

Acct ID: 512327 MTL: 042W310000600 Date: 11-4-25 Appr: WW Prop Class: 551 RMV Prop Class: 451
 Situs: 17901 RIVER RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 61869 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: MARVIN RAY RICHARDSON RLT & Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 373098
 RMV Land: 1484100 RMV Imp: 358000 RMV Total: 1842100 MAV: 181648 MSAV: 196540 SAV: 482680

Comment: 25-26: L2 1.9.25 JJS
 LEVEL 3 4.2.20 WV06//

add new GB

CWO 2/27/26

Farm - seed

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: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 13610 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009, 1980 (0.44 was 1980)

25-26: Land class ok

07-08: RECALC SETUP; #10 9/26/06// 06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED./02-10-04: EDIT LIST, CORR LAND SCHEDULE &/OR PART TALLING // 2000-2001; MARKET LAND VALUES UPDATED TO \$5618/ACRE

Site: 2 Code Area: 45570 Size: 83.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 1180920 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 25-26 COMBINE LIKE SOILS SAME LY 20-21: #35 C19 CYCLE WORK, NO CHG / 04500190; 02-03: PER FARM RENT SURVEY, MOVING 17.56 ACRES FROM 2BENCH IRR TO WASTELAND 2-10-04: EDIT LIST, CORR LAND SCHEDULE &/OR PART TALLING 05-06: DISCONTINUE P/T DUE TO LLC OWNERSHIP 07-08: RECALC SETUP; #10 10/09/06

Site: 3 Code Area: 45570 Size: 14.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 190200 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 25-26 COMBINE LIKE SEGS SAME LY 4500160 Tax Rate = 9806 Rent Rate = 102

Site: 4 Code Area: 45570 Size: 9.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 3670 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 25-26 CORR SIZE 04500160; 02-03: PER FARM RENT SURVEY, THERE ARE 30 ACRES OF WASTE

Site: 8 Code Area: 45570 Size: 3.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 45700 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 25-26 CORR SOIL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 141 Year Blt: 1959 Eff Year Blt: 1983 Sq.Ft: 2181 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 353060
 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	2181	3	FB-2	1959	1983	BATH - 2, KIT-, HVAC+, FP - 1, ROOF	Y N
Garage Attached	4	Low Cost	522	0	0	1959	1983	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	0	1983	25680	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 975 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 39x25 RMV: 4940

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: Y N
General Purpose Bldg	5	Finished	975	0	0	1985	1985	FAIR	

960
40x24

Accessories

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



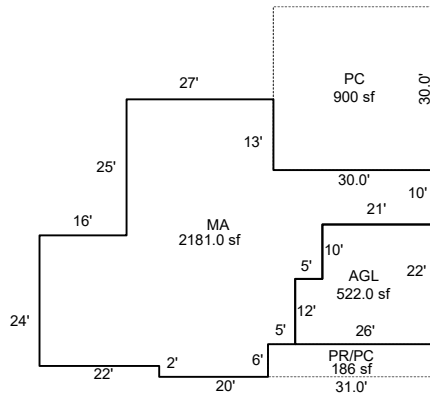
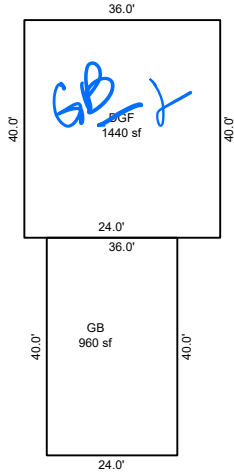
New GB5 40x24 Aug 2025 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512327 Parcel No.: 042W31 00600
 Property Address: 17901 River Rd NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



512327
042W31 00600
SCALE=1:20



River Rd

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2181.0	248.0	2181.0
GAR	AGL	1.0	522.0	96.0	
	DGF	1.0	1440.0	152.0	
	GB	1.0	960.0	128.0	2922.0
P/P	PC	1.0	900.0	120.0	
	PR/PC	1.0	186.0	74.0	1086.0

COMMENT TABLE 1

Apex 9/20/2011 Jane
 UPD BY PHU 07.06.20

COMMENT TABLE 2

04.02.20 WV #06: CYCLE;

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,181

Assessor Monthly Issued Permit Report

For 10/1/2024 to 10/31/2024

PERMIT#: 555-24-008348-AGE STATUS: Approved
 PERMIT TYPE: Commercial APPLIED: 10/22/2024
 SUB-TYPE: Agricultural Equine APPROVED: 10/31/2024
 CATEGORY: Exemption Info EXPIRES:

OFFICE: MC
 PARCEL#: 042W310000500 R12327
 ACRES: 5.44
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 17901 RIVER RD NE ST PAUL, OR 97137

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	MARVIN RAY RICHARDSON RLT	17901 RIVER RD NE ST PAUL, OR 97137	503-633-4691
OWNER	MARVIN RAY RICHARDSON RLT	17901 RIVER RD NE ST PAUL, OR 97137	

CONST CAT:

WORK TYPE:

WORK DESC: 40 x 35 AGEX NO PLUB

VALUATION: \$0.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: