

Summary Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **CJ 03.12.26** Print Date: 12/26/2025

Acct ID: 511982 MTL: 042W17B000700 Date: 1/13/26 Appr: CS Prop Class: 551 RMV Prop Class: 451  
 Situs: 21002 RIVER RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 49359 Year: 2026

Last Date Appraised: 08/15/2017 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L3: IMAGERY WITH ST REVIEW)

Owner: MULLEN, DANIEL J & MULLEN KELLY Last Sales Date: 12/21/1990 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 219252  
 RMV Land: 380520 RMV Imp: 749450 RMV Total: 1129970 MAV: 218120 MSAV: 1132 SAV: 2999

Comment: *Detached Garage Complete. Retag for Solar & Farm* **INPUT: 2/25/26 CS**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**CWO 3/12/26 tagged for farm check for 5/1/26**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	65000	45570	0

**Land**

Site: 1	Code Area: 45570	Size: 1.89 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR	RMV: 236640	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	17-18: PER #29 CHG OSD / 07-08:RECALC SETUP; #19 8-3-06					
Site: 2	Code Area: 45570	Size: 0.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 78880	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1984					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 45570	Stat Class: 107	Year Blt:	Eff Year Blt: 2011	Sq.Ft: 0	% Complete: 100.00
Desc:	Yard Improvements		Dimensions:	RMV: 60870		
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								

**TO MA W/ MAV**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS EXCELLENT	5	1	2011	60869	1

Bldg: 2	Code Area: 45570	Stat Class: 152 +	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 3720	% Complete: 100.00
Desc:	Multi Story above grade		Dimensions:	RMV: 688580		
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
First Floor	5 +	Finished	2813	4	FB-2/ HB-1	2011	2011	ROOF, HVAC+, BATH+, KIT, BTH - 1, FP - 2, BATH - 2
Second Floor	5 +	Finished	907	0	0	2011	2011	ROOF, HVAC+
Garage Attached	5	Finished	887	0	0	2011	2011	ROOF

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003019	83631	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	310048	0	R	NEW GARAGE W/WORKOUT, FLEX SPACE, OFFICE, BATH & UPSTAIRS STORAGE
25-007873	85476	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	45000	0	R	SOLAR ARRAY 24.705kW ON ROOF @ \$45,000

**Farm Notes**

2025FARM

8-12-25: Per CWO, no response. Letter that was sent gave them until the end of 2025 to start farming. Tag 5-1-26 for farm use status.

25-26: Per CWO, this acct gained 0.63 acres farm SA thru LLA. Sending inquiry letter 7-3-25.

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100% complete on DG

No order yet

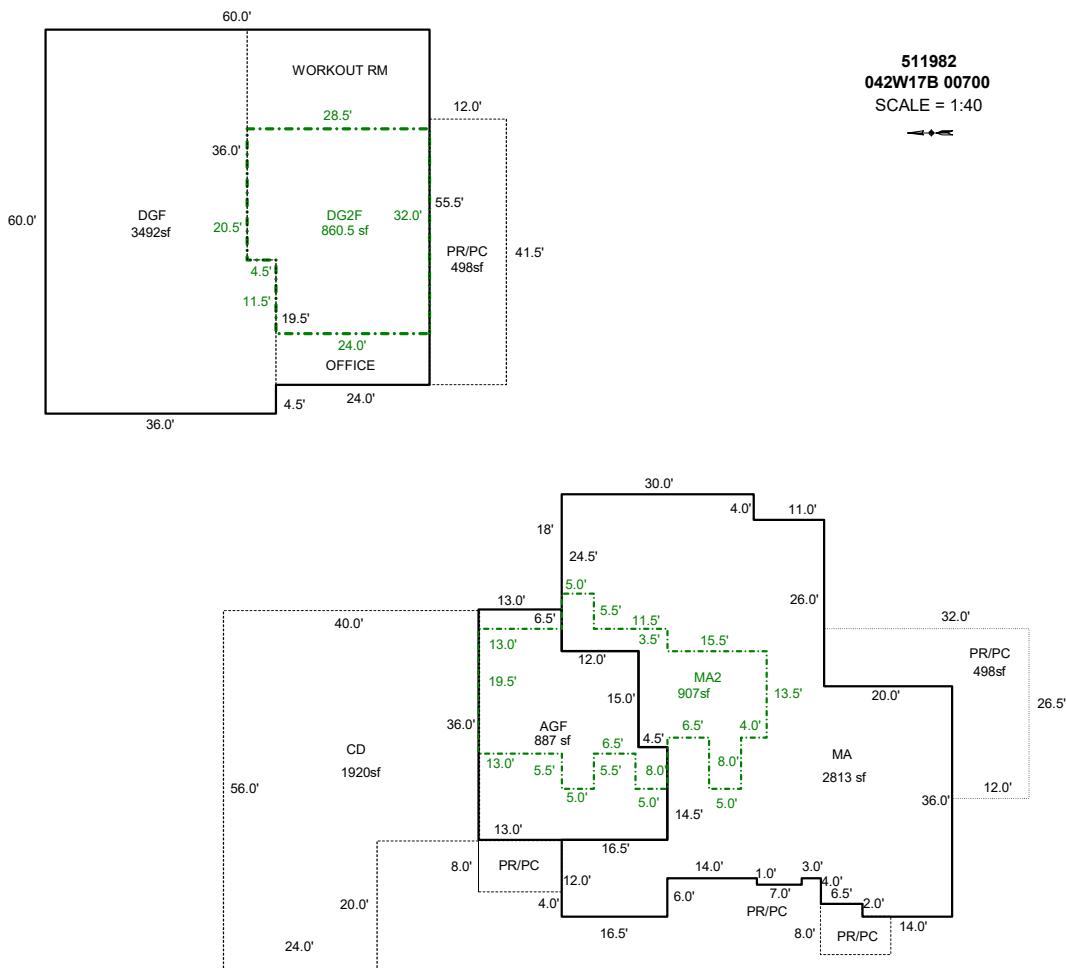
138  
DGO 3492  
MA2 860 HVAC  
Y13F

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 511982 Parcel No.: 042W17B 00700  
 Property Address: 21002 RIVER 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
GBA2	DG2F	1.0	860.3	121.0	860.3
GLA1	MA	1.0	2812.8	301.0	2812.8
GLA2	MA2	1.0	907.0	178.0	907.0
GAR	DGF	1.0	3492.0	240.0	3492.0
P/P	PR/PC	1.0	498.0	117.0	3099.0
	PR/PC	1.0	104.0	42.0	
	PR/PC	1.0	79.0	38.0	
	CD	1.0	1920.0	192.0	
	PR/PC	1.0	498.0	107.0	
	Net LIVABLE	cnt	2 (rounded)		3,720
	Net BUILDING	cnt	1 (rounded)		860

### COMMENT TABLE 1

DRAWN BY SH 3-31-11  
 Updated to remove DGU and add new res 4/4/12 Jane  
 2/5/13: updated to remove MA/BSMTU; correct sf of CD  
 UPDATED BY CLOBERG 09/09/25 25-003019 DGF  
 UPDATED BY CLOBERG 02.25.26

### COMMENT TABLE 2

CJ 02.25.26

### COMMENT TABLE 3

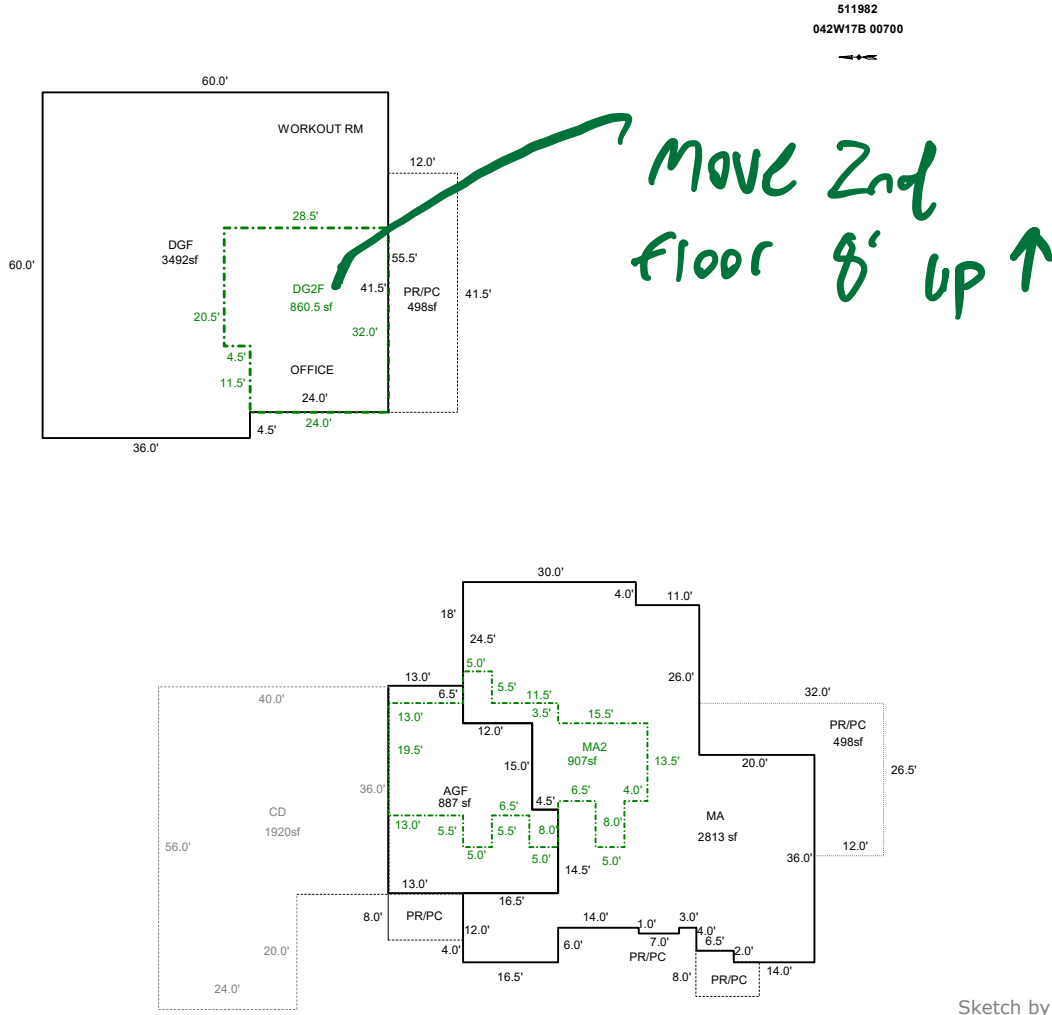
TAGS L2

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### COMMENT TABLE 2

CS 1/13/26

### COMMENT TABLE 3

Tags T2

**8-15-17**  
**R11982\_MA**



