

Summary Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 1.14.26 Print Date: 9/26/2025

Acct ID: 541828 MTL: 093E30CC00800 Date: 12/10/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451  
Situs: 28000 RIVER RD SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 100592 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
Owner: RIVER BELL PROPERTIES & EVENTS LLC Last Sales Date: 05/26/2021 Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 47400  
RMV Land: 210660 RMV Imp: 15170 RMV Total: 225830 MAV: 47400 MSAV: 0 SAV: 0  
Comment: 25-26 L3 1/15/25 CLUKE  
25-26 L4 10/1/24 CLUKE  
24-25 L4 2/15/24  
24-25 L3 1/4/24 CLUKE  
24-25 L2 10/2/23 CLUKE

Land New MA @ SS! 1/1/27 R/T

Site: 1 Code Area: 56440 Size: 0.56 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 4BISS Value Source: Rural Restrictive Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 30530 Exception: Y N  
Adjustment(s): IRR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 24-25: Updated land classes

2003-04 REAPPRAISAL.

Site: 2 Code Area: 56440 Size: 3.47 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 180130 Exception: Y N  
Adjustment(s): IRR Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 2003-04 REAPPRAISAL.

All OSD

Improvements - Accessory Buildings

Bldg: 1 Code Area: 56440 Stat Class: 341 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 200 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 9940  
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	6	Finished	200	0	0	2023	2023	AVG	Y N

Accessories

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

Bldg: 2 Code Area: 56440 Stat Class: 321 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 520 % Complete: 100.00  
Desc: Hay Cover (HC) Dimensions: 40x8, 20x10 RMV: 5230  
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	5	Finished	520	0	0	2023	2023	AVG	Y N

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
24-004404	83697	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	0	0	R	REV 02 - ADD 12 X 36 DECK TO NSFD 2BD/3BTH, ADD GAS WH ,GAS PIPING FOR GENERATOR

132+ MA 3+ 2464 SA YTF 2025 new SS!

ACCOUNT # 541828 DATE: 12.10.25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR JSS TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 132 QLTY + - FLOOR 1st  
 AREA 1242 EFF AREA 1242 BED 2  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 1 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 55 % 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 132 QLTY + - FLOOR 2nd  
 AREA 1242 EFF AREA 1242 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 1 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 55 % 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 # 541828

Additions

New Homes

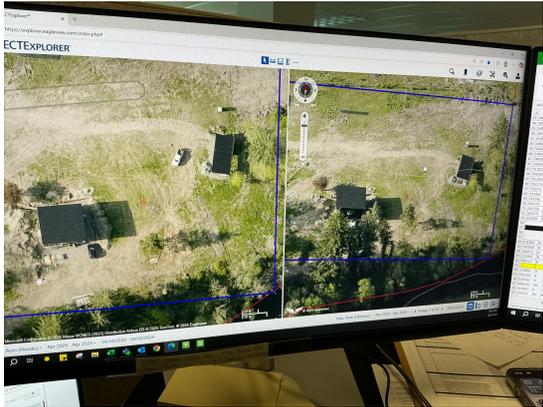
<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	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%	55%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		60%	
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%	85%
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 JJS  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_

Date 12.10.25 YR For 26-27  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_

% COMP 55  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_





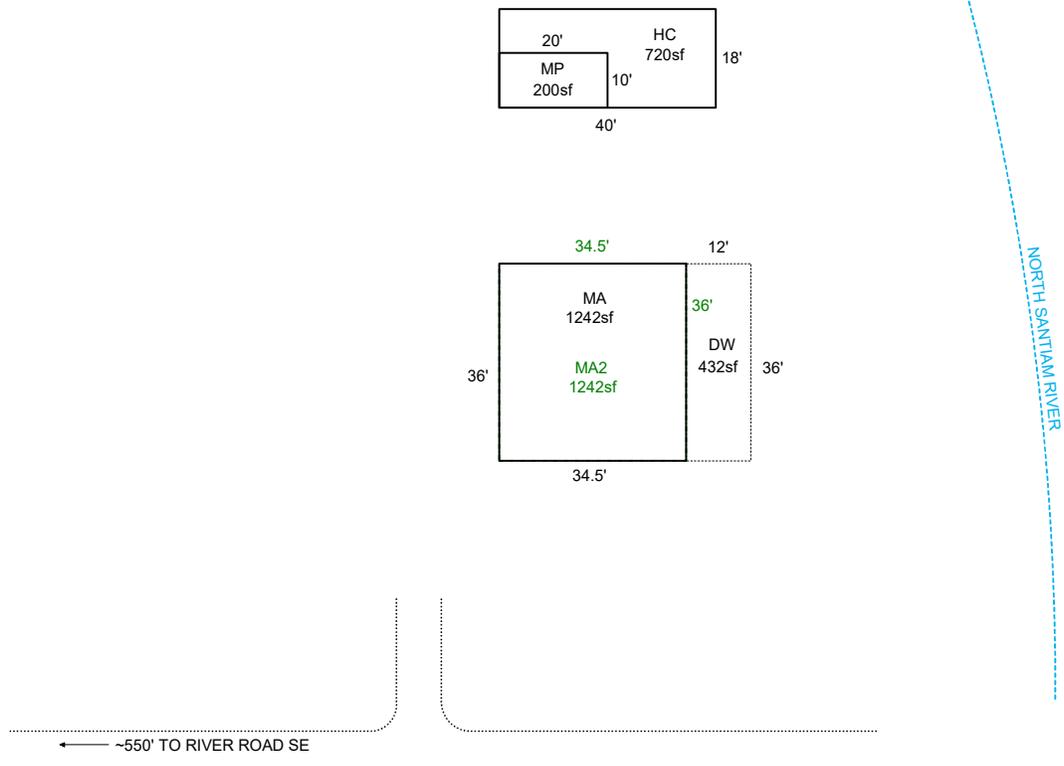
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 541828 Parcel No.: 093E30CC00800  
 Property Address: 28000 RIVER ROAD SE  
 City: MILL CITY County: Marion State: OR ZipCode: 97360  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

541828  
 093E30CC00800  
 SCALE = 1:35



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	720.0	116.0	
	MP	1.0	200.0	60.0	920.0
GLA1	MA	1.0	1242.0	141.0	1242.0
GLA2	MA2	1.0	1242.0	141.0	1242.0
P/P	DW	1.0	432.0	96.0	432.0

### COMMENT TABLE 1

APEX BY CJURAN 01/18/2024  
 UPDATED BY CLOBERG 10/07/24 24-004404 MA  
 UPDATED BY CLOBERG 07/17/25 24-004404 REV-02

### COMMENT TABLE 2

CL 10/02/2023  
*JJS 12.10.25*

### COMMENT TABLE 3

TAGS L2  
*Tags L2*

Net LIVABLE	cnt	0	(rounded)		2,484
Net BUILDING	cnt	2	(rounded)		920



# Assessor Monthly Issued Permit Report

## For 5/1/2025 to 5/31/2025

PERMIT#: 555-24-004404-DWL-REV-02	STATUS: Revision Complete
PERMIT TYPE: Residential	APPLIED: 4/15/2025
SUB-TYPE: Revision	COMPLETED: 5/13/2025
CATEGORY: Comprehensive	EXPIRES: 10/26/2025

OFFICE: MC  
 PARCEL#: 093E30CC00800 541828  
 ACRES: 4.03  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 28000 RIVER RD SE MILL CITY, OR 97360

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	RIVER BELL PROPERTIES & EVENTS LLC	PO BOX 44 MILL CITY, OR 97360	503-302-8595
OWNER	RIVER BELL PROPERTIES & EVENTS LLC	PO BOX 44 MILL CITY, OR 97360	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	RIVER BELL PROPERTIES & EVENTS LLC	PO BOX 44 MILL CITY, OR 97360	503-302-8595

CONST CAT:

WORK TYPE:

WORK DESC: REV 02 - ADD 12 X 36 DECK TO NSFD 2BD/3BTH, ADD GAS WH ,GAS PIPING FOR GENERATOR

VALUATION: Not Available

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

**TOTAL SQ. FT.:**

