

Acct ID: 511870 MTL: 042W040000900 Date: 10.12.25 Appr: JJS 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: 01/03/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
 Owner: DAIRY FARM LIMITED PARTNERSHIP Last Sales Date: Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 4 LCB TTO INSP AV: 278709  
 RMV Land: 823200 RMV Imp: 304030 RMV Total: 1127230 MAV: 0 MSAV: 133049 SAV: 343105  
 Comment: 25-26: L3 1.3.25 JJS

MA to 1001.

Farm use ok - cows, hay/seed  
 CWO 11/25/25

Notations

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

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: 701590 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

25-26: Land classes ok

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: 61110 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

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: 10500 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 99-2000: ADD NEW HOMESITE

WJ

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 142 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2890 % Complete: 50.00  
 Desc: Multi Story above grade Dimensions: RMV: 304030  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 145060 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 +	Finished	2346	4	FB-2/ HB-1	2024	2024	BTH - 1, BATH - 2, ROOF, KIT, HVAC	Y N
Attic	4 +	Finished	544	0	0	2024	2024	HVAC	Y N
Garage Attached	4 +	Low Cost	942	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS FAIR	4	0	2024	9630	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004487	83529	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	26460	0	R	SOLAR ARRAY 17.02KW ON RES ROOF @ \$26,460

Farm Notes

2024FARM  
 7/26/24: Inspected by CWO L4 farm use ok - Cows  
 2025FARM  
 1/28/25: Inspected by CWO L4 farm use ok - Cows

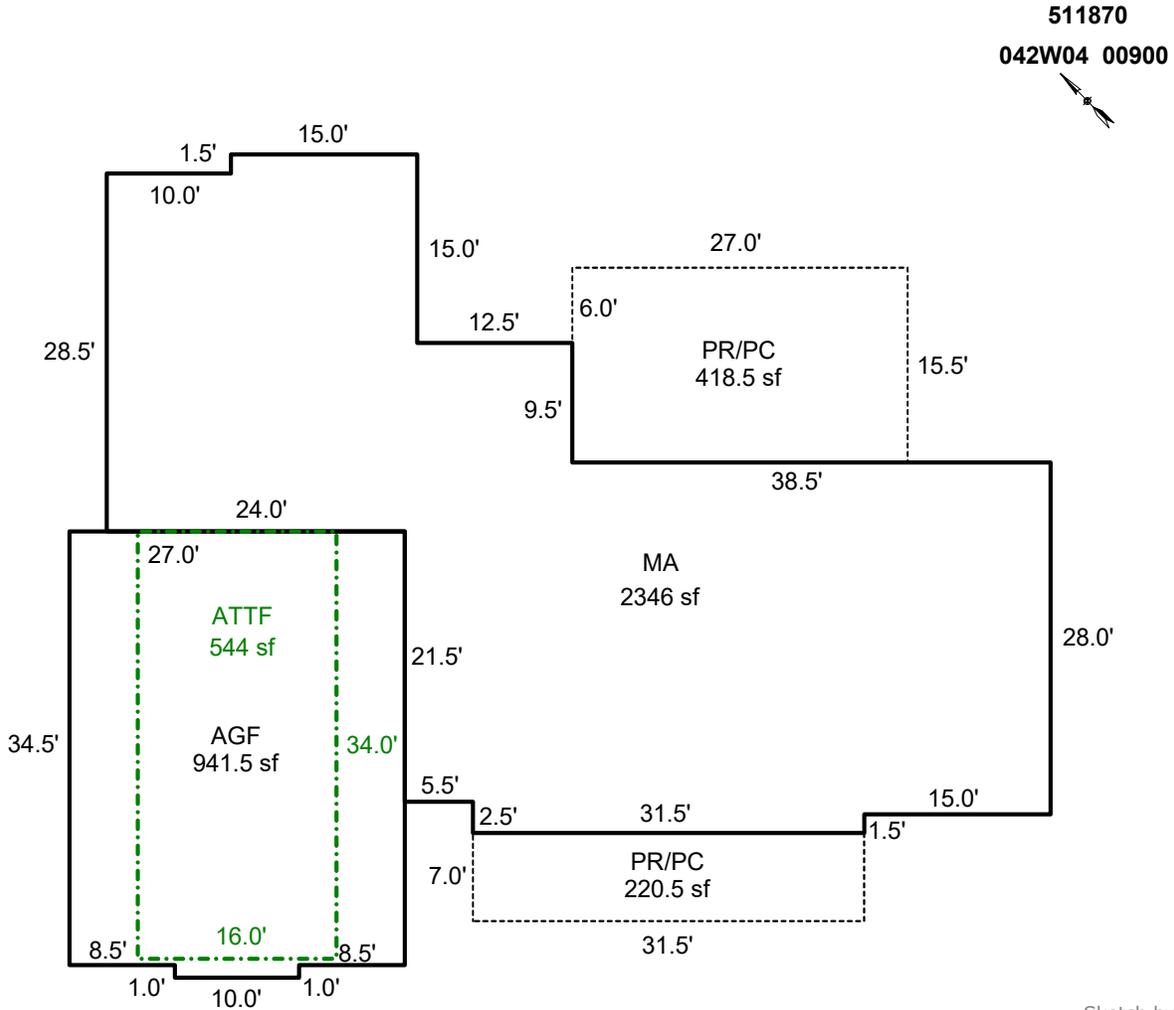


# SKETCH/AREA TABLE ADDENDUM

## 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
MA2	ATTF	1.0	544.0	100.0	544.0
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  
 UPDATED BY CLOBERG 01/28/25

### COMMENT TABLE 2

JJS 01/03/25

### COMMENT TABLE 3

TAGS L2

JJS 10-22-25 Tags L2

Net LIVABLE                      cnt                      2                      (rounded)                      2,890

# Jan 2025 Photos



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

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

APPR 556  
 APPR 555  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_

Date 11/25 YR For 25/26  
 Date 10.22.15 YR For 21/27  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_

% COMP 58  
 % COMP 100  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_