

Apex by JA 8/03/09
 UPD BY PH 04.20.20
 UPDATED BY CJURAN 07/28/2021
 UPDATED BY CJURAN 02/08/2023

COMMENT TABLE 2

#94 SR 03/10/2020
 GRH 01/04/2022

COMMENT TABLE 3

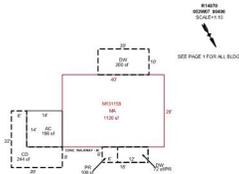
CYCLE INSP.
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514870 Parcel No.: 052W07 00400
 Property Address: 4350 MAHONY ROAD NE
 City: GERVAIS County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1120.0	136.0	1120.0
GARG	AC	1.0	196.0	56.0	196.0
YI1	CD	1.0	244.0	84.0	
	DW	1.0	200.0	60.0	
	DW	1.0	72.0	36.0	
	PR	1.0	108.0	48.0	624.0

Apex by JA 8/03/09
 UPD BY PH 04.20.20
 UPDATED BY CJURAN 07/28/2021
 UPDATED BY CJURAN 02/08/2023

COMMENT TABLE 2

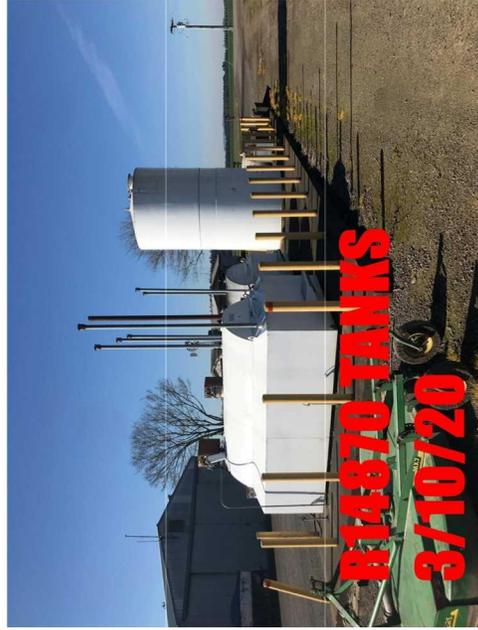
COMMENT TABLE 3

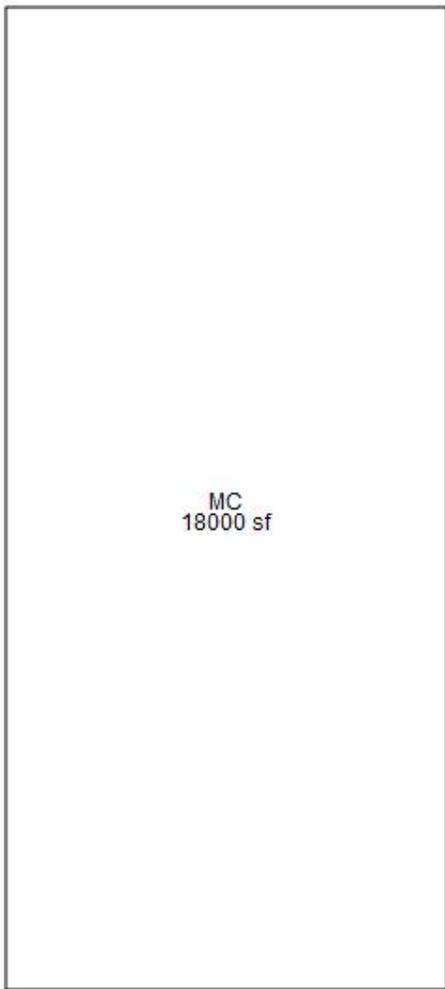
#94 SR 03/10/2020
 GRH 01/04/2022

CYCLE INSP.
 TAGS L2

Net LIVABLE cnt 1 (rounded) 1,120







GR

R14870
 052W07 00400
 N
 Scale= 1" = 55'

