

Acct ID: 512456 MTL: 043W23D000200 Date: 3/12/26 Appr: CJ Prop Class: 551 RMV Prop Class: 451  
 Situs: 2368 HORSESHOE LAKE RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 52340 Year: 2026

Last Date Appraised: 10/22/2020 Appraiser: JORDAN SCHULTZ Tag: Y IN Tag info:  
 Owner: KW CROSBY INC Last Sales Date: 09/26/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 269254  
 RMV Land: 342260 RMV Imp: 337960 RMV Total: 680220 MAV: 263290 MSAV: 5964 SAV: 10892

Comment: UPD E&B: Not listed on open Market CODE: 20

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**Land**

sent letter for M&E

Site: 1 Code Area: 45570 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 340180 Exception: Y N  
 Adjustment(s): WASTE, VWGR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 90 /07-08: RECALC SETUP; #31 10/05/06

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 2080 Exception: Y N  
 Adjustment(s): WASTE, VWGR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7

**Improvements - Residence / Manufactured Structures**

Bldg: 2 Code Area: 45570 Stat Class: 108 Year Blt: 1900 Eff Year Blt: 1900 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 8320  
 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								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	1	6400	1900	8320	1

Bldg: 3 Code Area: 45570 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 12670  
 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								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	1	4698	1990	12672	1

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 45570 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 2000 1987 Sq.Ft: 1796 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: RMV: 8330  
 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
General Purpose Bldg	4	Finished	1796	0	0	1987	1987	AVG

**Accessories**

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

Bldg: 4 Code Area: 45570 Stat Class: 342 Year Blt: 1997 Eff Year Blt: 2010 1997 Sq.Ft: 18600 % Complete: 100.00  
 Desc: Metal Component Building (MC) Dimensions: RMV: 287050  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

<u>UPD E&amp;B</u>								
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	6	Finished	18600	0	0	1997	1997	AVG	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 45570 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2112 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 132x16 RMV: 14270  
 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	
General Purpose Bldg	5	Finished	2112	0	0	1990	1990	FAIR	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 45570 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 720 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 7320  
 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	
General Purpose Bldg	5	Finished	720	0	0	1995	1995	FAIR	Exception: Y N

**Accessories**

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

23D 043W  
043W-23D -00200  
532 (551) 0-5E A50S  
HORSESHOE LAKE HOP HARVESTERS  
INC

R12456  
42047-000

5.00 ACRES

M+E ACCTS.

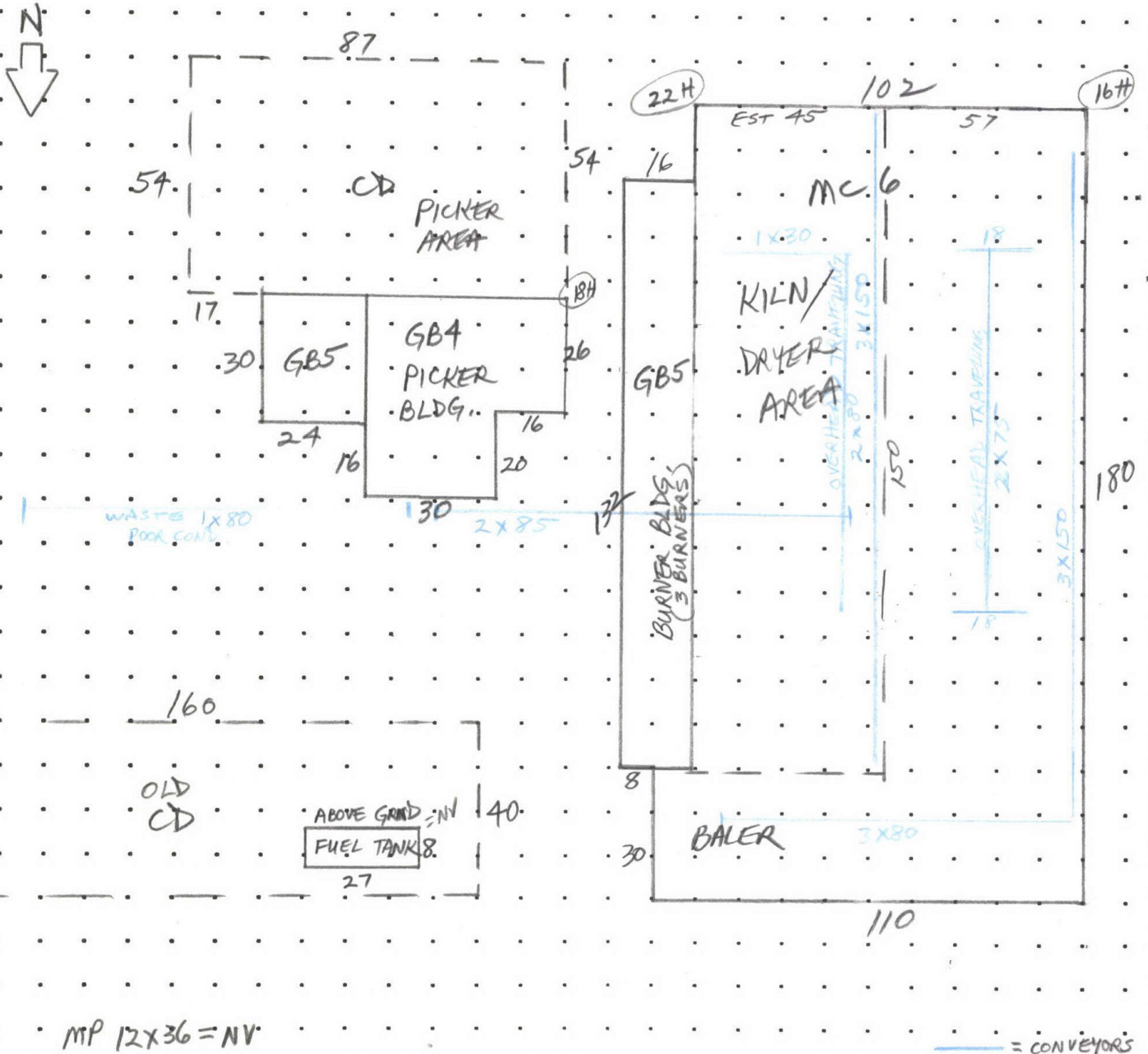
2368 HORSESHOE LAKE RD NE  
V0728P0355DE V0775P0009CD 08/15/95

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 42047-000

MAP NO: 43W-23D

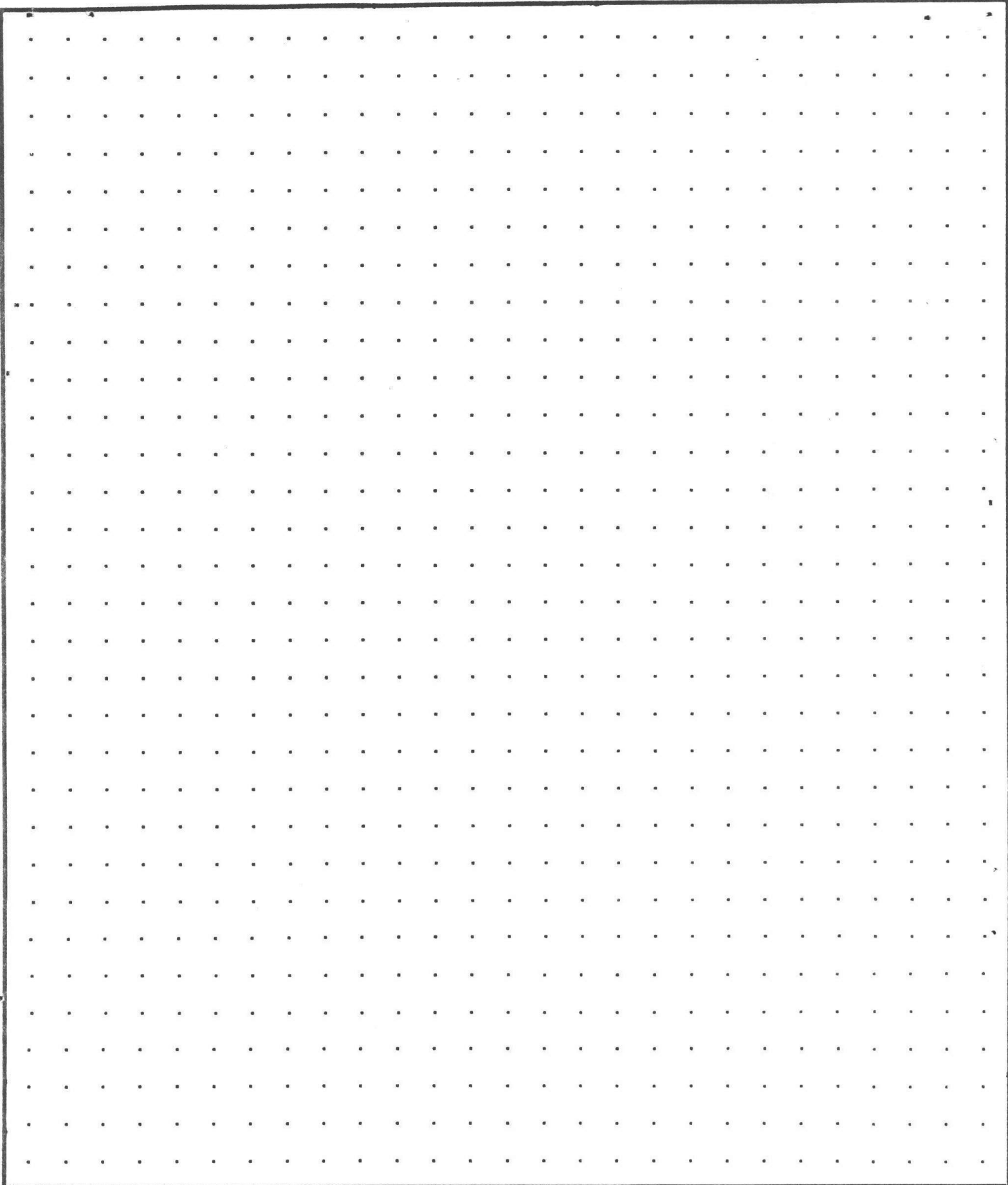
TAX LOT: 200



**CALCULATIONS:**

SCALE: 1" = 20'

<b>MEASUREMENT VERIFIED</b>		<b>YR BLT:</b>	<b>ADDRESS:</b> 2368 HORSESHOE LAKE RD NE		<b>SALES</b>		
			ST. PAUL		<b>Date</b>	<b>Amt.</b>	
<b>DATE</b> 5/8/96	<b>BY</b> JP12	<b>REMARKS:</b>					



**CALCULATIONS:**

**SCALE: 1" = 20'**

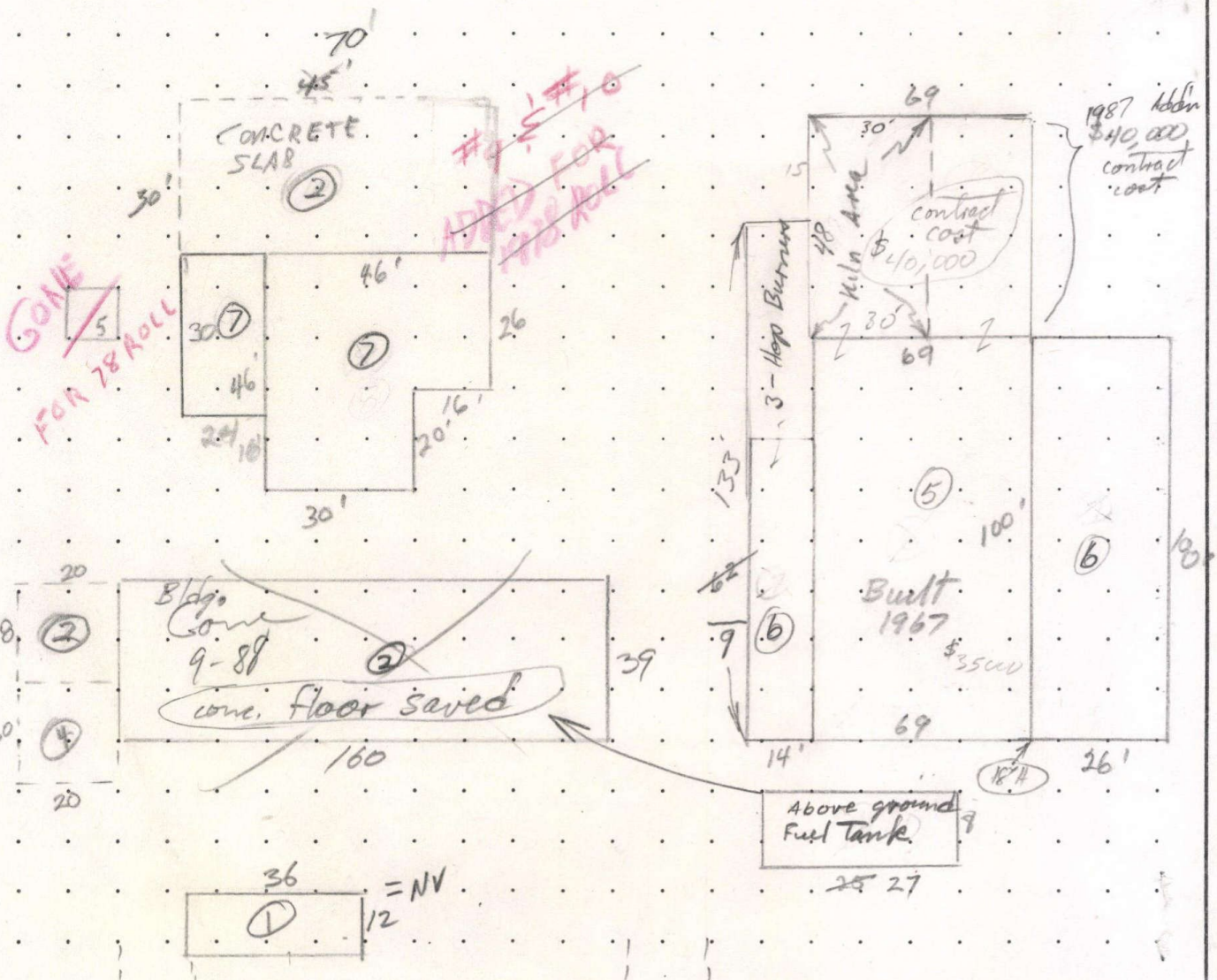
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 1547-000

MAP NO. 23-4-3W

3250 Sprayer  
 4000 Farm  
 500 Chamber  
 \$7750  
 \$10,000 RCN Barber Depo \$6,000

24 x 144 Kiln Area  
 (6 Rooms)  
 .11' high  
 Kiln loader \$3500  
 RCN



2368 HORSESHOE LAKE PAVED ROAD NE

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-21-77	WN (14)	
10/24/83	AS/ord	
9-20-88	76 DN	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 043W23D 00200

File No R12456

Property Address 2368 Horseshoe Lake Rd NE

City St Paul

State OR

Zip 97137

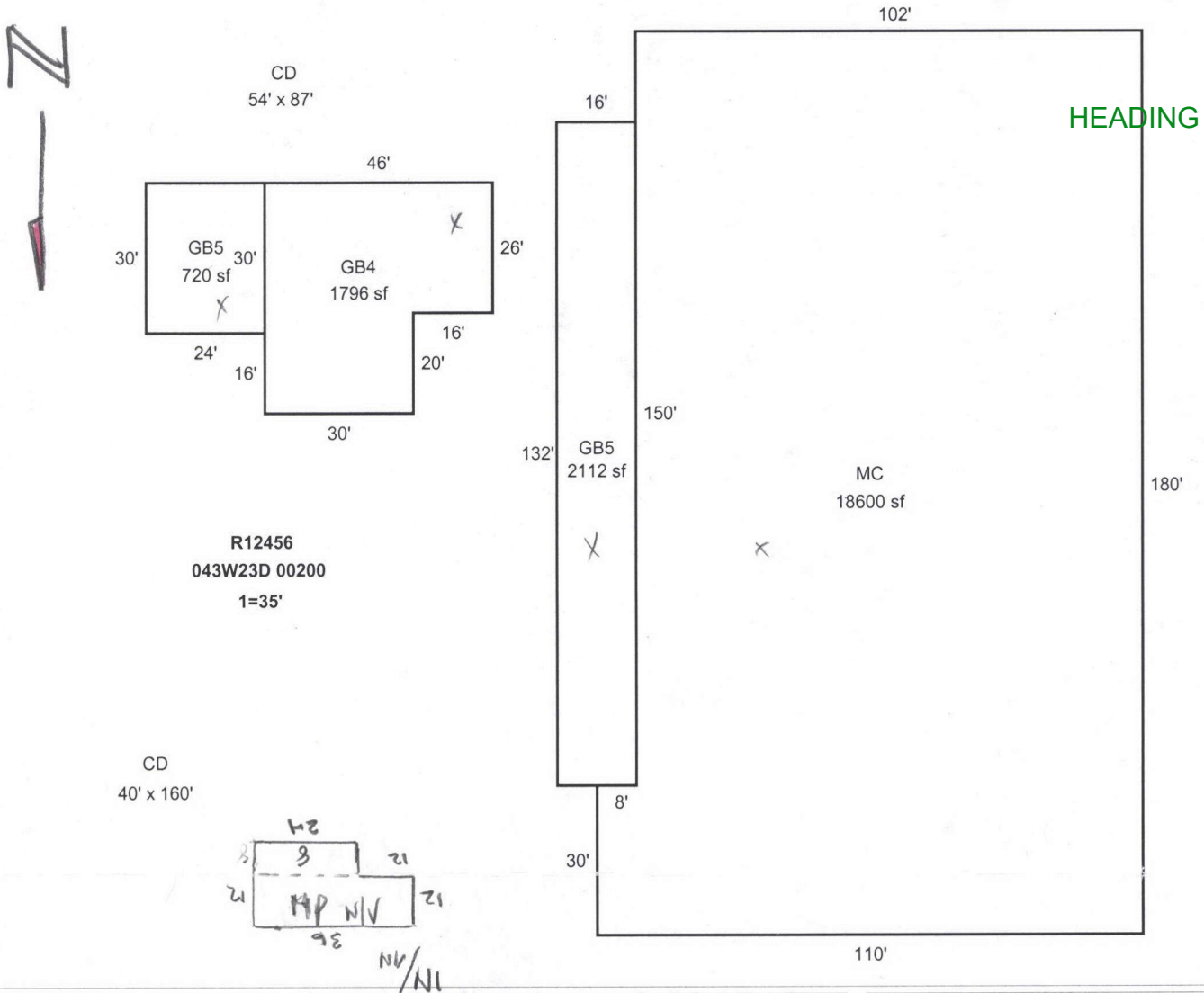
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1.00	18600	580	23228
	GB5	1.00	2112	296	
	GB5	1.00	720	108	
	GB4	1.00	1796	184	

Net BUILDING Area (Rounded w/ Factors) 23228

### Comment Table 1

Apex by RW 04/14/08

### Comment Table 2

CJ 3/12/2026

### Comment Table 3

SV L4

R12456 043W23D 00200 Prop Class: 551 Prop Code: A90S Fran: 29 Appr #: 35 Date: 07-16-20  
 Situs Address 2368 HORSESHOE LAKE RD NE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner HORSESHOE LAKE HOP  Pictom Other: \_\_\_\_\_

RMV Land: 68,760 RMV Imps: 300,160 RMV Total: 368,920 M50 Total: 225,380 For: 2020-2021

Notes: need fill onsite make to F21 ADD NV/NI MAP TO  
APEX, CORRECT DIM, ON CD seg. 2.1. ADJUST EYB'S  
PER PICTO ONLY

**Accessory Improvements**

**Seg: 2.1 CD CONCRETE DRIVE**  
 Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_  
 Area: 6400 Eff: 6400 Flooring: \_\_\_\_\_  
 Dimens: 160 x 10 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: Eff: 1900 RMV: 15,410  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: Y0 Comment/Adj: CORRECT DIMENSION L/S: \_\_\_\_\_

**Seg: 3.1 CD CONCRETE DRIVE**  
 Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_  
 Area: 4698 Eff: 4698 Flooring: \_\_\_\_\_  
 Dimens: 87 x 54 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: 1990 Adj: \_\_\_\_\_  
 Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: Eff: 1919 RMV: 12,440  
 AddFactor1: \_\_\_\_\_ AddFactor2: N/C AddFactor3: \_\_\_\_\_  
 Exc Code: Y0 Comment/Adj: N/C L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 1.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMMP  
 Class: 4 Roof Style: GABLE  
 Area: 1796 Eff: 1796 Flooring: CONC  
 Dimens: x Plumbing: \_\_\_\_\_ Electrical: 220V % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall METAL;16FT Fireplace: \_\_\_\_\_ Year: Eff: 1987 Value: 10,690  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

**Seg: 4.1 MC METAL COMPONENT BUILDING**  
 Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCMCP  
 Class: 6 Roof Style: GAMBRL  
 Area: 18600 Eff: 18600 Flooring: CONC  
 Dimens: x Plumbing: \_\_\_\_\_ Electrical: 220V 1997 % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall BKENAM;22FT Fireplace: \_\_\_\_\_ Year: Eff: 1995 Value: 240,290  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

**Seg: 5.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMMP  
 Class: 5 Roof Style: SHED  
 Area: 2112 Eff: 2112 Flooring: CONC  
 Dimens: 132 x 16 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall METAL;8FT Fireplace: \_\_\_\_\_ Year: Eff: 1990 Value: 13,910  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

**Seg: 6.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMMP  
 Class: 5 Roof Style: GABLE  
 Area: 720 Eff: 720 Flooring: CONC  
 Dimens: 30 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall METAL;12FT Fireplace: \_\_\_\_\_ Year: Eff: 1995 Value: 7,420  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: N/C L/S: \_\_\_\_\_

R12456 043W23D 00200 Prop Class: 551 Prop Code: A90S Fran: 29 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2368 HORSESHOE LAKE RD NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner HORSESHOE LAKE HOP  Pictom Other: \_\_\_\_\_

RMV Land: 68,760 RMV Imps: 300,160 RMV Total: 368,920 M50 Total: 225,380 For: 2020-2021

Notes: \_\_\_\_\_

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	TWO BENCH DRY	039	4.00		
2	WASTELAND	WASTE	1.00		

Eff Acres Companion Accounts R356071 043W23D 00200A1

Zone: EFU

Date: 11/13/20 Clerk: Chen Routing Slip Clerk Comments: \_\_\_\_\_

Appraiser Response: mt (31) 11/17/2020

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_



R 12456  
10/5/6

MC-180 x 102

MP-36 x 12



