

Acct ID: 512511 MTL: 043W250000300 Date: 2/5/20 Appr: CJ Prop Class: 551 RMV Prop Class: 551
 Situs: 2529 COFFEE LN NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 69829 Year: 2026

Last Date Appraised: 08/23/2018 Appraiser: JORDAN SCHULTZ Tag: (Y) N Tag info: Ma
 Owner: RIVIERE FARMS LLC Last Sales Date: 06/15/2018 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 326350

RMV Land: 1019350 RMV Imp: 277980 RMV Total: 1297330 MAV: 130660 MSAV: 197130 SAV: 497230

Comment: **NEW MA @ 45%. EYB & INV ON OTHER UPD. RETAG**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm: Hazelnut

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	45000	45570	0

REMINDED: ADDED 2ND OSD FOR NEW MA

Land

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 9110 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 4500160

Site: 3 Code Area: 45570 Size: 100.72 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 959110 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / Tax Rate = 9806 Rent Rate = 110 /01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 96.0 TTL ACRES

Site: 4 Code Area: 45570 Size: 24.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 6130 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 7

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 134 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 1199 % Complete: 100.00
 Desc: Multi Story above grade with basement *R, S, EP, D* Dimensions: RMV: 119260
 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
First Floor	3	Finished	909	2	FB-1	1930	1930	FP - 1, BATH - 1, HVAC, ROOF, KIT-	Y N
Attic	3	Finished	290	0	0	1930	1930	<i>HVAC</i>	Y N
Basement	3	Unfinished	909	0	0	1930	1930		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	138	1930	1967	1	Y N

Bldg: 2 Code Area: 45570 Stat Class: 138 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 18700
 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
Garage Detached	3	Unfinished	440	0	0	1930	1930	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 45570 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 2000 Sq.Ft: 1092 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 52x21 RMV: 5540
 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	1092	0	0	1970	1970	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	315	1930	346	1	Exception: Y N

Bldg: 4 Code Area: 45570 Stat Class: 312 Year Blt: Eff Year Blt: Sq.Ft: 3132 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: 58x54 RMV: 104490
 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	
Loft Barn	5	Finished	3132	0	0	0	0	FAIR	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: 1965 Eff Year Blt: 1965 Sq.Ft: 1782 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 66x27 RMV: 9520
 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	1782	0	0	1965	1965	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	600	1930	660	1	Exception: Y N
CONCRETE DRIVEWAY	5	600	1930	660	1	Exception: Y N

Bldg: 6 Code Area: 45570 Stat Class: 321 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 5600 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 112x50 RMV: 8210
 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	5	Finished	5600	0	0	1965	1965	Package	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 45570 Stat Class: 321 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 720 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 36x20 RMV: 1040
 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	720	0	0	1975	1975		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 353 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 2520 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 90x28 RMV: 4550
 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	
Machine Shed	4	Finished	2520	0	0	1965	1965	Radax?	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 45570 Stat Class: 353 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 3024 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 108x28 RMV: 5330
 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	
GONE									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	3024	0	0	1965	1965		Exception: Y N

Accessories

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

Bldg: 10 Code Area: 45570 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 96 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 130
 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	
Multi-Purpose Bldg	4	Finished	96	0	0	1990	1990	AMR	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 45570 Stat Class: 355 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 812 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1210
 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 Heavy Duty	5	Finished	812	0	0	1970	1970		Exception: 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
25-002083	84626	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	1006061	0	R	NSFD 5BED, 6BATH W/ATTACHED GARAGE - REV 01 - ADD COVERED PATIO (20x21)





Photos taken
2/5/26

ACCOUNT # 512511 DATE: 2/5/26 RMV CLASS 551 PROP CLASS 551
 MTL 043W250000300 APPR CS TAG (Y) N
 COMMENTS: New MA

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 161 QLTY + - FLOOR 1
 AREA 3699 EFF AREA 3699 BED 2
ROOF + HVAC +
 BATH PKG: 1 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: 4
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % 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 161 QLTY + - FLOOR 2
 AREA 1838 EFF AREA 1838 BED 3
 ROOF + HVAC +
 BATH PKG: 3 BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % 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 161 QLTY + - FLOOR AGF
 AREA 971 EFF AREA 971 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % 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 # 512511

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing <i>Accela 10/21/25</i>	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%		5%
4%	75%	Plumbing Rough-In <i>ACC 11/27/26</i>	4%	50%	3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior <i>2/5/26</i>	2%	70%	2%
2%		Paint Exterior	2%	70%	2%
		Cabinets	6%	75%	5%
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%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%	100%	1%

APPR CS Date 2/5/26 YR For 2026-27 % COMP 45% as of 1/1
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

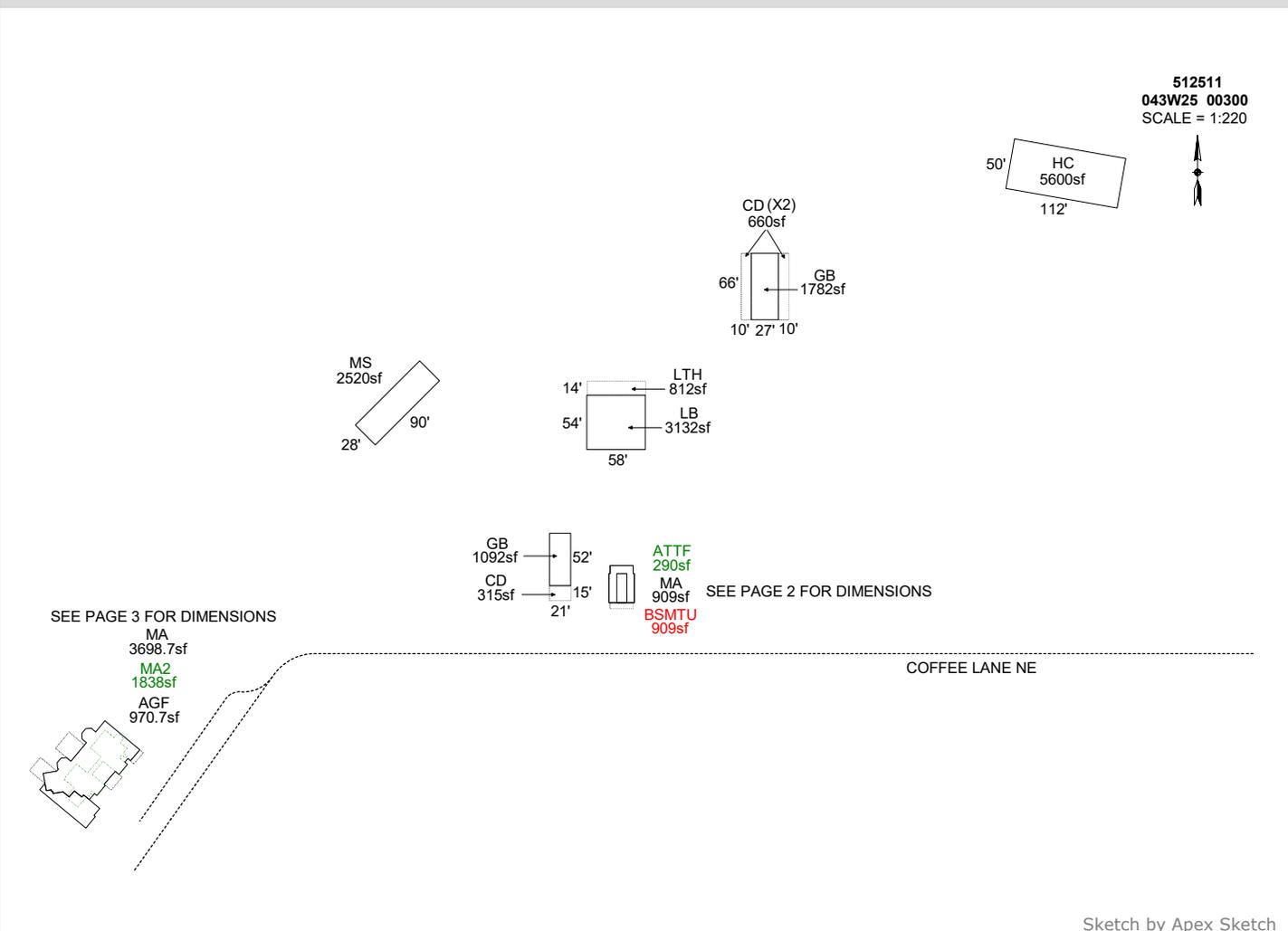
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512511 Parcel No.: 043W25 00300
 Property Address: COFFEE LN 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	2520.0	236.0		Apex by RW 06/30/08 UPDATED BY JRONDEMA 8/27/18 UPDATED BY CLOBERG 09/19/25 25-002083 MA UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC UPDATED BY CLOBERG 03.02.26	
	LTH	1.0	812.0	144.0			
	HC	1.0	5600.0	324.0			
	GB	1.0	1782.0	186.0			
	GB	1.0	1092.0	146.0			
	LB	1.0	3132.0	224.0	14938.0		
GLA1	MA	1.0	909.0	124.0	909.0	COMMENT TABLE 2 CJ 03.02.25	
GLA2	MA2	1.0	1838.0	321.0			
	ATTF	1.0	290.0	78.0	2128.0		
BSMT	BSMTU	1.0	909.0	124.0	909.0		
GAR	AGF	1.0	970.7	170.2	970.7		
MA	MA	1.0	3698.7	311.5	3698.7		
OTH	CD	1.0	315.0	72.0			
	CD	1.0	660.0	152.0			
	CD	1.0	660.0	152.0	1635.0		
P/P	PR/PC	1.0	279.9	81.7			
	4 addl items						
	Net LIVABLE	cnt	3	(rounded)	3,037		
	Net BUILDING	cnt	6	(rounded)	14,938		

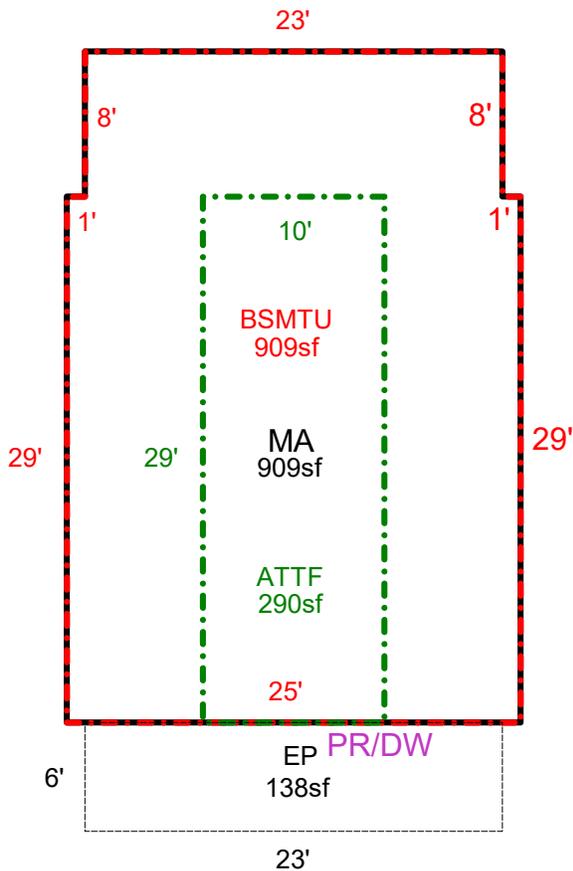
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512511 Parcel No.: 043W25 00300
 Property Address: COFFEE LN NE
 City: ST PAUL County: MARION State: OR ZipCode: 97137
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH

512511
043W25 00300
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	909.0	124.0	909.0
GLA2	ATTF	1.0	290.0	78.0	290.0
BSMT	BSMTU	1.0	909.0	124.0	909.0
P/P	EP	1.0	138.0	58.0	138.0

COMMENT TABLE 1

Apex by RW 06/30/08
 UPDATED BY JRONDEMA 8/27/18
 UPDATED BY CLOBERG 09/19/25 25-002083 MA
 UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC
 UPDATED BY CLOBERG 03.02.26

COMMENT TABLE 2

CJ 03.02.25

COMMENT TABLE 3

TAGS L2

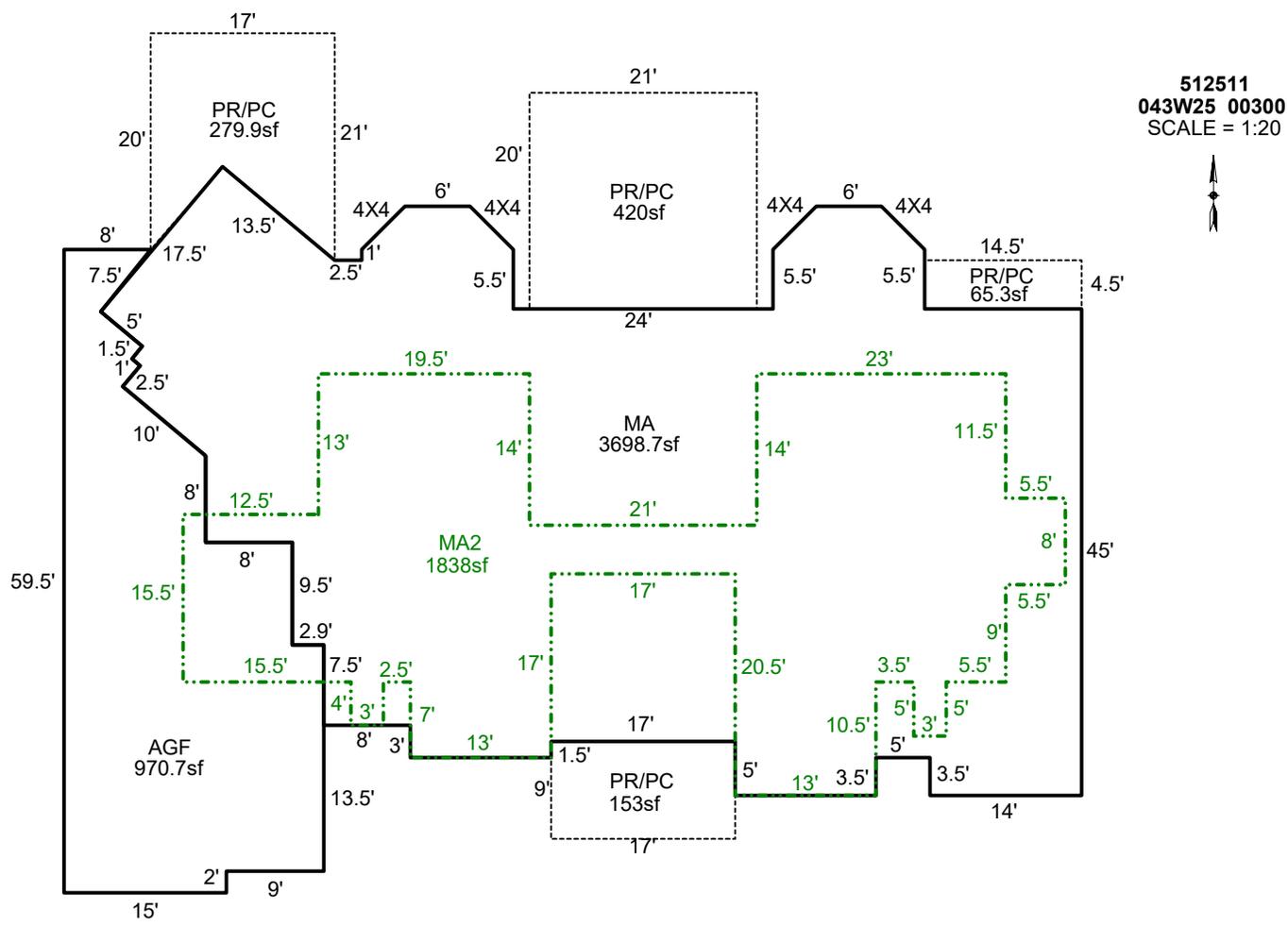
Net LIVABLE cnt 2 (rounded) 1,199

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512511 Parcel No.: 043W25 00300
 Property Address: COFFEE LN NE
 City: ST PAUL County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA2	MA2	1.0	1838.0	321.0	1838.0
GAR	AGF	1.0	970.7	170.2	970.7
MA	MA	1.0	3698.7	311.5	3698.7
P/P	PR/PC	1.0	420.0	82.0	
	PR/PC	1.0	279.9	81.7	
	PR/PC	1.0	153.0	52.0	
	PR/PC	1.0	65.3	38.0	918.2
Net LIVABLE		cnt	1 (rounded)		1,838

COMMENT TABLE 1

Apex by RW 06/30/08
 UPDATED BY JRONDEMA 8/27/18
 UPDATED BY CLOBERG 09/19/25 25-002083 MA
 UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC
 UPDATED BY CLOBERG 03.02.26

COMMENT TABLE 2

CJ 03.02.25

COMMENT TABLE 3

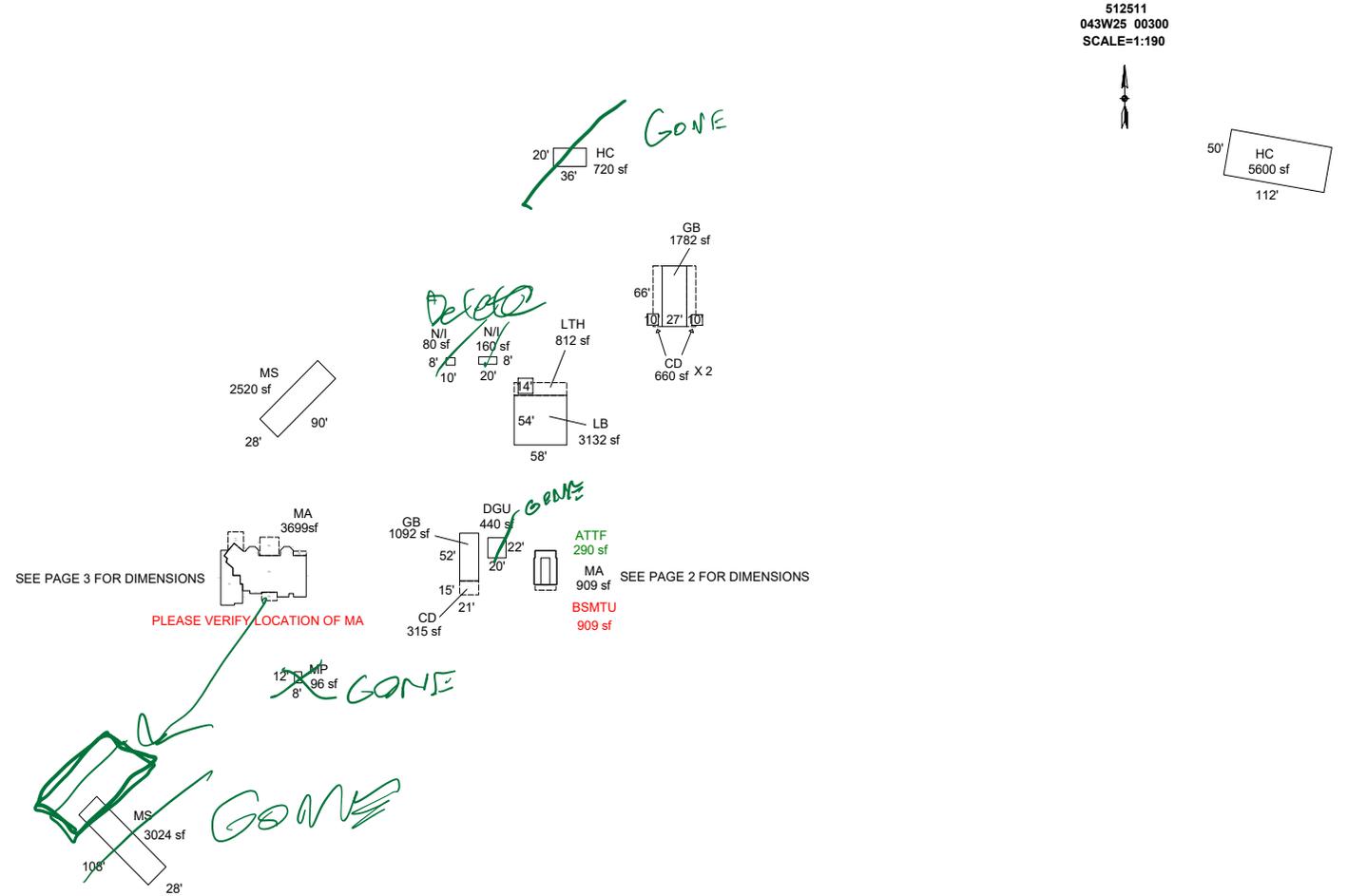
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512511 Parcel No.: 043W25 00300
 Property Address: COFFEE LN 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	MP	1.0	96.0	40.0	
	LTH	1.0	812.0	144.0	
	GB	1.0	1092.0	146.0	
	LB	1.0	3132.0	224.0	
	GB	1.0	1782.0	186.0	
	HC	1.0	5600.0	324.0	
	HC	1.0	720.0	112.0	
	MS	1.0	2520.0	236.0	
	MS	1.0	3024.0	272.0	18778.0
	GLA1	MA	1.0	909.0	124.0
GLA2	ATTF	1.0	290.0	78.0	290.0
BSMT	BSMTU	1.0	909.0	124.0	909.0
GAR	AGF	1.0	970.7	170.2	
	DGU	1.0	440.0	84.0	1410.7
MA	MA	1.0	3698.7	311.5	3698.7
OTH	CD	1.0	660.0	152.0	
	7 addl items				
	Net LIVABLE	cnt	1 (rounded)		4,898
	Net BUILDING	cnt	9 (rounded)		18,778

COMMENT TABLE 1

Apex by RW 06/30/08
 UPDATED BY JRONDEMA 8/27/18
 UPDATED BY CLOBERG 09/19/25 25-002083 MA
 UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC

COMMENT TABLE 2

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

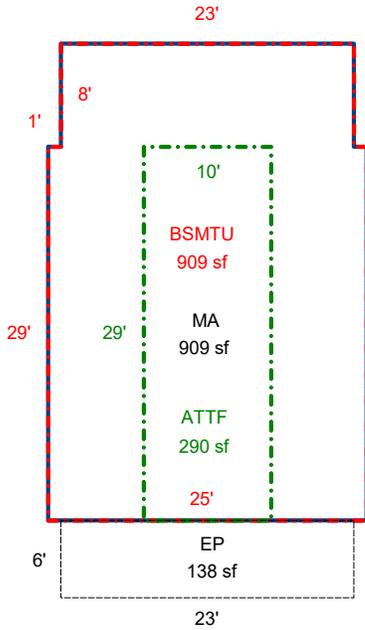
File No.: 512511 Parcel No.: 043W25 00300
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SKETCH

512511
043W25 00300
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	909.0	124.0	909.0
GLA2	ATTF	1.0	290.0	78.0	290.0
BSMT	BSMTU	1.0	909.0	124.0	909.0
P/P	EP	1.0	138.0	58.0	138.0

Apex by RW 06/30/08
 UPDATED BY JRONDEMA 8/27/18
 UPDATED BY CLOBERG 09/19/25 25-002083 MA
 UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 1,199

SKETCH/AREA TABLE ADDENDUM

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File No.: 512511 Parcel No.: 043W25 00300
 Property Address: COFFEE LN NE
 City: ST PAUL County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

512511
043W25 00300
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	970.7	170.2	970.7
MA	MA	1.0	3698.7	311.5	3698.7
P/P	PR/PC	1.0	420.0	82.0	
	PR/PC	1.0	279.9	81.7	
	PR/PC	1.0	153.0	52.0	
	PR/PC	1.0	65.3	38.0	918.2

COMMENT TABLE 1

Apex by RW 06/30/08
 UPDATED BY JRONDEMA 8/27/18
 UPDATED BY CLOBERG 09/19/25 25-002083 MA
 UPDATED BY CLOBERG 09/19/25 25-002083 PR/PC

COMMENT TABLE 2

CS 2/5/26

COMMENT TABLE 3

Tony L2

Net LIVABLE cnt 1 (rounded) 3,699



Marion County
 5155 Silverton Rd NE
 Salem, OR 97305
 503-588-5147
 Fax: 503-588-7948
 building@co.marion.or.us
 Website: co.marion.or.us

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 555-25-002083-DWL

Permit Issued: May 12, 2025
Project: GEORAGE Residence - NEW SFR

Application Date: March 21, 2025

TYPE OF WORK

Residential Specialty Code Edition: 2023

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$1,006,060.81

Description of Work: NSFD 5BED, 6BATH W/ATTACHED GARAGE

JOB SITE INFORMATION

Worksite Address
 2529 COFFEE LN NE
 ST PAUL OR 97137

Parcel
 043W25 00300

Owner: RIVIERE FARMS LLC
Address: 14470 NE REX HILL CT
 NEWBERG, OR 97132

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
ELITE HOME DESIGN & DRAFTING	(QP) Qualified Person	12345	503 560-3000
MiTek USA, Inc.	Engineer	97587 PE	
LEE STRUCTURAL ENGINEERS, LLC	Engineer	88210 PE	
KEVIN LANZ STONE	CCB	176957	503-508-3441

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Ways to Schedule Inspections

Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



Oregon ePermitting Website

Schedule or track inspections online at BuildingPermits.Oregon.gov.



Easy Scheduling Website

Start by visiting BuildingPermits.Oregon.gov > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Residential wiring	6603	\$451.75
Air conditioner	1	\$20.75
Clothes dryer exhaust	2	\$20.50
Furnace - up to 100,000 BTU	1	\$20.75
Gas or wood fireplace/insert	4	\$83.00
Gas fuel piping outlets	1	\$20.75
Range hood/other kitchen equipment	1	\$10.25
Ventilation fan connected to single duct	9	\$92.25
Kitchens	1	\$0.00
Single Family Residence - Baths	7	\$753.00
Parks SDC		\$310.64
Transportation SDC - Rural		\$2,396.95
Structural plan review fee		\$2,742.45
Structural building permit fee - New Res		\$4,219.15
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$90.36
State of Oregon Surcharge - Elec (12% of applicable fees)		\$54.21
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$506.30
State of Oregon Surcharge - Mech (12% of applicable fees)		\$32.19
Marion County Zoning Review Fee	4219.15	\$843.83
	Total Fees:	\$12,669.08

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	5,606.00	Sq Ft	\$165.67	\$928,746.02
VB	U Utility, misc.	998.00	Sq Ft	\$64.19	\$64,061.62
VB	U Utility, misc. - half rate	260.00	Sq Ft	\$32.09	\$8,343.40
VB	U Utility, misc. - half rate	153.00	Sq Ft	\$32.09	\$4,909.77
			Total Job Value:		\$1,006,060.81