

Summary Lead Appr: WU Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 512426 MTL: 043W010000700 Date: 12/16/25 Appr: GRH Prop Class: 551 RMV Prop Class: 501
 Situs: 22243 RIVERSIDE DR NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 65588 Year: 2025
 Last Date Appraised: 01/03/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: C CAMERON J MCCARTHY TR Last Sales Date: _____ Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 278512
 RMV Land: 1022840 RMV Imp: 374460 RMV Total: 1397300 MAV: 155090 MSAV: 88122 SAV: 215070
 Comment: 25-26: L2 1.3.25 JJS

Notations No change Farm jlc-seed

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

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

Land
 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: 22030 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Updated land classes

Site: 2 Code Area: 45570 Size: 36.86 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 848970 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 3 Code Area: 45570 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 3610 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 45570 Size: 1.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 32390 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 5 Code Area: 45570 Size: 0.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 15830 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 6 Code Area: 45570 Size: 2.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 50010 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: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 294460
 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	Exception: Y N
Attic	4	Finished	840	0	0	1921	1955	HVAC	Exception: Y N
Basement	4	Finished	138	0	0	1921	1955	HVAC	Exception: Y N
Basement	4	Unfinished	840	0	0	1921	1955		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1955	21828	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1152 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 5290

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	1152	0	0	1989	1989	FAIR

Exception: Y N

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: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 16x10 RMV: 0
 Func Obsc: 0 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	

Exception: Y N

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: 600 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 730
 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	600	0	0	1989	1989	

Exception: Y N

Accessories

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

Bldg: 7 Code Area: 45570 Stat Class: 352 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2400 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 40x60 RMV: 73980
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 35300 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Utility Building	6	Finished	2400	0	0	2024	2024	GOOD, BTH - 1

Exception: Y N

Accessories

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

Farm Notes

2025FARM

1/28/25: Inspected by CWO L4 farm use ok - grass seed



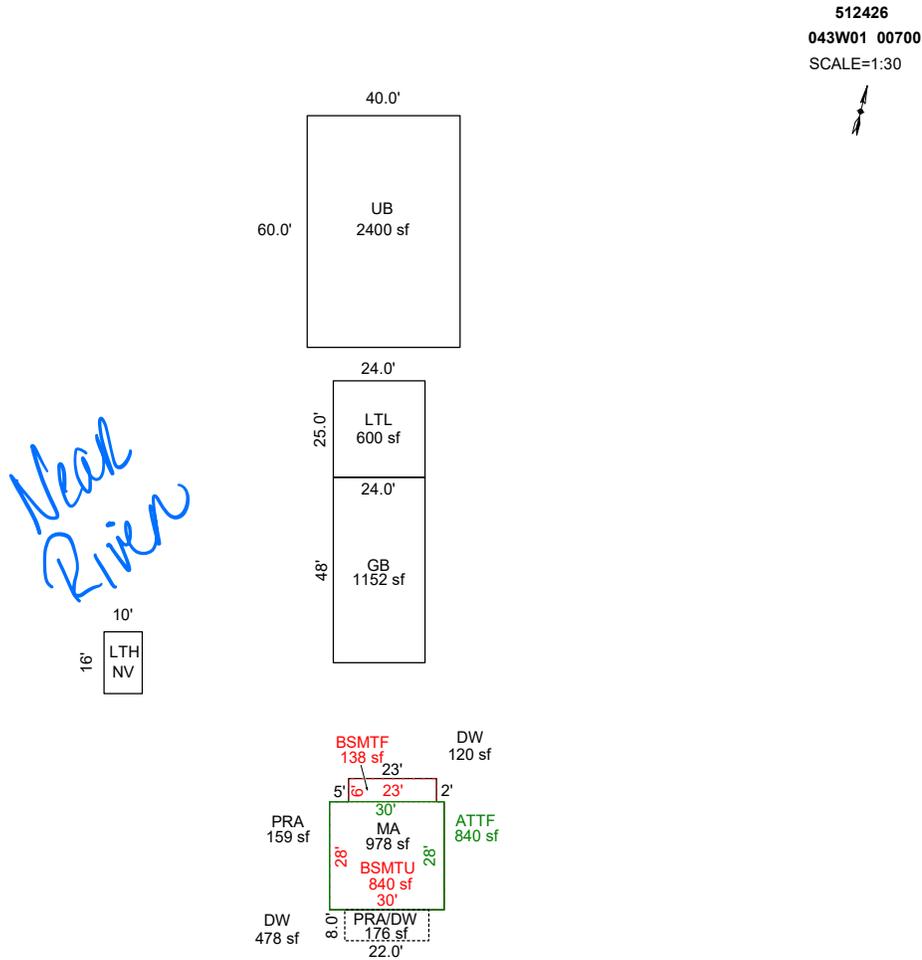
12.16.25

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



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1152.0	144.0	
	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
	Net LIVABLE	cnt	0 (rounded)		1,818
	Net BUILDING	cnt	4 (rounded)		4,312

COMMENT TABLE 1

Apex by RW 04/03/08
 UPD BY PHU 08.14.20
 UPDATED BY CLOBERG 01/13/25

COMMENT TABLE 2

03.16.20 NM #35:CYCLE/F
 JJS 01/03/25

GRT 12/16/25

COMMENT TABLE 3

TAGS L2

TAGS L3