

Acct ID: 512269 MTL: 042W220000300 Date: 12.22.25 Appr: SJS Prop Class: 551 RMV Prop Class: 501
 Situs: 7262 ST PAUL HWY NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 52690 Year: 2025

Last Date Appraised: 03/17/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - %COMPLETE (Residence)
 Owner: RIPE LLC Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1006301
 RMV Land: 1627930 RMV Imp: 1073350 RMV Total: 2701280 MAV: 571710 MSAV: 310631 SAV: 800982
 Comment: _____

Notations

Bankhouse to 100%

CWO 11/25/25

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

OSDs

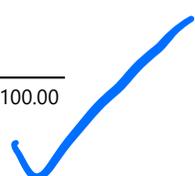
Count	Code	Description	RMV	Code Area	Exception
4	SAA	SA OSD - AVERAGE	50000	45570	0

Land

Site: 1	Code Area: 45570	Size: 143.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 28I	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 1321560	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
	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: 48I	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 165410	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
Site: 3	Code Area: 45570	Size: 15.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND			RMV: 3710	Exception: Y N
Adjustment(s):	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: 3470	Exception: Y N
Adjustment(s):	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: 28I	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 9230	Exception: Y N
Adjustment(s):	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: 28I	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 9230	Exception: Y N
Adjustment(s):	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: WST	Value Source: Water	Description: Rural WASTELAND			RMV: 2410	Exception: Y N
Adjustment(s):	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: 3680	Exception: Y N
Adjustment(s):	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: 28I	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 9230	Exception: Y N
Adjustment(s):	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: 100.00
Desc: One Story Only					Dimensions:	RMV: 172970
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	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
YARD IMPROVEMENTS AVERAGE	2	0	2017	10379	1 Exception: Y N

Bldg: 5 Code Area: 45570 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 156430
 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	51600	2000	147576	1 Exception: Y N

Bldg: 12 Code Area: 45570 Stat Class: 232 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 3520 % Complete: 100.00
 Desc: Multi-Family Res, 2 Units Dimensions: RMV: 418160
 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	3	Finished	1760	6	FB-6	2017	2017	HVAC+, ROOF, BATH - 6, KIT- Exception: Y N
First Floor	3	Finished	1760	0	0	2017	2017	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 45570 Stat Class: 232 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 6616 % Complete: 35.00
 Desc: Multi-Family Res, 2 Units Dimensions: RMV: 259810
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 123960 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	3	Finished	3308	10	FB-8	2024	2024	KIT, BATH - 8, HVAC, ROOF Exception: Y N
First Floor	3	Finished	3308	0	0	2024	2024	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 354 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 2236 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 86x26 RMV: 1810
 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
Lean-to Light Duty	4	Finished	2236	0	0	1977	1977	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: 100.00
 Desc: Hay Cover (HC) Dimensions: 104x38 RMV: 5680
 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
Hay Cover	4	Finished	3952	0	0	1972	1972	FAIR 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: 100.00
 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	

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: 100.00
 Desc: Silos (BS) (SI) Dimensions: RMV: 23900
 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		

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: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 7140
 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	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	5	260	2017	1230	1	Exception: Y N
PATIO	5	260	2017	1230	1	Exception: Y N

Bldg: 11 Code Area: 45570 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 200 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 4680
 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	

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 3/17/20 BY #06 C19 FARM USE OK - NURSERY STOCK

2025FARM

3/17/25: Inspected by JJS L3 during tags, farm use ok - A&R Spada Farms



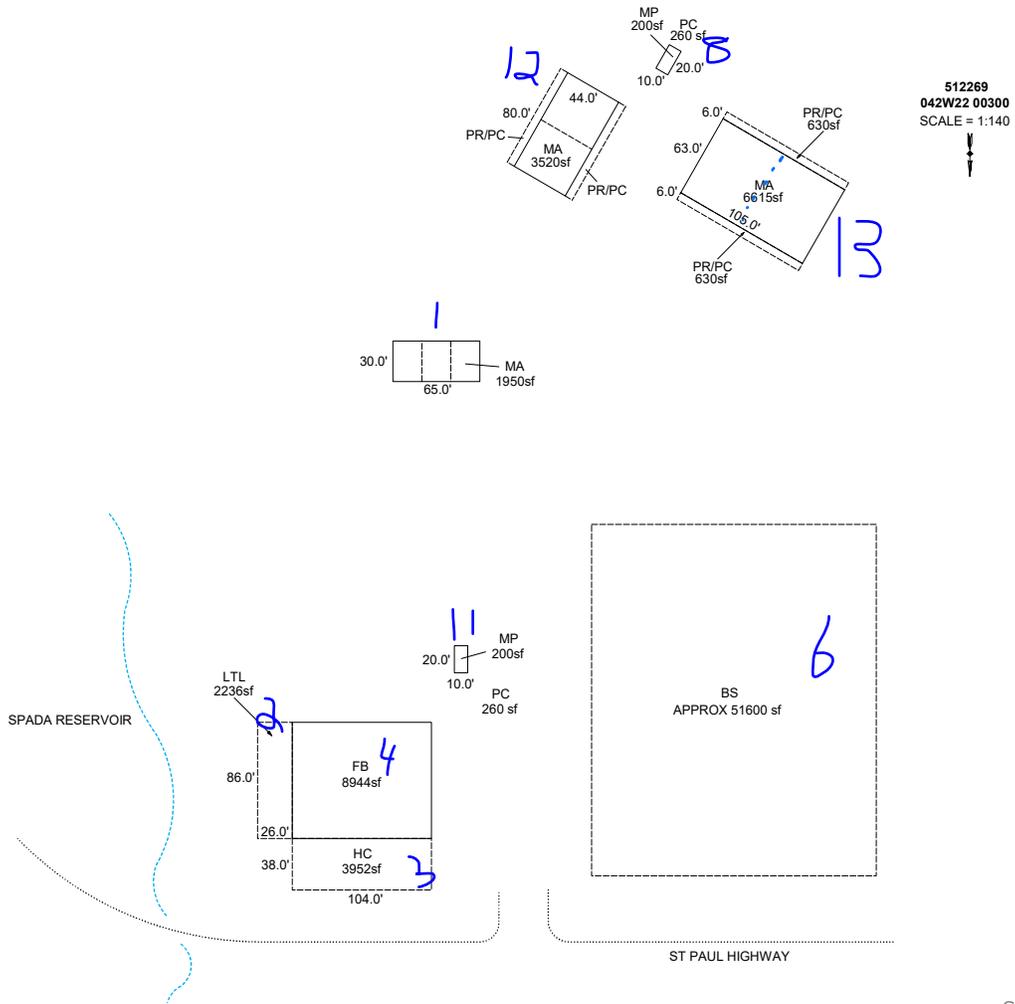
October ✓
2025 photos

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
 JSS 10.27.25

COMMENT TABLE 3

CYCLE

TAYS LZ
 TAYS LZ

December 2024 Photos





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

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: _____

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: _____

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

Additions		New Homes				
% 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%	55%	2%	
2%		Heating Rough-In	2%		1%	65%
	80%	Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR JSS
 APPR JTU
 APPR _____
 APPR _____

Date 12/24/23 YR For 25-26
 Date 11/12/25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 35
 % COMP 100%
 % COMP _____
 % COMP _____