

Acct ID: 512269 MTL: 042W220000300 Date: 12/21/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 7262 ST PAUL HWY NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 52690 Year: 2024
 Last Date Appraised: 03/17/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: RIPE LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 857598
 RMV Land: 1487070 RMV Imp: 838420 RMV Total: 2325490 MAV: 555410 MSAV: 302188 SAV: 861314
 Comment:

New Multi-Family (Bank work) @35%

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

FARM USE OK: A&R SPADA FARMS

OSDs Chris 3/26/25

Count	Code	Description	RMV	Code Area	Exception
4	SAA	SA OSD - AVERAGE	45000	45570	0

Land

Site: 1	Code Area: 45570	Size: 143.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 1070420	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110 /01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 125.73 TTL ACRES 03-04: PART TOTALS UPDATED 05-06: PART TOTALS UPDATED 07-08: RECALC SETUP; #44 8/23/06					
Site: 2	Code Area: 45570	Size: 19.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 133980	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160: 01-02; COMBINED LAND SEGGS, SAME SOIL CLASS, SAME LIAB YEAR, 17.0 ACRES TOTAL					
Site: 3	Code Area: 45570	Size: 15.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Water	Value Source: Pond	Description: Ponds, rivers, creeks, streams, lakes			RMV: 100100	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 21					
Site: 4	Code Area: 45570	Size: 14.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 2810	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7					
Site: 7	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: 7150	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 4500160					
Site: 8	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: 7150	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 4500160					
Site: 9	Code Area: 45600	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Water	Value Source: Pond	Description: Ponds, rivers, creeks, streams, lakes			RMV: 65000	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500030 Tax Rate = 10475 Rent Rate = 21 /03-04: PART TOTALS UPDATED 05-06: PART TOTALS UPDATED 07-08: RECALC SETUP; #44 8/23/06					
Site: 10	Code Area: 45600	Size: 15.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 2980	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 5/2/11 #19 CHANGES ACREAGE SIZE TO 15.30. ACCOUNT IS .03 ACRES OFF, OLD LAND CARDS AND APPR CARDS WERE ARCHIVED SO COULDN'T FIND WHICH LAND TYPE WAS INCORRECT./4500030 Tax Rate = 10475 Rent Rate = 7					
Site: 11	Code Area: 45600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 7480	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500030 Tax Rate = 10475 Rent Rate = 110					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 45570	Stat Class: 121	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1950	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 190120
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
First Floor	2	Finished	1950	3	FB-3	1988	1988	BATH - 3, KIT-, ROOF, HVAC+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	2	320	2017	1707	1	Exception: Y N
PATIO	2	320	2017	1707	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	2	320	2017	9002	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	2	320	2017	9002	1	Exception: Y N

Bldg: 5 Code Area: 45570 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 182090
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	1	51600	2000	149253	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 354 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 2236 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 86x26 RMV: 2420
 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
Lean-to Light Duty	4	Finished	2236	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 45570 Stat Class: 321 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 3952 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 104x38 RMV: 4610
 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
Hay Cover	4	Finished	3952	0	0	1972	1972		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 45570 Stat Class: 311 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 8944 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 104x86 RMV: 22770
 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
Feeder Barn	6	Finished	8944	0	0	1982	1982	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: 322 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Silos (BS) (SI) Dimensions: RMV: 0
 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
Bunker Silo	5	Finished	0	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 7310
 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
Multi-Purpose Bldg	5	Finished	200	0	0	2017	2017	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	5	260	2017	1258	1	Y N
PATIO	5	260	2017	1258	1	Y N

Bldg: 9 Code Area: 45570 Stat Class: 354 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 40 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 140
 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
Lean-to Light Duty	5	Finished	40	0	0	2017	2017		Y N

Accessories

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

Bldg: 10 Code Area: 45570 Stat Class: 354 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 40 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 140
 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
Lean-to Light Duty	5	Finished	40	0	0	2017	2017		Y N

Accessories

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

Bldg: 11 Code Area: 45570 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 4790
 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
Multi-Purpose Bldg	5	Finished	200	0	0	2017	2017	FAIR	Y N

Accessories

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

Bldg: 12 Code Area: 45570 Stat Class: 232 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 3520 % Complete: 100
 Desc: Multi-Family Res, 2 Units Dimensions: RMV: 424030
 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
First Floor	3	Finished	1760	6	FB-6	2017	2017	HVAC+, KIT+, ROOF, BATH - 6	Y N
First Floor	3	Finished	1760	0	0	2017	2017		Y N

Accessories

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

232 MFR 3 105x63 Fair 2024 new @ 35%
 (2 units)





ACCOUNT # 512269 DATE: 12/11/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JJS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 232 QLTY + - FLOOR 1st
 AREA 3 EFF AREA 6615 SF BED 10
 ROOF + HVAC +
 BATH PKG: BATH 8 BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + x2
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: New Am 4 house

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 512264

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	2%		
2%		80%	Heating Rough-In	2%	1%	
	Heating Unit		1%	1%		
3%	Insulation		3%	2%		
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

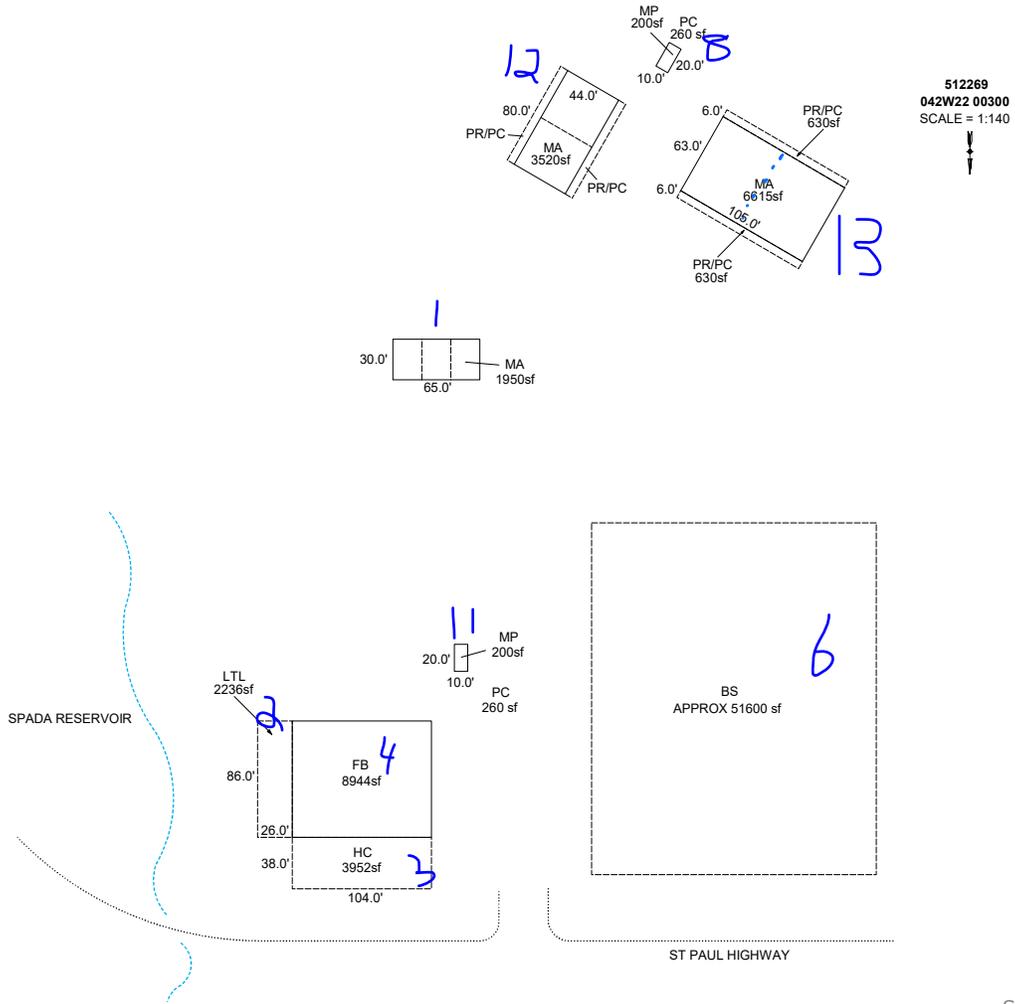
APPR 535 Date 12/21/25 YR For 25-26 % COMP 35
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512269 Parcel No.: 042W22 00300
 Property Address: 7262 ST PAUL HWY NE
 City: ST PAUL County: Marion State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	3952.0	284.0	
	MP	1.0	200.0	60.0	
	MP	1.0	200.0	60.0	4352.0
GLA1	MA	1.0	1950.0	190.0	
	MA	1.0	3520.0	248.0	
	MA	1.0	6615.0	336.0	12085.0
OTH	FB	1.0	8944.0	380.0	
	LTL	1.0	2236.0	224.0	11180.0
P/P	PR/PC	1.0	630.0	222.0	
	PR/PC	1.0	630.0	222.0	1260.0
	Net LIVABLE	cnt	3 (rounded)		12,085
	Net BUILDING	cnt	3 (rounded)		4,352

COMMENT TABLE 1

Apex 9/27/2010 Jane
 UPDATED BY JRONDEMA 9/7/17
 UPDATED BY JRONDEMA 1/24/18
 UPDATED BY CJURAN 09/08/2021
 UPDATED BY CLOBERG 06/11/2024 24-002226 MA

COMMENT TABLE 2

03/17/2020 #06 WV

JSS 12.21.24

COMMENT TABLE 3

CYCLE

TAW L2