

Acct ID: 512145 MTL: 042W210001100 Date: 3/10/26 Appr: CJ Prop Class: 551 RMV Prop Class: 551
 Situs: 19833 FRENCH PRAIRIE RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 52691 Year: 2026

Last Date Appraised: 03/17/2020 Appraiser: JORDAN SCHULTZ Tag: Y (N) Tag info:
 Owner: WING, GREGORY D Last Sales Date: 09/22/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 196260
 RMV Land: 80430 RMV Imp: 425360 RMV Total: 505790 MAV: 174610 MSAV: 21650 SAV: 38430

Comment: *No listing/MLS, Not on open market*

OSDs *Code: 15*

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	45570	0

Land
 Site: 1 Code Area: 45570 Size: 0.83 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 25430 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: CYCLE WORK C19 #06 CHG OSD
 06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE,
 NO PAT LIAB WILL BE COLLECTED.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 45570 Stat Class: 143 - Year Blt: 1964 Eff Year Blt: 1988 Sq.Ft: 3880 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 425360
 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	1940	3	FB-2	1964	1988	BATH - 2, HVAC+, ROOF, FP - 2, KIT+	Y N
Basement	4 -	Finished	1940	3	FB-1	1964	1988	BATH - 1, HVAC+	Y N
Garage Attached	4	Low Cost	768	0	0	1964	1988	ROOF	Y N

Accessories *y1 - AVG*

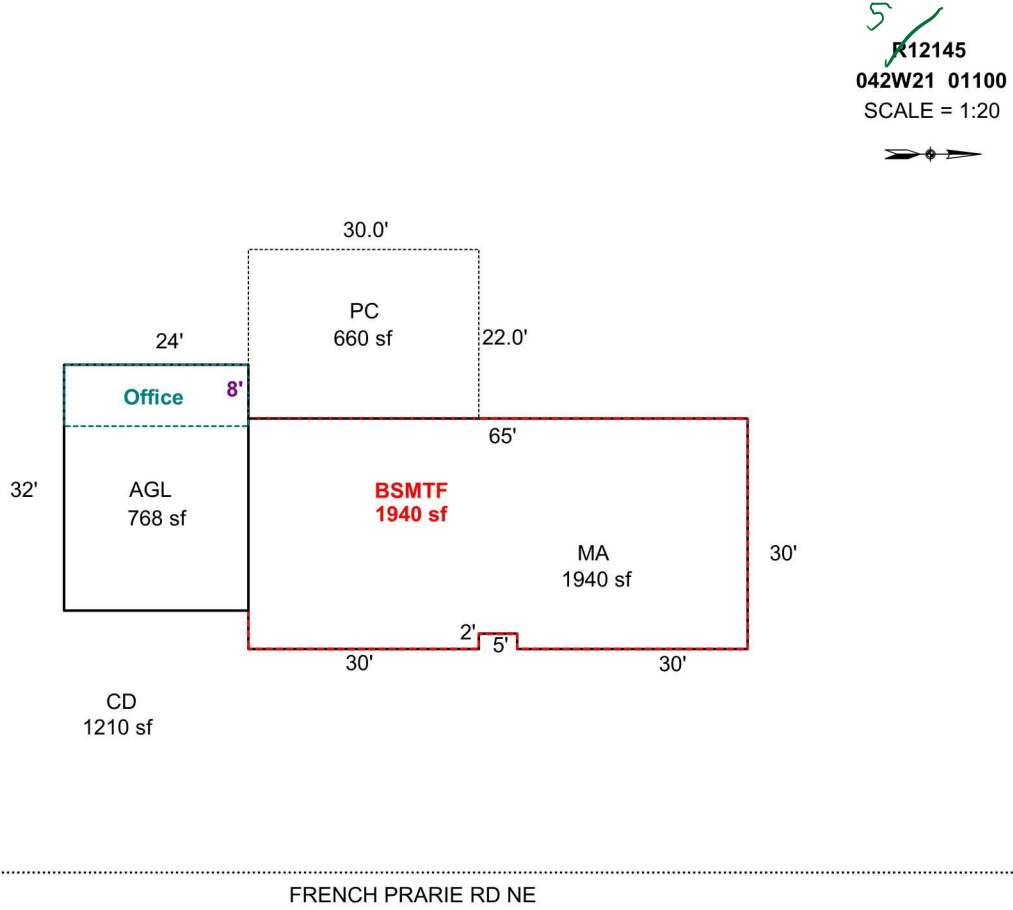
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1210	1988	3224	1	Y N
PATIO	4	660	1988	2977	1	Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: **R12145** Parcel No.: 042W21 01100
 Property Address: 19833 French Prairie Rd NE
 City: St Paul 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
GLA1	MA	1.0	1940.0	194.0	1940.0
BSMT	BSMTF	1.0	1940.0	194.0	1940.0
GAR	AGL	1.0	768.0	112.0	768.0
OTH	Office	1.0	192.0	64.0	192.0
P/P	PC	1.0	660.0	104.0	660.0

COMMENT TABLE 1

Apex 9/27/2010 Jane
 UPDATED BY CJURAN 06/23/2021

COMMENT TABLE 2

#06 WV 03/17/2020

CS 3/10/26

COMMENT TABLE 3

CYCLE INSP

SV LH

Net LIVABLE cnt 1 (rounded) 1,940



R12145 MA AGL SE SIDE
3/17/20



R12145 S SIDE
3/17/20

R12145

21 042W
042W-21 -01100 41808-000
502 (551) 0-5E F53 045-00-16-0
SPERB, LYLE & INEZ

•83 ACRES

19833 FRENCH PRAIRIE RD NE
V0325P0222RD 08/15/95

1327-1

BUILDING DIAGRAM AND OUTBUILDINGS

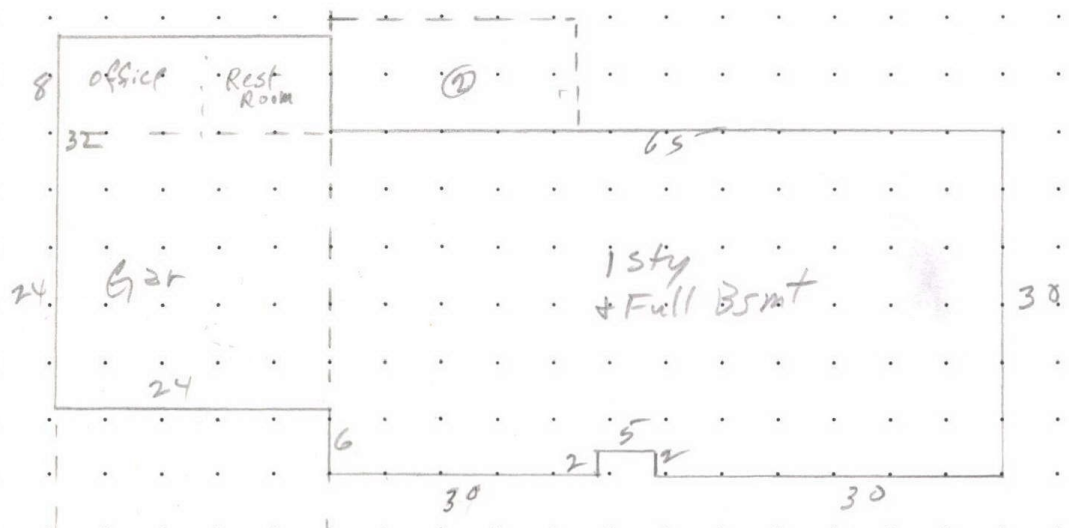
41808-000
21-4-20

ACCT. NO.

MAP NO.



$(30 \times 65) - (2 \times 5) = 1940$



Star Rt Box 308 St Paul

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
64	DCP	1940
64	JWS	
77	DAL	
9-19-83	Rye	
8-22-88	76 DN	
8-24-06	19 Aug	

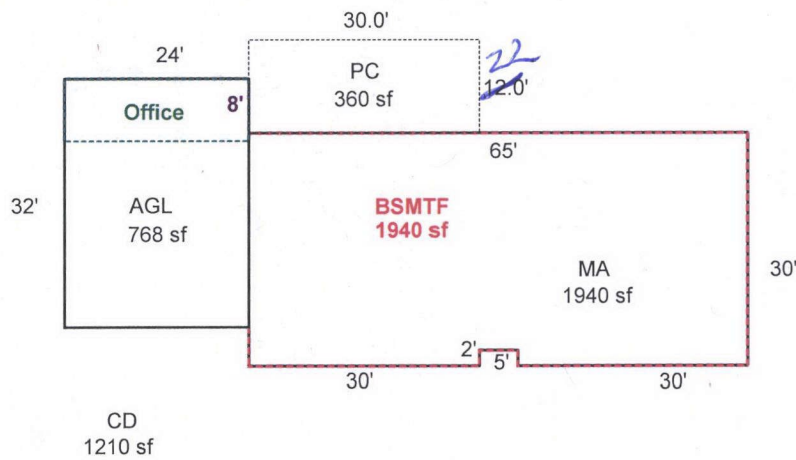
SKETCH/AREA TABLE ADDENDUM

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 Appraiser Name: Inspection Date:

SKETCH

R12145
042W21 01100
SCALE = 1:20



FRENCH PRARIE RD NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1940.0	194.0	1940.0
BSMT	BSMTF	1.0	1940.0	194.0	1940.0
GAR	AGL	1.0	768.0	112.0	768.0
OTH	Office	1.0	192.0	64.0	192.0
P/P	PC	1.0	360.0	84.0	360.0

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COMMENT TABLE 3

CYCLE INSP

Net LIVABLE cnt 1 (rounded) 1,940

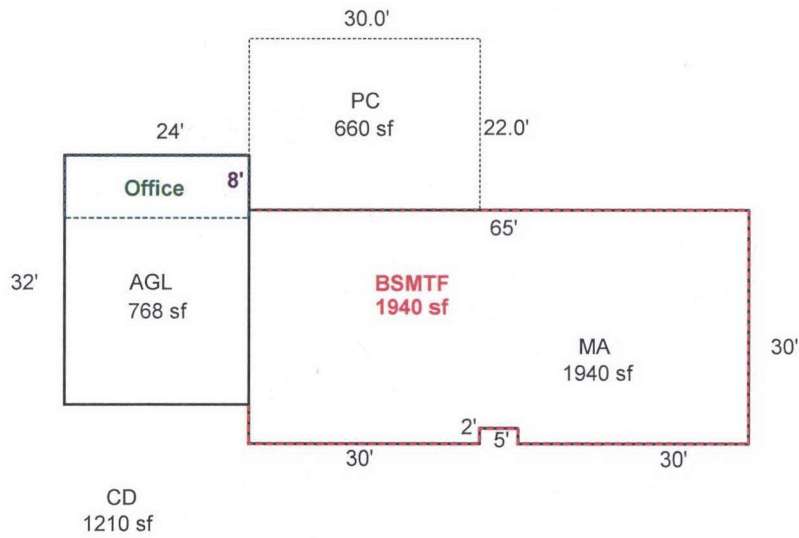
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SKETCH

R12145
042W21 01100
SCALE = 1:20



FRENCH PRARIE RD NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1940.0	194.0	1940.0
BSMT	BSMTF	1.0	1940.0	194.0	1940.0
GAR	AGL	1.0	768.0	112.0	768.0
OTH	Office	1.0	192.0	64.0	192.0
P/P	PC	1.0	660.0	104.0	660.0

COMMENT TABLE 1

Apex 9/27/2010 Jane
 UPDATED BY CJURAN 06/23/2021

COMMENT TABLE 2

#06 WV 03/17/2020

COMMENT TABLE 3

CYCLE INSP

Net LIVABLE cnt 1 (rounded) 1,940

R12145 042W21 01100 Prop Class: 551 Prop Code: A94 Fran: 29 Appr #: 6 Date: 3-17-2020

Situs Address 19833 FRENCH PRAIRIE RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner MCKAY,DANIEL J Pictom Other: _____

RMV Land: 47,390 RMV Imps: 176,150 RMV Total: 223,540 M50 Total: 165,080 For: 2020-2021

Notes: *breakout yis*

Farm hazelnuts

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ~~COMP~~ *ARCMP* Int Comp: DW;H&F;DSP;RNG Adj: RLCM4;R4-QLTY;FUNC
Class: 4 Roof Style:
Area: 1940 Eff 1940 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: AC Bedrooms: 3 *1988* % Comp: _____
Ex Wall: Fireplace: DBL-E Year: 1964 Eff: 1964 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 79,080
Exc Code: _____ Comment/Adj: *eyb calc* L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4-QLTY;FUNC
Class: 4 Roof Style:
Area: 1940 Eff 1940 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: AC Bedrooms: 3 *1988* % Comp: _____
Ex Wall: Fireplace: Year: 1964 Eff: 1964 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 66,990
Exc Code: _____ Comment/Adj: L/S: _____

Seg: 1.3 AGL RESIDENTIAL
Method: R05 Roof Cover: ~~COMP~~ *ARCMP* Int Comp: Adj: RLCM4;FUNC
Class: 4 Roof Style:
Area: 768 Eff 768 Flooring:
Dimens: 32 x 24 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: 3 *1988* % Comp: _____
Ex Wall: Fireplace: Year: 1964 Eff: 1964 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 20,450
Exc Code: _____ Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.4 YI4F RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: *delete* Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 9,630
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: *break into seg*

Out Buildings

R12145 042W21 01100 Prop Class: 551 Prop Code: A94 Fran: 29 Appr #: _____ Date: _____

Situs Address 19833 FRENCH PRAIRIE RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner MCKAY,DANIEL J Pictom Other: _____

RMV Land: 47,390 RMV Imps: 176,150 RMV Total: 223,540 M50 Total: 165,080 For: 2020-2021

Notes: _____

Segment	CD	PC					Land
Class							
Dim/Size	1210 ^{irr} ∇	30x22					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1988	1988					
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDF.RUR	0.00	OSDA.RUR	1/0
2	FARM HOMESITE	042	0.83		

Eff Acres 17.31 Companion Accounts R12142 042W21 01300

Zone: EFU

Routing Slip

Date: 6/11/21 Clerk: Chris Clerk Comments: Keep function on AGL?

Appraiser Response: 6/17/21 #40 MDL

Return to appraiser after input Review by lead appraiser _____

R12145 042W21 01100 Appr #: 29 Date 7-23-08 Prop Class 551 Prop Code A44
 Situs Address 19833 FRENCH PRAIRIE RD NE Franchise Code 29 Year For: 2008-2009
 Owner SPERB, LYLE & INEZ
 Notes: put 50% Func. on home, VI is fair

RMV Land: **41,290** RMV Imp: **217,280** RMV Total: **258,570**

Seg. Type MA Segment # 1.1 Class 4 Area 1940 Eff Area 1940 Length Width
 Roof Cover COMP Plumbing BATH2
 Heat AC Fireplace DBL-E Inter. Comp DW;H&F;DSP;RNG
 Bedrooms 3 Year Built 1964 Eff. Year Built 1964 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty ___ % Comp ___ Func 50 Econ ___
 Lump Sum ___ Except Code/Year ___ Comments House Vacant & not maintained

Seg. Type BSMTF Segment # 1.2 Class 4 Area 1940 Eff Area 1940 Length Width
 Roof Cover Plumbing BATH1
 Heat AC Fireplace Inter. Comp
 Bedrooms 3 Year Built 1964 Eff. Year Built 1964 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty ___ % Comp ___ Func 50 Econ ___
 Lump Sum ___ Except Code/Year ___ Comments Vacant Not maintained

Seg. Type AGL Segment # 1.3 Class 4 Area 768 Eff Area 768 Length 32 Width 24
 Roof Cover COMP Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1964 Eff. Year Built 1964 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func 50 Econ ___
 Lump Sum ___ Except Code/Year ___ Comments Vacant No Rain Tiled

Accessory Improvements

Seg. Type YI4 ~~X~~ E Segment # 1.4 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___

Out Buildings

R12145 042W21 01100 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 19833 FRENCH PRAIRIE RD NE Franchise Code 29 Year For: 2008-2009
 Owner SPERB,LYLE & INEZ
 Notes: _____

RMV Land: 41,290 RMV Imp: 217,280 RMV Total: 258,570

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	EFU HMSTD INCREMENT	OSDF.RUR	0		
2	EFU HOMESITE	042	0.83	HOMESITEACRE 120. 48	

Eff Acres 17.31 Companion Accounts R12142 042W21 01300

Date 7/24/08 Clerk Chris **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- Appraiser response OK JS 29 7-27-08
- Reviewed by lead appraiser/comments _____

R12145 042W21 01100 Appr # _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 19833 FRENCH PRAIRIE RD NE Franchise Code 29 Year For: 2007-2008
 Owner SPERB, LYLE & INEZ
 Notes: _____

Land Segments

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	1001	EFU HMSTD INCREMENT	0.00	OSDF.RUR	
2	1021	EFU HOMESITE	0.83	HOMESITEACRE 120.48	-ok

Eff Acres 17.31 Companion Accounts R12142 042W21 01300

ROUTING SLIP

Date 8/28/06 Clerk Matt

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments CE
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

R12145 042W21 01100 Appr # 19 Date 8-24-06 Prop Class 551 Prop Code A44
 Situs Address 19833 FRENCH PRAIRIE RD NE Franchise Code 29 Year For: 2007-2008
 Owner SPERB,LYLE & INEZ
 Notes: _____

Seg. Type MA ✓ Segment # 1.1 Class 4 Area 1940 Eff Area 1940 Length Width
 Roof Cover COMP Plumbing SHR;BATH2
 Heat AC Fireplace DBL-E Inter. Comp DW;H&F;DSP;RNG
 Bedrooms 3 Year Built 1964 Eff. Year Built 1964 Cond. P F (A) G E
 Adj Codes RLCM4 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments *deferred maint*

Seg. Type BSMTF ✓ Segment # 1.2 Class 4 Area 1940 Eff Area 1940 Length Width
 Roof Cover Plumbing BATH1
 Heat AC Fireplace Inter. Comp
 Bedrooms 3 Year Built 1964 Eff. Year Built 1964 Cond. P F (A) G E
 Adj Codes RLCM4 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type AGL ✓ Segment # 1.3 Class 4 Area 768 Eff Area 768 Length 32 Width 24
 Roof Cover COMP Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1964 Eff. Year Built 1964 Cond. P F (A) G E
 Adj Codes RLCM4 Qty 4 % Comp ____ Func ____ Econ ____
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg. Type CD ✓ Segment # 1.4 Area 1100 Length 50 Width 22
 Cond. P F A G E Year Built Eff. Year Built ____ % Comp ____ Econ ____
 Exception Code/Year _____ Comments _____

Seg. Type PF ✓ Segment # 1.5 Area 320 Length 32 Width 10
 Cond. P F A G E Year Built Eff. Year Built ____ % Comp ____ Econ ____
 Exception Code/Year _____ Comments _____

Seg. Type PC ✓ Segment # 1.6 Area 320 Length 32 Width 10
 Cond. P F A G E Year Built Eff. Year Built ____ % Comp ____ Econ ____
 Exception Code/Year _____ Comments _____

Out Buildings

ELVA



R12145 042W21 01100 8/24/06



R12145 042W21 01100 8/24/06



R12145 042W21 01100 8/24/06



