

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: **CJ 03.05.26**

Print Date: 12/26/2025

Acct ID: 515220 MTL: 052W310001400 Date: 2/5/26 Appr: CJ Prop Class: 551 RMV Prop Class: 451
Situs: 11533 RIVER RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 37254 Year: 2026

Last Date Appraised: 06/26/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2025 - FARM/FOREST APPROVAL (L1: ON-SITE REVIEW INTERIOR) **MA @**

Owner: OCCUPANT Last Sales Date: 06/28/2024 Roll Type: R **INPUT: CJ 03.03.26**
Cycle Tag Sales Verification Other: _____ Inspection level: 2 3 4 LCB TTO INSP AV: 108849
RMV Land: 253870 RMV Imp: 17560 RMV Total: 271430 MAV: 108090 MSAV: 759 SAV: 1426

Comment: 25-26: L2 06.26.25 CWO

MA @ 55% Retag

Farm: Flowers per CWO

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 167020 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 25-25: Per CWO del OSD, update land classe

Site: 2 Code Area: 01600 Size: 0.52 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 86850 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2025

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: 1800 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 0 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN GREENHOUSE	1	450	1800	0	1

✓

Improvements - Accessory Buildings

Bldg: 4 Code Area: 01600 Stat Class: 355 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1950 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2910
 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
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Lean-to Heavy Duty	4	Finished	1950	0	0	1975	1975	Exception: Y N
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✓

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 352 Year Blt: 1970 Eff Year Blt: 2010 Sq.Ft: 2400 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 60x40 RMV: 14650
 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
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Utility Building	6	Finished	2400	0	0	1970	1970	AVG
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✓

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003900	85485	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	338442	0	R	REPLACEMENT 3 BDRM 3 BATH SFD

Farm Notes

2025FARM

8-11-25: Sending approval letter

6/26/25: Inspected by CWO L2 approved for 0.50 acres farm SA - Peonies, woodlot and land under outbuildings.

1/9/25: CWO rec'd email from Jessica requesting farm SA. They are growing and selling peonies. Verify use 5/1/25.

Percent Complete Form

Account # 515220

Additions

New Homes

Additions		New Homes			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	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%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In <u>12/24/25</u>	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

APPR CS Date 2/5/26 YR For 26-27 % COMP 55%
 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%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
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 _____

ACCOUNT # 513220 DATE: 2/5/26 RMV CLASS 451 PROP CLASS 551
 MTL 052W310001400 APPR CO TAG Y N
 COMMENTS: New MA @ 55%

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 1659 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: 1
 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 141 QLTY + - FLOOR AGE
 AREA 524 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ 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 _____
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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

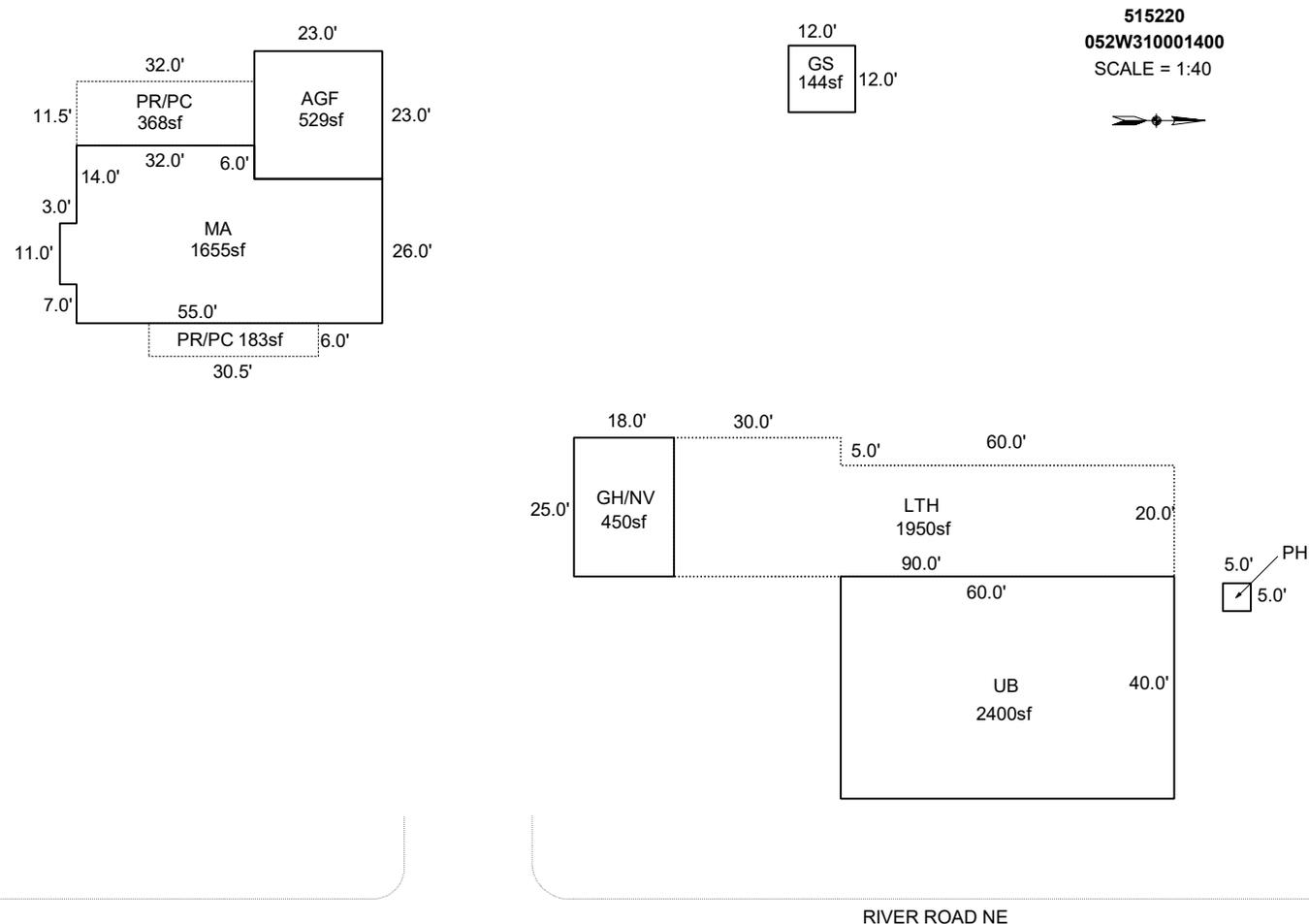


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515220 Parcel No.: 052W310001400
 Property Address: 11533 RIVER RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



RIVER ROAD NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	PH	1.0	25.0	20.0		Apex 9/28/2011 Jane UPDATED BY CHRIS 7/30/19 UPDATED BY CLOBERG 10/07/25 25-003900 MA UPDATED BY CLOBERG 03.03.26		
	GS	1.0	144.0	48.0				
	UB	1.0	2400.0	200.0				
GH/NV	1.0	450.0	86.0	3019.0				
GBA4	LTH	1.0	1950.0	230.0	1950.0			
GAR	AGF	1.0	529.0	92.0	529.0			
MA	MA	1.0	1655.0	180.0	1655.0			
P/P	PR/PC	1.0	368.0	87.0				
	PR/PC	1.0	183.0	73.0	551.0			
Net BUILDING		cnt	5 (rounded)		4,969			

COMMENT TABLE 2	COMMENT TABLE 3
CJ 02.05.26	TAGS L2

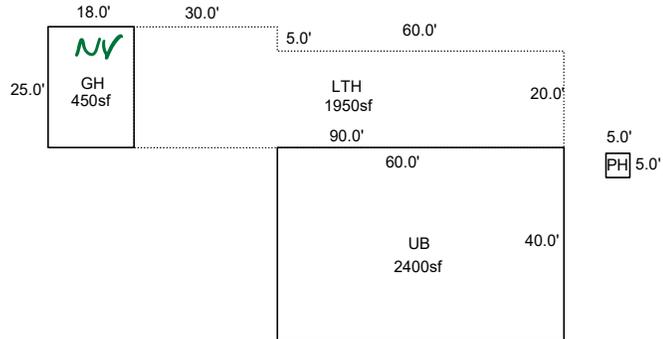
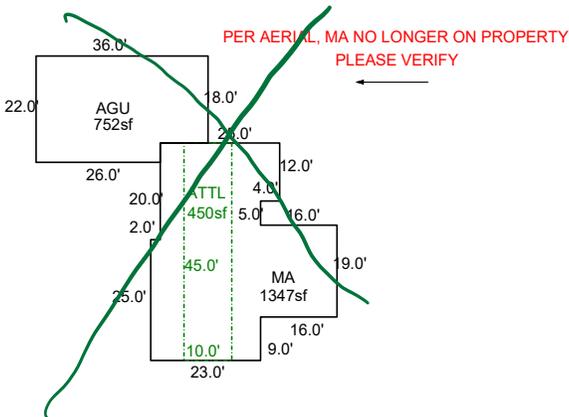
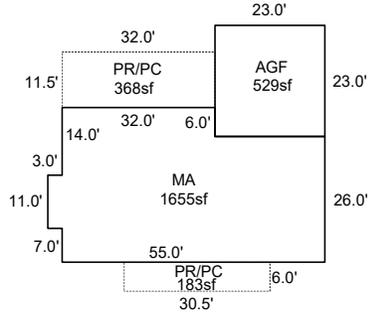
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515220 Parcel No.: 052W 31 01400
 Property Address: 11533 River Rd NE
 City: Gervais County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

515220
052W 31 01400
Scale=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	25.0	20.0	
	GS	1.0	144.0	48.0	
	UB	1.0	2400.0	200.0	
	GH	1.0	450.0	86.0	3019.0
GBA4	LTH	1.0	1950.0	230.0	1950.0
GAR	AGU	1.0	752.0	116.0	
	AGF	1.0	529.0	92.0	1281.0
MA	MA	1.0	1347.0	176.0	
	MA	1.0	1655.0	180.0	3002.0
P/P	PR/PC	1.0	368.0	87.0	
	PR/PC	1.0	183.0	73.0	551.0
	Net LIVABLE	cnt	2 (rounded)		3,002
	Net BUILDING	cnt	5 (rounded)		4,969

COMMENT TABLE 1

Apex 9/28/2011 Jane
 UPDATED BY CHRIS 7/30/19
 UPDATED BY CLOBERG 10/07/25 25-003900 MA

COMMENT TABLE 2

CJ 2/5/20

COMMENT TABLE 3

Legs L2



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: 555-25-003900-DWL

Permit Issued: September 11, 2025

Application Date: May 26, 2025

Project: Van Horn

TYPE OF WORK

Residential Specialty Code Edition: 2023

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$338,441.72

Description of Work: REPLACEMENT 3 BDRM 3 BATH SFD

JOB SITE INFORMATION

Worksite Address
 11533 RIVER RD NE
 GERVAIS OR 97026

Parcel
 052W31 01400

Owner: OCCUPANT
Address: None Given

LICENSED PROFESSIONAL INFORMATION

Business Name
 RANDY FULTZ CUSTOM HOMES
 LLC

License
 CCB

License Number
 204797

Phone
 503-510-7519

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	2187	\$217.75
Air conditioner	1	\$20.75
Clothes dryer exhaust	1	\$10.25
Furnace - up to 100,000 BTU	1	\$20.75
Gas fuel piping outlets	1	\$20.75
Gas or wood fireplace/insert	1	\$20.75
Range hood/other kitchen equipment	1	\$10.25
Ventilation fan connected to single duct	5	\$51.25
Water heater	1	\$10.25
Sanitary sewer - (New Res) Total linear feet	65	\$0.00
Single Family Residence - Baths	3	\$441.00
Storm sewer - (New Res) Total linear feet	50	\$0.00
Water service - (New Res) Total linear feet	40	\$0.00
Structural building permit fee - New Res		\$1,580.55
Structural plan review fee		\$1,027.36
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$52.92
State of Oregon Surcharge - Elec (12% of applicable fees)		\$26.13
State of Oregon Surcharge - Mech (12% of applicable fees)		\$19.80
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$189.67
Marion County Zoning Review Fee	1580.55	\$316.11
CET - Gervais SD #1 - Res Use		\$2,653.89
CET - Gervais SD #1 - Admin Fee - Res Use		\$48.65
Total Fees:		\$6,738.83

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	1,658.00	Sq Ft	\$169.09	\$280,351.22
VB	U Utility, misc.	529.00	Sq Ft	\$66.20	\$35,019.80
VB	U Utility, misc. - half rate	697.00	Sq Ft	\$33.10	\$23,070.70
Total Job Value:					\$338,441.72

ATTENTION: Under Marion County Code 15.25, discharging turbid water or mercury-related wastes into public drainage systems or surface waters is prohibited. Construction activities must include erosion control measures to prevent sediment discharge. Acceptance of this permit acknowledges these requirements and the permit-holder's responsibility to implement erosion control measures where necessary. For erosion control assistance at your site, visit erosion-prevention-marioncounty.hub.arcgis.com