

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: CJ 03.12.26

Print Date: 9/29/2025

Acct ID: 511812 MTL: 042W040000200 Date: 1/3/26 Appr: CJ Prop Class: 551 RMV Prop Class: 551
Situs: 6200 CHAMPOEG RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 40381 Year: 2025

Last Date Appraised: 05/23/2017 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: A&S INVESTMENTS LLC Last Sales Date: 03/24/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP Possibly AY: 298669

RMV Land: 624180 RMV Imp: 512890 RMV Total: 1137070 MAV: 254740 MSAV: 43929 SA: 103963

Comment: Out Bldgs Complete.

CWO 3/12/26

65x157 Agex

INPUT: 2/23/26

Possibly 2 buildings?

from: Fred

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

24219870

Land

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: 2bd RMV: 48570 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 4500160

Site: 3 Code Area: 45570 Size: 9.41 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 525610 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110 5.6426i
3.77 2bd

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 153 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2276 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 505270
 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	5	Finished	1508	3	FB-2	1979	1979	FP - 1, HVAC+, ROOF, KIT, BATH - 2	Y N
Basement	5	Finished	768	0	0	1979	1979	HVAC+	Y N
Garage Basement	5	Low Cost	800	0	0	1979	1979		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	452	1979	7756	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 8x6 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
Pump House	0	Finished	48	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 45570 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 60 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x6 RMV: 240
 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
Multi-Purpose Bldg	5	Finished	60	0	0	0	0	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 45570 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 144 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 920
 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	5	Finished	144	0	0	1985	1985	FAIR

Accessories

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

Bldg: 5 Code Area: 45570 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1152 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 6460
 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	1152	0	0	1987	1987	FAIR

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
25-002243	83719	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	65X100 AGEX NO PLUB FOR STORAGE CURRENTLY

100% Complete
 WBC
 Excel 12x24=288
 Good 7192
 Loft u 288

ACCOUNT # 511812 DATE: 2/24/26 RMV CLASS 551 PROP CLASS 551
 MTL 042W040000200 APPR CS TAG Y (N)
 COMMENTS: Add UB, MP, MS

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 UB
 STAT / CLASS 352
 SIZE 7480
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH 0
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (N)
 MISC: _____
 COMMENT: _____

TYPE MS
 STAT / CLASS 353
 SIZE 5760
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH /
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (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 MP
 STAT / CLASS 341
 SIZE 224
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH 0
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (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 MP
 STAT / CLASS 341
 SIZE 224
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH 0
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (N)
 MISC: _____
 COMMENT: _____

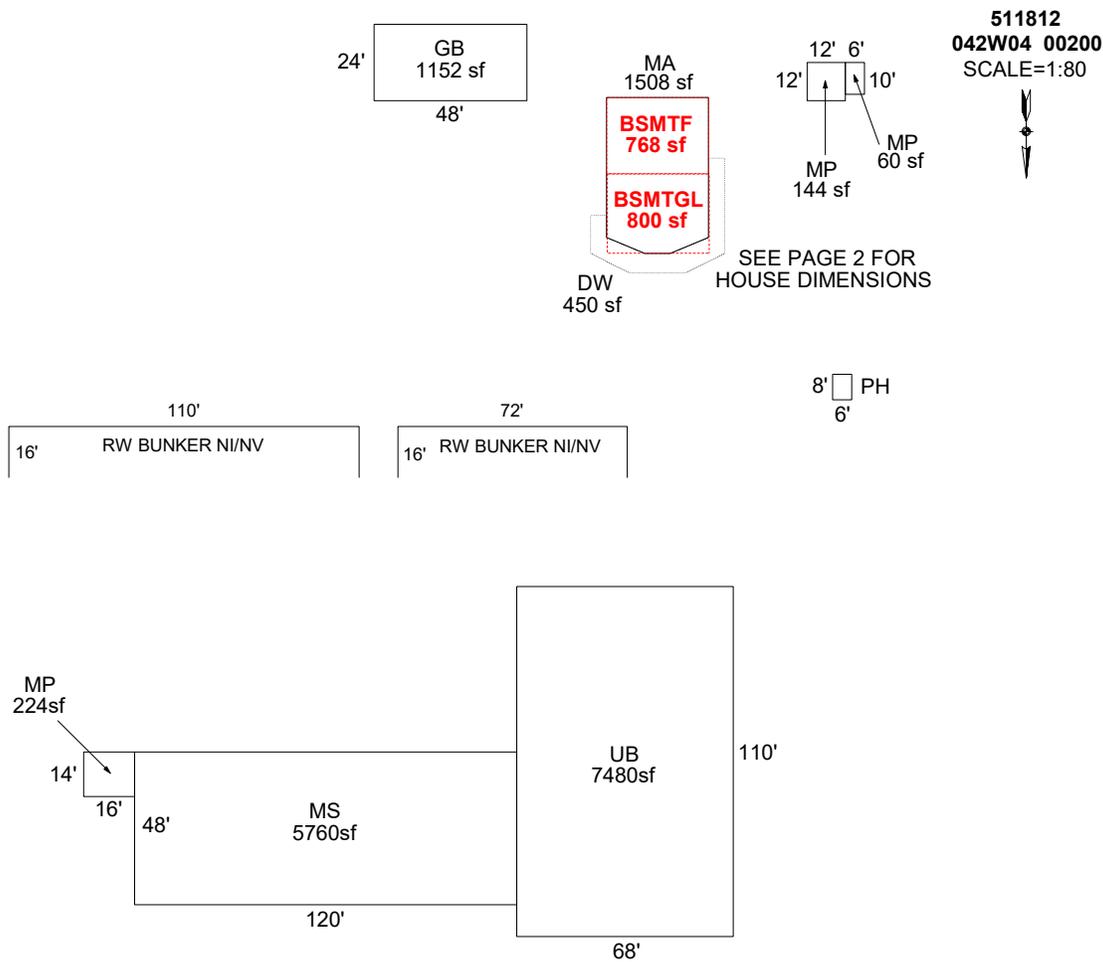
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511812 Parcel No.: 042W04 00200
 Property Address: 6200 CHAMPOEG RD 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	MP	1.0	144.0	48.0		Apex by RW 06/16/08 UPDATED BY SH 9-4-08 EDITED BY NRC 05/11/09 UPDATED BY JRONDEMA 6/2/17 UPDATED BY WWILLIAMS 9/30/25 25-002243 AGEX UPDATED BY CLOBERG 02.23.26	
	MP	1.0	60.0	32.0			
	GB	1.0	1152.0	144.0			
	UB	1.0	7480.0	356.0			
	MP	1.0	224.0	60.0	9060.0		
GBA6	MS	1.0	5760.0	336.0	5760.0		
GLA0	BSMTF	1.0	768.0	112.0	768.0		
GLA1	MA	1.0	1508.0	154.0	1508.0		
GAR	BSMTGL	1.0	800.0	114.0	800.0		
P/P	DW	1.0	450.0	162.8	450.0	COMMENT TABLE 2	COMMENT TABLE 3
						CJ 02.23.26	TAGS L3
	Net LIVABLE	cnt	1 (rounded)		2,276		
	Net BUILDING	cnt	6 (rounded)		14,820		

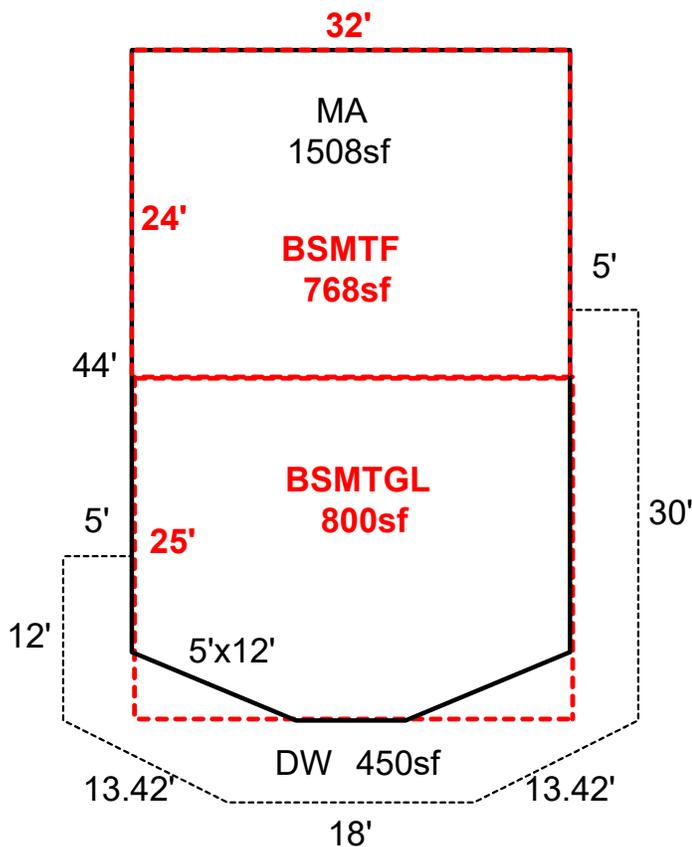
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511812 Parcel No.: 042W04 00200
 Property Address: 6200 CHAMPOEG RD NE
 City: ST. PAUL County: MARION State: OR ZipCode: 97137
 Owner:
 Client:
 Appraiser Name: Client Address:
 Inspection Date:

SKETCH

511812
042W04 00200
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	768.0	112.0	768.0
GLA1	MA	1.0	1508.0	154.0	1508.0
GAR	BSMTGL	1.0	800.0	114.0	800.0
P/P	DW	1.0	450.0	162.8	450.0

COMMENT TABLE 1

Apex by RW 06/16/08
 UPDATED BY SH 9-4-08
 EDITED BY NRC 05/11/09
 UPDATED BY JRONDEMA 6/2/17
 UPDATED BY WWILLIAMS 9/30/25 25-002243 AGEX
 UPDATED BY CLOBERG 02.23.26

COMMENT TABLE 2

CJ 02.23.26

COMMENT TABLE 3

TAGS L3

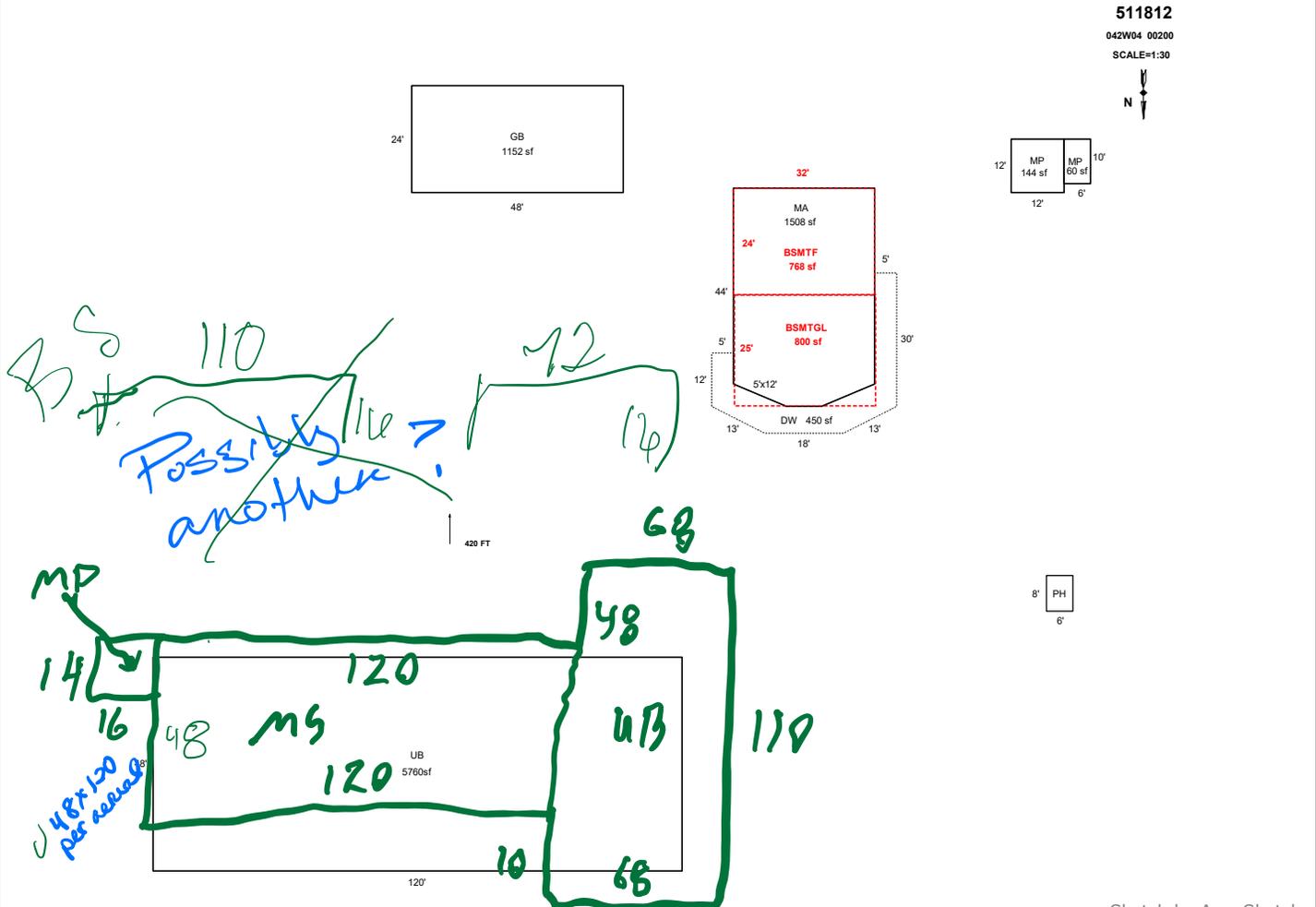
Net LIVABLE cnt 1 (rounded) 2,276

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511812 Parcel No.: 042W04 00200
 Property Address: 6200 Champoeg Rd NE
 City: St Paul County: State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	48.0	
	MP	1.0	60.0	32.0	
	GB	1.0	1152.0	144.0	1356.0
GBA6	UB	1.0	5760.0	336.0	5760.0
GLA0	BSMTF	1.0	768.0	112.0	768.0
GLA1	MA	1.0	1508.0	154.0	1508.0
GAR	BSMTGL	1.0	800.0	114.0	800.0
P/P	DW	1.0	450.0	162.8	450.0

COMMENT TABLE 1

Apex by RW 06/16/08
 UPDATED BY SH 9-4-08
 EDITED BY NRC 05/11/09
 UPDATED BY JRONDEMA 6/2/17 **25-00004**
 UPDATED BY WWILLIAMS 9/30/25 **23-006160 AGEX**

COMMENT TABLE 2

C5 1/13/25

COMMENT TABLE 3

Tags L3

Net LIVABLE	cnt	1	(rounded)	2,276
Net BUILDING	cnt	4	(rounded)	7,116





