



Coos County Land Use Permit

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: AW-22-030

Date Received: 6/22/22 Receipt #: 235401 Received by: J. Rolfe

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Madeleine Vander Heyden and David Whan (deceased)

Mailing address: 54275 Bear Creek Road, Bandon, OR 97411

Phone: 541-404-2200

Email: vanderheyden.madeleine@gmail.com

| | | | | | |
|-----------|--------|----------|------------|---------------|-----------|
| Township: | Range: | Section: | ¼ Section: | 1/16 Section: | Tax lots: |
| 28S | 14W | 35 | 0 | 0 | 1202 |
| Select | Select | Select | Select | Select | |

Tax Account Number(s): 5403-1033302

Zone: Select Zone Exclusive Farm Use (EFU)

Tax Account Number(s) _____

Please Select

B. Applicant(s) Madeleine Vander Heyden

Mailing address: 54275 Bear Creek Road, Bandon, OR 97411

Phone: 541-404-2200

C. Consultant or Agent: N/A

Mailing Address _____

Phone #: _____

Email: _____

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Coos Forest Protective Association

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

MADELEINE VANDER HEYDEN Digitally signed by MADELEINE VANDER HEYDEN
Date: 2022.06.21 12:54:54 -0700

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 54275 Bear Creek Road, Bandon, OR

Type of Access: County Road

Name of Access: Bear Creek

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway

Parking

Access

Bonded

Date:

Receipt #

File Number: DR-21-

N/A

ADDRESS APPLICATION INFORMATION

FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

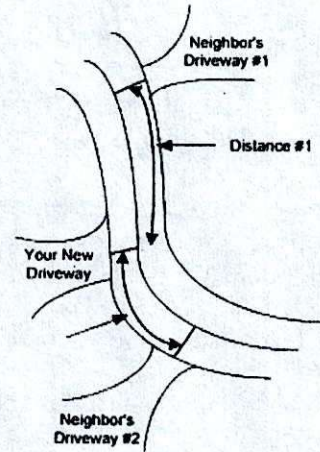
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

N/A

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Select

Sewage Disposal Type: Select

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

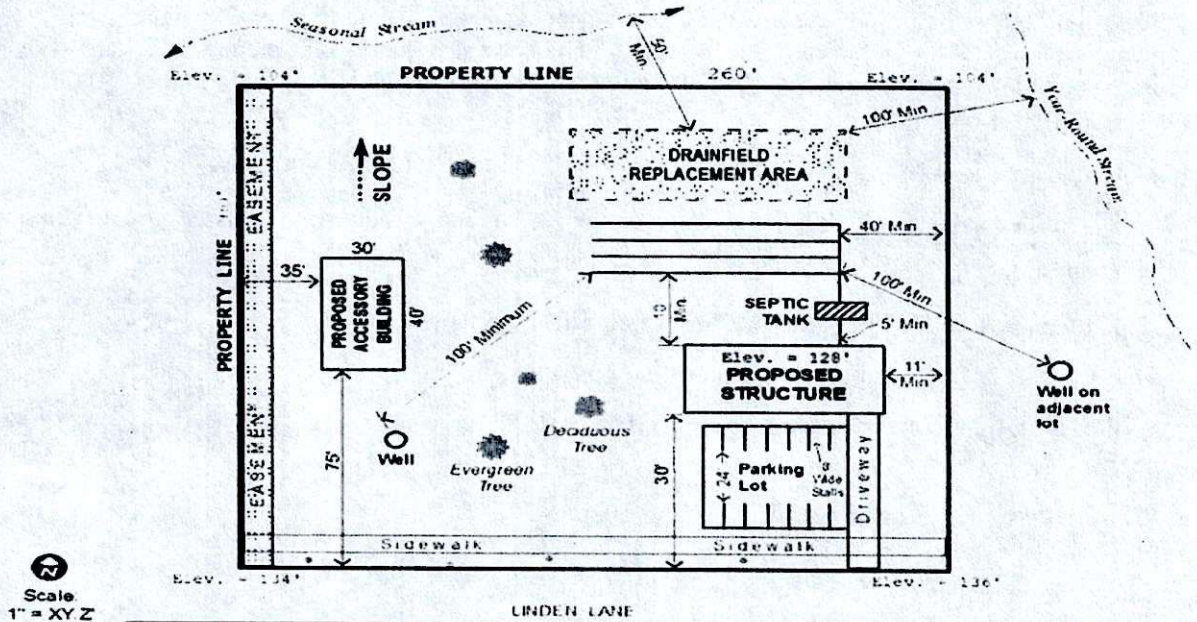
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



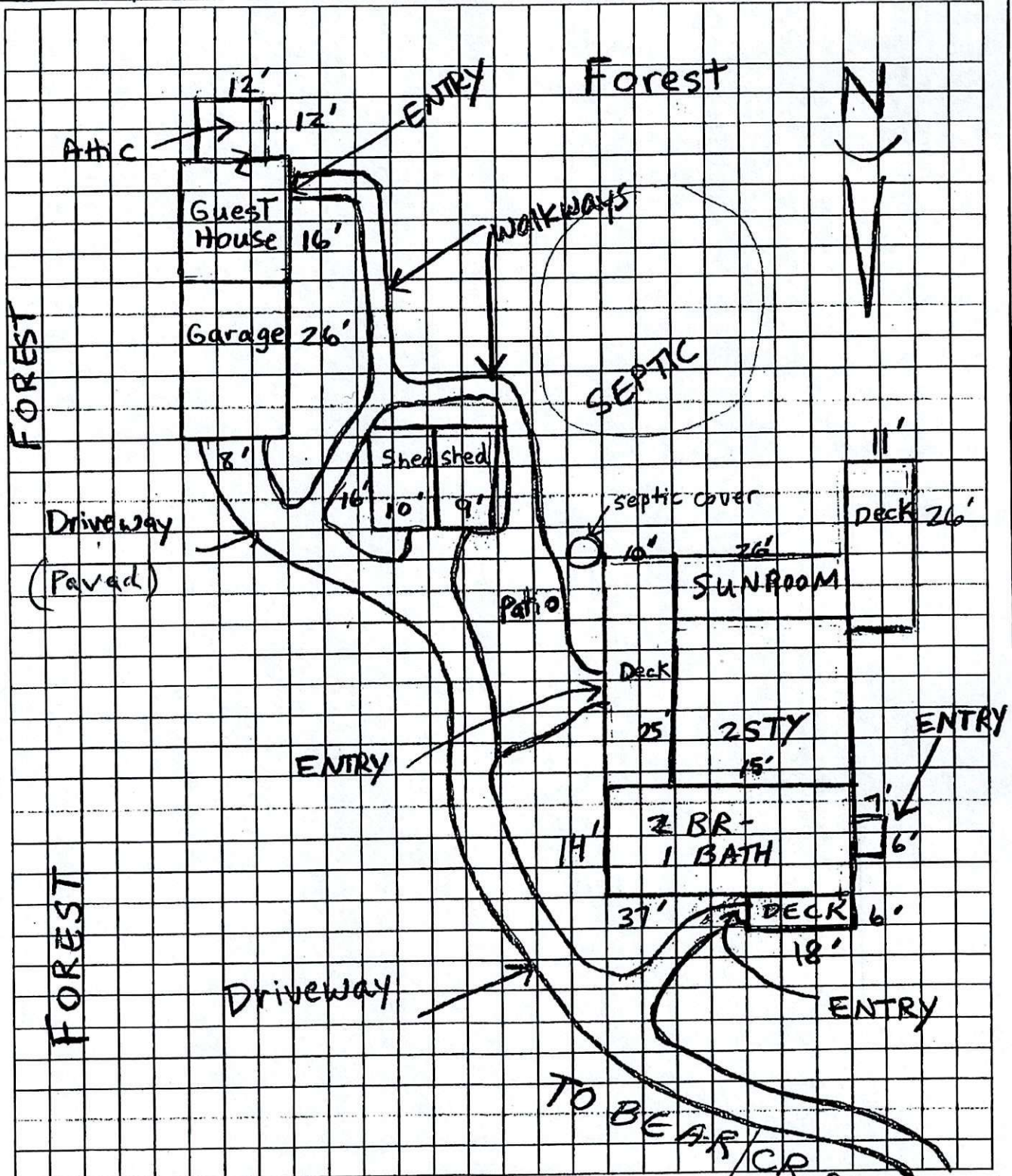
ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

Madeleine Vander Heyden

T 28S R 14W S 35 TL 1202 54275 Bear Creek Rd, Barton, OR



Utilities are underground.

Coos County Land Use Application - Page 7 Driveway unpaved

The above structures are located within a forested matrix. Bear Creek County Road provides access to the driveway.

Request for Nonconforming Use Permit for Guesthouse

Please accept my land use permit application for a nonconforming use permit for the guesthouse on my property at 54275 Bear Creek Road in Bandon, OR.

It is my belief that the guesthouse was legally sited at the time of construction in 1980. I have provided attachments from the Coos County Assessor's Office that document the existence of a second dwelling (708 square feet), with a kitchen, built in 1980, at the same time as the main dwelling. Ordinance language from 1980 state that the minimum lot size of 20 acres was required; this requirement was met at the time as the property was not deeded off of tax lot 1200 until 1981. In 1980, permitted uses, Section 3.310 in an IAG-20 Zone, included dwellings and other buildings customarily provided in conjunction with farm use.

The following are my responses to the CCZLDO for article 5.6, Nonconforming Uses.

Section 5.6.100 Nonconforming Uses: As mentioned above, the guesthouse was lawfully sited at the time of construction in 1980. No change in use or improvements are proposed that will adversely impact the neighborhood.

Section 5.6.110 Interruption or Abandonment of Nonconforming Uses: The non-conforming use (the guesthouse) was not subject to interruption or abandonment.

Section 5.6.120 Alterations, Repairs, or Verification: The guesthouse's existing structure has been maintained by me to remain in good repair but remains essentially unchanged from its original configuration.

Section 5.6.125 Criteria for Decision: Supporting evidence is attached to this application, including County Assessor's records that show the nonconforming use was lawful at the time the zoning ordinance went into effect. I have owned the property at 54275 Bear Creek since July of 2009 and can verify the existence of the guesthouse from the time of purchase until the date of this application.



After recording return to:
David Whan and Madeleine Vander
Heyden
92722 Hyland Lane
Coos Bay, OR 97420

Until a change is requested all tax statements
shall be sent to the following address:
David Whan and Madeleine Vander
Heyden
92722 Hyland Lane
Coos Bay, OR 97420

File No.: 7132-1431517 (VRR)
Date: July 21, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY WARRANTY DEED

Doris R. Sparks, Trustee of The Sparks Trust dated March 14, 1992, Grantor, conveys and warrants to **David Whan and Madeleine Vander Heyden as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Coos, State of Oregon, described as follows:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON. SAVE AND EXCEPT ANY PORTION LYING WITHIN THE LIMITS OF PUBLIC ROAD RIGHTS OF WAY.

Subject to:

1. Taxes for the fiscal year 2009-2010 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$322,500.00**. (Here comply with requirements of ORS 93.030)

Guesthouse

Situs 54275 BEAR CRK RD BANDON OR 97411

| Bldg | Code Area | Year Built | Eff Year | Comp % | % Good | LCM | Value | RMV | Taxable RMV | MAV | Exception | AV | Sqft |
|------|-----------|------------|----------|--------|--------|-----|---------|---------|-------------|--------|-----------|--------|------|
| 2 | 5403 | 1980 | 1980 | 100 | 71 | 225 | Entered | 100,460 | 100,460 | 58,770 | 0 | 58,770 | 708 |

Rooms: 1 - BD, 1 - FB, 1 - LR, 1 - KT

Floor Segments

| Description | Yr Blt | Eff Yr | % Good | Class | Comp % | OR % | Sqft | RCN |
|------------------------------|--------|--------|--------|-------|--------|------|------|--------|
| First Floor | 1980 | 1980 | 71 | 3 | 100 | | 468 | 91,415 |
| Attic - Finished | 1980 | 1980 | 71 | 3 | 100 | | 240 | 32,463 |
| Garage - Attached - Finished | 1980 | 1980 | 71 | 2 | 100 | | 468 | 31,975 |

Improvement Inventory

| F | Description | Qty/Size | RMV | F | Description | Qty/Size | RMV |
|-----|---------------------------------|----------|-------|-----|----------------------------------|----------|-------|
| | 1001 Fndtn - Conc Block | 1 | 0 | | 5001 Partitions - Drywall | 1 | 0 |
| Gar | 1001 Fndtn - Conc Block | 1 | 0 | Gar | 5108 CGS - ATTIC (STORAGE) | 468 | 3,813 |
| | 2202 Ext Dbl - Vertical Wood | 1 | 0 | | 6003 IntComp - Avg Built-Ins | 1 | 0 |
| Gar | 2202 Ext Dbl - Vertical Wood | 1 | 0 | | 8001 Plumb'g - Full Bath | 1 | 1,997 |
| | 3111 Roof - Gable - Baked Enam | 468 | 1,646 | | 8011 Plumb'g - Kitchen Sink | 1 | 639 |
| Gar | 3111 Roof - Gable - Baked Enam | 468 | 1,646 | | 8012 Plumb'g - Water Heater | 1 | 559 |
| | 4006 Floor - 1st Fir - Concrete | 1 | 0 | | 9009 Heat'g - Woodstove in Class | 1 | 4,154 |
| Gar | 4008 Floor - Concrete | 1 | 0 | | | | |

Totals

| Description | RMV |
|------------------|------------------|
| First Floor | \$64,904 |
| Attic | \$23,048 |
| Garage | \$28,161 |
| Inventory | \$8,995 |
| Accessories | \$0 |
| Trend | 100.00 % |
| Total RMV | \$100,460 |

Size Breakdown

| | |
|----------|-----|
| Finished | 708 |
| Garage | 468 |

Comments SFD, garage

Mainhouse

Situs 54275 BEAR CRK RD BANDON OR 97411

| Bldg | Code Area | Year Built | Eff Year | Comp % | % Good | LCM | Value | RMV | Taxable RMV | MAV | Exception | AV | Sqft |
|------|-----------|------------|----------|--------|--------|-----|---------|---------|-------------|---------|-----------|---------|-------|
| 1 | 5403 | 1980 | 1980 | 100 | 71 | 210 | Entered | 365,750 | 365,750 | 213,960 | 0 | 213,960 | 3,489 |

Rooms: 3 - BD, 2 - FB, 1 - LR, 3 - OTH, 1 - KT

Floor Segments

| Description | Yr Blt | Eff Yr | % Good | Class | Comp % | OR % | Sqft | RCN |
|---------------------|--------|--------|--------|-------|--------|------|-------|---------|
| First Floor | 1980 | 1980 | 71 | 4 | 100 | | 1,168 | 187,874 |
| Second Floor | 1980 | 1980 | 71 | 4 | 100 | | 893 | 102,335 |
| Basement - Finished | 1980 | 1980 | 71 | 4 | 100 | | 1,428 | 115,366 |

Improvement Inventory

| F | Description | Qty/Size | RMV | F | Description | Qty/Size | RMV |
|---|-------------------------------------|----------|-------|---|----------------------------------|----------|-------|
| | 1001 Fndtn - Conc/Block | 1 | 0 | | 6007 IntComp - Ctop Plastic/Lam | 1 | 0 |
| | 2202 Ext Dbl - Vertical Wood | 1 | 0 | | 8001 Plumb'g - Full Bath | 1 | 2,386 |
| | 2202 Ext Dbl - Vertical Wood | 1 | 0 | | 8001 Plumb'g - Full Bath | 1 | 2,386 |
| | 3111 Roof - Gable - Baked Enam | 1,168 | 3,657 | | 8011 Plumb'g - Kitchen Sink | 1 | 671 |
| | 4001 Floor - 1st Flr - Carpet/Vinyl | 1 | 0 | | 8012 Plumb'g - Water Heater | 1 | 596 |
| | 5001 Partitions - Drywall | 1 | 0 | | 9001 Heat'g -EBB/Wall/Ceil | 1,168 | 3,657 |
| | 5001 Partitions - Drywall | 1 | 0 | | 9009 Heat'g - Woodstove in Class | 1 | 3,877 |
| | 6003 IntComp - Avg Built-Ins | 1 | 0 | | 9009 Heat'g - Woodstove in Class | 1 | 3,877 |

Accessories

| Description | Eff Yr | Size | Qty | RMV |
|-----------------------------------|--------|------|-----|-------|
| 0102 Deck - Treated or Cedar | 1980 | 636 | | 5,214 |
| 0104 DECK - RAILING - PLAIN | 1980 | 93 | | 897 |
| 0601 Outbldg - Grdn Shed -Convntl | 1980 | 160 | | 1,931 |

Totals

| Description | RMV |
|------------------|------------------|
| First Floor | \$133,390 |
| Second Floor | \$72,657 |
| Basement | \$81,909 |
| Inventory | \$21,107 |
| Accessories | \$8,042 |
| Trend | 100.00 % |
| Total RMV | \$365,750 |

Size Breakdown

| | |
|----------|-------|
| Finished | 3,489 |
|----------|-------|

Comments SFD

WAINWALK

COOS COUNTY RESIDENTIAL CAAP CARD

OWNER NAME Wson, Jan H. Etal ^{Card 1 of 2} SITUS Rt 2 Box 499 (Rogue Creek) Appraiser ADH

MAP NO. 28-14-35 TL 1202 ACCOUNT NO. 10333.92 DATE INSP. 4/19/94 INSPECTED 0

BASE APPR. YR. 1996 FACTOR BOOK 1993 YR. BLT. 1980 REMODL YR. _____ EFF. AGE _____ CONDITION G

SQ. FT CLASS LIV BED BATH KIT DIN UTIL OTH FRP

1ST FL. 1168 4 1 2 1 1 _____ 1

2ND FL. 893 4 1 1 _____ _____ _____

ATTIC _____ _____ _____ _____ _____ _____ 4-18-03 OS

BASEMENT 1428 4 _____ _____ _____ _____ _____ _____ 2

FOUNDATION 10 Conc/Blk 02 Frame 02 Pier/Piling 03 Other 99

EXT. DBL 22 Vert T-111 01 Vert Wd 02 Bev Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07

SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Asb Shk 12 Conc Blk 13 Brick 14

Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 31 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clerestly 38 Other 39

Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Med Shk 05 Hvy Shk 06 Roll 07

Fbrgl 08 Bltup 09 Conc Tile 10 Al/Steel V Crimp bkd enam 11 Shk Panl 12 Other 99

Skylight 2' 13 Skyliight 3' 14 Skyliight 4' 15

1ST FLOOR 40 Carpet/Vinyl 01 Hrdwd 02 Fir 03 Lino/Vinyl 04 Ply 05 Conc 06 Ceramic Tile 07 Other 99

PARTITIONS 50 Dwall 01 Plae 02 Comp 03 Cl/Papr 04 T&G 05 Ply 06 Panl 07 NatWd 08 FirTrim 09 HrdTrim 10 Oth 99

Built-ins: Min 01 Fair 02 Ave 03 Good 04 Custom 05

INTERIOR 60 Counter tops: Lino 06 Plastic 07 Ceramic Tile 08

COMPONENTS Appliances: Basic Set 09 Single Oven 10 Dbl Oven 11 Drop-In Range 12 Cook-top 13 Jennaire 14

Dlx Range 15 Bl Micro 16 Garbage Comp 17 DW 18 Wet Bar 19 GDisp 20 Other 99

SPECIALTY 70 Security system 01 Intercom 02 Central Vac 03 Other 99

PLUMBING 80 2 Full Bath 01 1/2 Bath 02 Tub/shwr 03 Lav 04 Shwr 05 Toilet 06

Garden Tub 07 Jet Tub 08 Bidet 09 Shwrdoor 10 Rit Sink 11 Wtr Htr 12

Aux Wtr Htr 13 Bar Sink 14 Laundry Tub 15 Laundry Hookup 16 Hot Tub 17 Sauna 18 Other 99

HEATING 90 Ebb/wall/ceil 01 Fa wall gas 02 Fa 03 Fa heat/cool 04 Heat pump 05 Hot water bb 06

Hot water rad 07 Wood stove lc 08 Wood stove cl 09 Pellet stove 10 Gas stove cl 11

Oil stove 12 Super good cents 13 Total Area heated 2060 Other 99

FIREPLACE 91 Dir vent gas 01 Prefab Mtl 02 Mason Sgl 03 Mason See-thru 04 Mason backed 05 Mason stacked 06

Raised hearth 07 lsty brick 08 2sty brick 09 Insert 10 Other 99

BASEMENT 11 Fin (/) 1428 LC fin (/) Unfin (/)

Wall fin _____ Ceiling fin _____ Floor fin _____ Heat _____ Bath _____

Garage 01 Basement apt. 02 Dirt floor 03 Other 99

ATTIC 92 Fin (/) 893 LC fin (/) Unfin (/)

UPPER STY Wall fin _____ Ceiling fin _____ Floor fin _____ Heat _____ Bath _____

3'Dorm 16 4'Dorm 17 6'Dorm 18 12'Dorm 19 16'Dorm 20 Dorm w/(/) 21 Other 99

SPECIAL 93 Cov porch 01 Open porch no roof 02 Enc porch 03 Sun porch pre fab 04 Sun porch stick 05

Not in class porch 06 Wd rail plain 07 Wd rail ornam 08 Mtl plain 09 Mtl ornam 10 Oth 99

Size: _____ x _____ Type: _____

RATING PHYSICAL P F (A) G FUNCTIONAL P F (A) G APPEARANCE P F (A) G

REMARKS: 4/94 \$27,500 paid cash. Talked to owner in driveway. They were leaving. only problem with home was wind blew a little water into sun porch during storm

GARAGE (G) YR AT DT BSHT FIN LCF UFIN Class _____ X _____, _____ X _____, _____ X _____
 CPORT (C) YR AT DT BSHT FIN LCF UFIN Class _____ X _____, _____ X _____, _____ X _____
 SHOP (S) YR Class _____ X _____, _____ X _____, _____ X _____

FOUNDATION 10 Conc blk 01 Frame 02 Pier/Piling 03 Other 99

EXT. OBL 22 Vert T-111 01 Vert Wd 02 Bev Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07
 SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Asb Shk 12 Conc Blk 13 Brick 14
 Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 31 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clsty 38 Other 39
 Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Med Shk 05 Hvy Shk 06 Roll 07
 Fbrgl 08 Bltup 09 Conc Tile 10 Al/Steel V Crimp bkd enan 11 Shk Panl 12 Other 99
 Skylight 2' 13 Skylight 3' 14 Skylight 4' 15

FLOOR 40 Concrete 01 Wood 02 Gravel 03 Dirt 04 Asphalt 05 Misc. 06 Other 99

ACCESSORY 50 Wd OHD 01 Metal OHD 02 Fbrgl OHD 03 Slider 04 Auto Opener 05 No Door 06 Tool Stor 07
 Attic 08 Wd Stove 09 110 Elec 10 220 Elec. 11 Other 99

DECKS 01 Untrtd Fir 01 ^{(10x35 11x28) = 636 ft.} Trtd or Cedar 02 ^{93 LF} Redwd 03 Rail Plain 04 Rail Ornate 05 8'stairs 06
 3'stairs 07 Benches 08 Misc 99 Deck [/] Lin ft Rail Lin ft Bench
 SIZE: _____ X _____ X _____ X _____

PATIOS 02 Conc 01 Conc Ag 02 Brk/Stn w/grt 03 Brk/Stn w/sd 04 BBQ 05 BBQ av 06 BBQ elab 07 Other 99
 Total Square Feet

ROOF COVER 03 Alum 01 Fbrgl 02 Htl Awl w/frame 03 Roof ext 04 Other 99 Tot [/]

SPAS/SAUNA 04 7x6x2.5 Spa 01 7x7x3 Spa 02 8x8x3 Spa 03 4x5 Hot Tub 04 4x6 Hot Tub 05
 Sauna 3x5 06 4x6 Sauna 07 6x6 Sauna 08 6x8 Sauna 09

PAVING 05 Conc Drive 01 Conc Drive Exp Ag 02 Conc Drive Epoxied Gravel 03 Asphalt drive 04
 Drive [/] Sports Court [/] Lin ft other
 Curb 05 Curb & Gutter 06 Walks 07 Walks (Extra) 08 Sports Carpet 09 Other 99

OUTBLDGS 06 Shed Conv 01 Shed Prefab 02 LT 03 Pmpse 04 Gazebo 05 Greenhse conv 06 Greenhse Hfg 07 ^{Bath House} OTH 99
 SIZE: _____ X _____ X _____ <sup>10x16x160x22
 X 1 Bath room</sup>

POOL 07 In-grnd 01 Abv grnd 02 Wading 03 Slide 04 Diving Bd 05 Pump w/filter 06 Heater elec 07
 Heater gas 08 Motorized Pool Cover 09 Deck-conc on grade 10 Other 99

SPRINKLER 08 In ground automatic 01 In ground manual 02 Other 99

FENCING 09 Wood () height _____ Chain link (3.5') 10 (5') 11 Conc blk () x _____ Other 99

LIGHTING 10 Wall single 01 Wall dbl 02 Pole Mercury 03 Coach 7'plain 04 Coach 7'elab 05 Elec. eye 06

COMMENTS: _____

Guesthouse

COOS COUNTY RESIDENTIAL CAAP CARD

Card 2 of 2

OWNER NAME O/Son, Tom H. Etal SITUS RT 2 Box 699 (Bear Creek) Appraiser ADH

MAP NO. 28-14-35 TL 1202 ACCOUNT NO. 10333.92 DATE INSP. 11/19/96 INSPECTED 0

BASE APPR. YR. 1996 FACTOR BOOK 1993 YR. BLT. 1980 REMODL YR. EFF. AGE CONDITION A

SQ. FT CLASS LIV BED BATH KIT DIN UTIL OTH FRP

1ST FL. 468 3 1 1 1

2ND FL.

ATTIC 240 3 1 4-18-03 D.S.

BASEMENT

FOUNDATION 10 Conc/Blk 01 Frame 02 Pier/Piling 03 Other 99

EXT. DBL 22 Vert T-111 01 Vart Wd 02 Bev Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07 SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Aeb Shk 12 Conc. Blk 13 Brick 14 Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 31 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clerestry 38 Other 39

Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Med Shk 05 Hvy Shk 06 Roll 07 Fbrgl 08 Bltup 09 Conc Tile 10 Al/Steel V Crimp bkd enam 11 Shk Panl 12 Other 99 Skylight 2' 13 Skylight 3' 14 Skylight 4' 15

1ST FLOOR 40 Carpet/Vinyl 01 Hrdwd 02 Fir 03 Lino/Vinyl 04 Ply 05 Conc 06 Ceramic Tile 07 Other 99

PARTITIONS 50 Dwall 01 Plas 02 Comp 03 Cl/Papr 04 T&G 05 Ply 06 Panl 07 NatWd 08 FirTrim 09 HrdTrim 10 Oth 99

Built-ins: Min 01 Fair 02 Ave 03 Good 04 Custom 05 INTERIOR 60 Counter tops: Lino 06 Plastic 07 Ceramic Tile 08 Appliances: Basic Set 09 Single Oven 10 Dbl Oven 11 Drop-In Range 12 Cook-top 13 Jennaire 14 Dlx Range 15 Bl Micro 16 Garbage Comp 17 DW 18 Wet Bar 19 GDisp 20 Other 99

SPECIALTY 70 Security system 01 Intercom 02 Central Vac 03 Other 99

PLUMBING 80 Full Bath 01 1/2 Bath 02 Tub/shwr 03 Lav 04 Shwr 05 Toilet 06 Garden Tub 07 Jet Tub 08 Bidet 09 Shwrdoor 10 Kit Sink 11 Wtr Htr 12 Aux Wtr Htr 13 Bar Sink 14 Laundry Tub 15 Laundry Hookup 16 Hot Tub 17 Sauna 18 Other 99

HEATING 90 Ebb/wall/ceil 01 Fa wall gas 02 Fa 03 Fa heat/cool 04 Heat pump 05 Hot water bb 06 Hot water rad 07 Wood stove lc 08 Wood stove cl 09 Pellet stove 10 Gas stove cl 11 Oil stove 12 Super good cents 13 Total Area heated Other 99

FIREPLACE 91 Dir vent gas 01 Prefab Mtl 02 Mason Sgl 03 Mason See-thru 04 Mason backed 05 Mason stacked 06 Raised hearth 07 1sty brick 08 2sty brick 09 Insert 10 Other 99

BASEMENT 11 Fin [/] LC fin [/] Unfin [/] Wall fin Ceiling fin Floor fin Heat Bath Garage 01 Basement apt. 02 Dirt floor 03 Other 99

ATTIC 92 Fin [/] 240 LC fin [/] Unfin [/] Wall fin Ceiling fin Floor fin Heat Bath 3'Dorm 16 4'Dorm 17 6'Dorm 18 12'Dorm 19 16'Dorm 20 Dorm w/[/] 21 Other 99

SPECIAL 93 Cov porch 01 Open porch no roof 02 Enc porch 03 Sun porch pre fab 04 Sun porch stick 05 Hot in class porch 06 Wd rail plain 07 Wd rail ornam 08 Mtl plain 09 Mtl ornam 10 Oth 99 Size: x x Type:

RATING PHYSICAL P F (A) G FUNCTIONAL P F (A) G APPEARANCE P F (A) G

REMARKS:

GARAGE (G) YR AP DT BSMT FIN LCF UFIN Class 2 18 X 26 = 468 sq ft X _____, _____ X _____

CPORT (C) YR AT DT BSMT FIN LCF UFIN Class _____ X _____, _____ X _____, _____ X _____

SHOP (S) YR _____ Class _____ X _____, _____ X _____, _____ X _____

FOUNDATION 10 Conc blk 01 Frame 02 Pler/Piling 03 Other 99

EXT. DBL 22 Vert T-111 01 Vert Wd 02 Bev Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07
 SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Asb Shk 12 Conc Blk 13 Brick 14
 Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 31 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clsty 38 Other 39
 Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Med Shk 05 Hvy Shk 06 Roll 07
 Fbrgl 08 Bitup 09 Conc Tile 10 Al/Steel V Crimp bkd enam 11 Shk Panl 12 Other 99
 Skylight 2' 13 Skylight 3' 14 Skylight 4' 15

FLOOR 40 Concrete 01 Wood 02 Gravel 03 Dirt 04 Asphalt 05 Misc. 06 Other 99

ACCESSORY 50 Wd OHD 01 Metal OHD 02 Fbrgl OHD 03 Slider 04 Auto Opener 05 No Door 06 Tool Stor 07
350 sq ft AEEIC 08 Wd Stove 09 110 Elec 10 220 Elec. 11 Other 99

DECKS 01 Untrtd Fir 01 Trtd or Cedar 02 Redwd 03 Rail Plain 04 Rail Ornate 05 8'stairs 06
 3'stairs 07 Benches 08 Misc 99 Deck [/] Lin ft Rail Lin ft Bench
 SIZE: _____ X _____ X _____ X _____

PATIOS 02 Conc 01 Conc Ag 02 Brk/Stn w/grt 03 Brk/Stn w/sd 04 BBQ 05 BBQ av 06 BBQ elab 07 Other 99
 Total Square Feet _____

ROOF COVER 03 Alum 01 Fbrgl 02 Mtl Awning w/frame 03 Roof ext 04 Other 99 Tot [/]

SPAS/SAUNA 04 7x6x2.5 Spa 01 7x7x3 Spa 02 8x8x3 Spa 03 4x5 Hot Tub 04 4x6 Hot Tub 05
 Sauna 3x5 06 4x6 Sauna 07 6x6 Sauna 08 6x8 Sauna 09

PAVING 05 Conc Drive 01 Conc Drive Exp Ag 02 Conc Drive Epoxied Gravel 03 Asphalt drive 04
 Drive [/] Sports Court [/] Lin ft other
 Curb 05 Curb & Gutter 06 Walks 07 Walks (Extra) 08 Sports Carpet 09 Other 99

OUTBLDGS 06 Shed Conv 01 Shed Prefab 02 LT 03 Pmpase 04 Gazebo 05 Greenhse conv 06 Greenhse Mfg 07 Oth 99
 SIZE: _____ X _____ X _____ X _____

POOL 07 In-grnd 01 Abv grnd 02 Wading 03 Slide 04 Diving Bd 05 Pump w/filter 06 Heater elec 07
 Heater gas 08 Motorized Pool Cover 09 Deck-conc on grade 10 Other 99

SPRINKLER 08 In ground automatic 01 In ground manual 02 Other 99

FENCING 09 Wood () height _____ Chain link (3.5') 10 (5') 11 Conc blk () x _____ Other 99

LIGHTING 10 Wall single 01 Wall dbl 02 Pole Mercury 03 Coach 7'plain 04 Coach 7'elab 05 Elec. eye 06

COMMENTS: _____

