



☒ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):
Parcel # (s):
County:
FSID #:
CSID #:
UST #:

704378
See List in Narrative
Pierce
36429
15535
Click to enter text.

SITE INFORMATION

Site Name (Name over door): Papé Group	Site Address (including City, State, and Zip): 7109, 7111, 7223, 7305, 7501, 7511, 7519, 7601, and XXX, 48th St. E, Fife, 98371	Phone Click to enter text. Email Click to enter text.
Site Contact, Title, Business: Randall J. Boeses, BB&A Environmental	Site Contact Address (including City, State, and Zip): 25195 SW Parkway Ave, Suite 207, Wilsonville, OR 97070	Phone 503-570-9484 Email
Site Owner, Title Business: Doug Pennington, Papé Properties Inc.	Site Owner Address (including City, State, and Zip): 355 Goodpasture Island Rd Eugene, OR 97401	Phone Click to enter text. Email Click to enter text.
Site Owner Contact, Title, Business: Doug Pennington, Environmental Manager, Papé Group	Site Owner Contact Address (Including City, State, and Zip): The Papé Group, Inc. PO Box 407, Eugene OR 97440	Phone 541-214-8868 Email dpennington@pape.com
Previous Site Owner(s): Multiple	Additional Info (for any Site Information Item): This is multiple adjacent parcels along the north side of 48th Street	
Alternate Site Name(s): Click to enter text.		

Latitude (Decimal Degrees):	47.21409
Longitude (Decimal Degrees):	-122.33162

☐ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time: Click to enter text.	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples Collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: Click to enter text.) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Dieldrin in soil and groundwater.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Laboratory confirmed exceedance of dieldrin in soil with undefined other pesticides across entire Site.

Investigator: Aaren Fiedler	Date Submitted: 6/23/2021
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OBSERVATIONS ☐ Please check this box if you included information on the Supplemental Page at end of report.

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc):

Site owners are attempting to make a claim of exemption from reporting under WAC 173-340-300(3)(a). Although that exemption may be true, because the final paragraph of 300(3) states that "an exemption from the notification requirements in this section does not imply a release from liability under this chapter."

I'm not certain that they are exempt from listing and cleanup if a report of release has been made.

Location Lat/Lon given above are centrally located across the associated parcels.

List of Parcels and what is present on them:

0420173047 – House, detached garage.

0420173048 – House, detached garage, and an above ground storage tank (AST).

0420173008 – Abandoned mobile home surrounded by invasive blackberries.

0420173024 – House, detached garage, heating oil underground storage tank (UST) and heating oil AST.

0420173025 – Agricultural fields.

0420173018 – Agricultural fields.

0420173039 – Agricultural fields and four greenhouses that continue on to adjacent parcel (3037).

0420173040 – House.

0420173037 – Shop, garage, nine greenhouse (4 of which continue on the adjacent parcel (3039)) two USTs, and 2 pumps associated with USTs.

0420173038 – House.

0420173029 – Empty.

0420173031 – Empty.

Parcels are referenced below using the last four digits of the parcel number.

All pesticide samples were composite samples.

The samples showed that pesticides were present across all sampled parcels, 3047, 3048, 3008, 3024, 3025, 3018, 3039, and 3037. Parcels 3029 and 3031 were not sampled. Although exceedances of a cleanup standard were only seen on four of the parcels (3047, 3048, 3008, and 3024). Due to the nature of composite samples, the extent of contamination across the Site could not be determined and may be biased low. Analytical results can be presented in BB&A's Table 3 (Attached). Composite sample locations and units are shown in BB&A's Figure 6. Dieldrin exceedance concentrations are 0.0927 mg/kg for parcels 3047 and 3048 (Sample AG Comp1) and 0.115 mg/kg for parcels 3008 and 3024 (Sample AG Comp3). The Method

B cancer cleanup screening level for dieldrin is 0.0625 mg/kg. Samples AG Comp1 through AG Comp6 are composed surface soil samples collected from outdoor areas (fields). Samples GH Comp1 through GH Comp9 are surface soil samples collected from the floors of the Greenhouses located on parcels 3037 and 3039.

Because this is a pesticide Site, it will likely be using Method B cleanup screening levels to evaluate cleanup. So it should be noted that all arsenic results presented in Table 3 exceed the Method B cancer cleanup screening level of 0.67 mg/kg even though they don't exceed the Method A value (20 mg/kg) being compared in the Table. All parcels are within the <20 mg/kg Tacoma Smelter Plume area.

Other metals should also be evaluated due to possible fertilizer usage.

Non-Halogenated Pesticides should also be evaluated.

Documents reviewed:

Papé Group (Doug Pennington), 7109 & 7111 48th Street East, Fife, WA – Environmental Release Reporting – WAC 173-340-300(2), letter, addressed to Southwest Regional Office (State of Washington, Department of Ecology), undated, sent via email March 9, 2021.

BB&A Environmental, Phase 1 and Focused Phase II Environmental Site Assessments, February 19, 2021.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds	Select	Select	Select		Select	Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents	Select	Select	Select	Select	Select	Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	Select	Select	Select	Select	Select	Hydrocarbons composed of two or more benzene rings.
	Tributyltin	Select	Select	Select		Select	The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether	Select	Select	Select	Select	Select	MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene	Select	Select	Select	Select	Select	Benzene
	Other Non-Halogenated Organics	Select	Select	Select	Select	Select	TEX
	Petroleum Diesel	Select	Select	Select		Select	Petroleum Diesel
	Petroleum Gasoline	Select	Select	Select	Select	Select	Petroleum Gasoline
	Petroleum Other	Select	Select	Select		Select	Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE	Select	Select	Select	Select	Select	Polybrominated di-phenyl ether
	Other Halogenated Organics	Select	Select	Select	Select	Select	Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	Select	Select	Select	Select	Select	PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	Select	Select	Select	Select	Select	Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)	Select	Select	Select	Select	Select	A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals – Other	S	S	Select		Select	Cr, Se, Ag, Ba, Cd
	Lead	Select	Select	Select		Select	Lead
	Mercury	Select	Select	Select	Select	Select	Mercury
	Arsenic	C	S	Select		Select	Arsenic
Pesticides	Non-halogenated pesticides	S	S	Select	Select	Select	Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	C	S	Select	Select	Select	Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes	Select	Select	Select	Select	Select	Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic	Select	Select	Select		Select	Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic	Select	Select	Select	Select	Select	Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos	Select	Select	Select	Select	Select	All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances	Select	Select	Select		Select	Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures	Select	Select	Select		Select	Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures	Select	Select	Select		Select	For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance	Select	Select	Select	Select	Select	Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes	Select	Select	Select	Select	Select	Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes	Select	Select	Select	Select	Select	Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example—complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known ☐ Site Discovery (received a report) Date (Date Report Received)
☒ ERTS Complaint
☐ Other (please explain): [Click to enter text.](#)

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If No, please explain why: [Click to enter text.](#)

NAICS Code (if known): [Click to enter text.](#)
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
[Click to enter text.](#)

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Unites needed, please explain why: [Click to enter text.](#)

Cleanup Process Type (for the Unit): ☒ No Process ☐ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

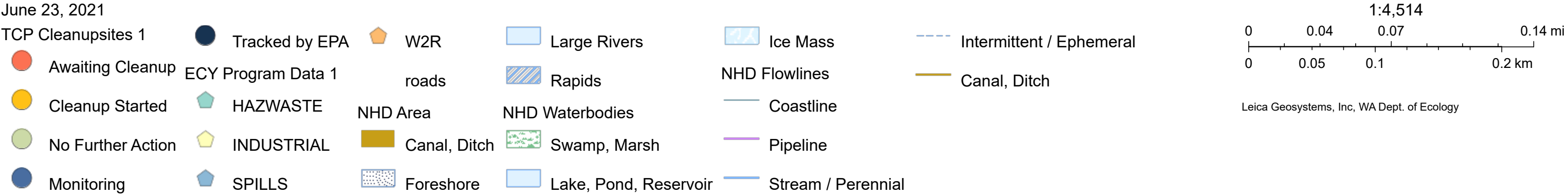
Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring **Model Remedy Used?** ☐
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a**
☐ No Further Action Required **transformer spill?** ☐

Site Manager (Default [Southwest](#)) [Southwest](#)

Specific confirmed contaminants include: Facility/Site ID No. (if known):
[arsenic, dieldrin](#) in Soil [Click to enter text.](#)
Cleanup Site ID No. (if known):
[Click to enter text.](#) in Groundwater [Click to enter text.](#)
[Click to enter text.](#) in Other (specify matrix: [Choose an item.](#)

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

Ecology Figure 1: Site location with Parcels



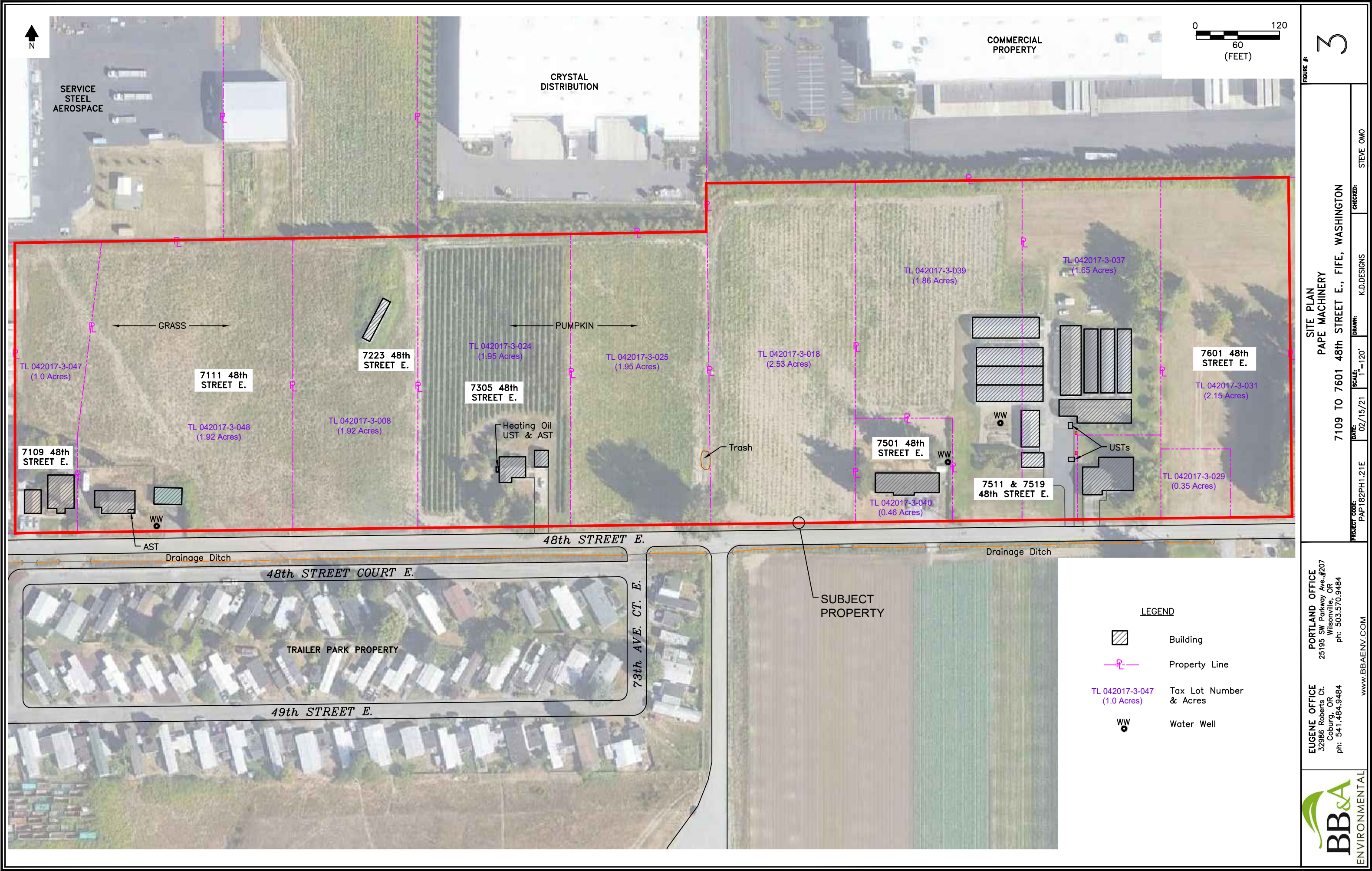


FIGURE #

3

SITE PLAN

PAPE MACHINERY

7109 TO 7601 48th STREET E., FIFE, WASHINGTON

PROJECT CODE

PAP182PH1.21E

DATE

02/15/21

SCALE

1"=120'

DRAWN

K.D.DESIGNS

CHECKED

STEVE OMO

EUGENE OFFICE

32986 Roberts Ct.

Coburg, OR

ph: 541.484.9484

PORTLAND OFFICE

25195 SW Parkway Ave.,#207

Wilsonville, OR

ph: 503.570.9484

www.BBAENV.COM

BB&A

ENVIRONMENTAL

Table 3: Greenhouse / Agricultural Soil Sampling Analytical Results
Multiple Parcels, 7109 - 7519 48th Street E, Fife, Washington

All concentrations in milligrams per kilogram (mg/kg), or parts per million (ppm).
ND (>0.02): Indicates contaminant was not detected above method-reporting limit shown in parenthesis.
Yellow highlighted values indicate concentration exceeding MTCA CULs.
**Except for Arsenic, MTCA A Cleanup Levels are not available. Instead, MTCA Method B Non-Cancer (B-NC)and Method B Cancer (B-C) Cleanup Levels are provided.
J: Estimate below method reporting limit.

Contaminants-of-Potential-Concern	Greenhouse Composite Sample ID									Agricultural Parcel Composite Sample ID						MTCA Method B Cleanup Levels**	
	GH Comp1	GH Comp2	GH Comp3	GH Comp4	GH Comp5	GH Comp6	GH Comp7	GH Comp8	GH Comp9	AG Comp1	AG Comp2	AG Comp3	AG Comp4	AG Comp5	AG Comp6		
Organochlorine Pesticides (EPA Method 8081B)																	
Aldrin	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00894	ND (<0.002)	ND (<0.002)	0.0588 ^{B-C}
beta-BHC	ND (<0.002)	ND (<0.002)	0.00295	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00917	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.556 ^{B-C}
gamma-BHC (Lindane)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00477	0.0235	ND (<0.002)	ND (<0.002)	0.909 ^{B-C}
cis-Chlordane	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0255	0.00347	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	2.86 ^{B-C}
trans-Chlordane	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0122	ND (<0.002)	0.00883	0.0222	ND (<0.002)	ND (<0.002)	2.86 ^{B-C}
4,4'-DDD	0.00361	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00757	0.00702	0.0219	0.0232	0.0294	0.0153	ND (<0.002)	ND (<0.002)	4.17 ^{B-C}
4,4'-DDE	0.00256	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00597	0.00583	0.00342	0.00889	0.0192	0.00743	0.0123	0.00768	2.94 ^{B-C}
4,4'-DDT	0.00365	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0122	0.0129	0.00839	0.0179	0.0429	0.0264	0.0321	0.00871	2.94 ^{B-C}
Dieldrin	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0927	0.022	0.115	ND (<0.002)	ND (<0.002)	ND (<0.002)	4.0 ^{B-NC} / 0.0625 ^{B-C}
Endosulfan II	0.00773	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	480 ^{B-NC}
Endosulfan Sulfate	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.00743	0.0274	ND (<0.002)	ND (<0.002)	480 ^{B-NC}
Endrin Ketone	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0145	ND (<0.002)	ND (<0.002)	24 ^{B-NC}
Heptachlor epoxide	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	0.0214	0.0431	ND (<0.002)	ND (<0.002)	0.11 ^{B-C}
All other Pesticides	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	ND (<0.002)	Various
Herbicides (EPA Method 8151)																	
2,4,5-T	ND (<0.013)	ND (<0.012)	ND (<0.015)	ND (<0.012)	ND (<0.012)	ND (<0.011)	ND (<0.012)	ND (<0.014)	ND (<0.013)	ND (<0.013)	ND (<0.013)	ND (<0.012)	ND (<0.012)	ND (<0.013)	ND (<0.013)	ND (<0.013)	800 ^{B-NC}
2,4,5-TP (Silvex)	ND (<0.013)	ND (<0.012)	ND (<0.015)	ND (<0.012)	ND (<0.012)	ND (<0.011)	ND (<0.012)	ND (<0.014)	ND (<0.013)	ND (<0.013)	ND (<0.013)	ND (<0.012)	ND (<0.012)	ND (<0.013)	ND (<0.013)	ND (<0.013)	800 ^{B-NC}
2,4-D	ND (<0.130)	ND (<0.120)	ND (<0.150)	ND (<0.120)	0.092J	0.29	0.99	ND (<0.140)	0.59	ND (<0.130)	ND (<0.130)	ND (<0.120)	ND (<0.120)	ND (<0.130)	ND (<0.130)	ND (<0.130)	800 ^{B-NC}
2,4-DB	ND (<0.130)	ND (<0.120)	ND (<0.150)	ND (<0.120)	ND (<0.120)	ND (<0.110)	ND (<0.120)	ND (<0.140)	ND (<0.130)	ND (<0.130)	ND (<0.130)	ND (<0.120)	ND (<0.120)	ND (<0.130)	ND (<0.130)	ND (<0.130)	800 ^{B-NC}
Dalapon	ND (<0.330)	ND (<0.290)	ND (<0.370)	ND (<0.310)	ND (<0.310)	ND (<0.280)	ND (<0.290)	ND (<0.340)	ND (<0.320)	ND (<0.320)	ND (<0.320)	ND (<0.310)	ND (<0.310)	ND (<0.320)	ND (<0.320)	ND (<0.320)	2400 ^{B-NC}
Dicamba	ND (<0.013)	ND (<0.012)	ND (<0.015)	ND (<0.012)	ND (<0.012)	ND (<0.011)	ND (<0.012)	ND (<0.014)	ND (<0.013)	ND (<0.013)	ND (<0.013)	ND (<0.012)	ND (<0.012)	ND (<0.013)	ND (<0.013)	ND (<0.013)	2400 ^{B-NC}
Dichlorprop	ND (<0.130)	ND (<0.120)	ND (<0.150)	ND (<0.120)	ND (<0.120)	ND (<0.110)	ND (<0.120)	ND (<0.140)	ND (<0.130)	ND (<0.130)	ND (<0.130)	ND (<0.120)	ND (<0.120)	ND (<0.130)	ND (<0.130)	ND (<0.130)	800 ^{B-NC}
Dinoseb	ND (<0.130)	ND (<0.120)	ND (<0.150)	ND (<0.120)	ND (<0.120)	ND (<0.110)	ND (<0.120)	ND (<0.140)	ND (<0.130)	ND (<0.130)	ND (<0.130)	ND (<0.120)	ND (<0.120)	ND (<0.130)	ND (<0.130)	ND (<0.130)	80 ^{B-NC}
MCPA	ND (<26)	ND (<23)	ND (<29)	ND (<25)	ND (<25)	ND (<22)	ND (<23)	ND (<27)	ND (<26)	ND (<26)	ND (<26)	ND (<25)	ND (<25)	ND (<26)	ND (<26)	ND (<25)	40 ^{B-NC}
MCPP	ND (<13)	ND (<12)	ND (<15)	ND (<12)	ND (<12)	ND (<11)	ND (<12)	ND (<14)	ND (<13)	ND (<13)	ND (<13)	ND (<12)	ND (<12)	ND (<13)	ND (<13)	ND (<13)	80 ^{B-NC}
Arsenic	6.44	8.86	10.2	8.14	5.06	2.80	3.71	5.84	4.97	3.32	3.95	4.91	5.43	4.51	4.46		20 ^A

Pierce County Assessor-Treasurer Property Summary

7223 48TH ST E

 PAPE' PROPERTIES INC
 0420173008

Tax Description Section 17 Township 20 Range 04 Quarter 33 : BEG 15 FT N & 742 FT E OF SW COR OF SW OF SW TH N 423.33 FT TO N LI OF S 1/3 OF SD SUBD TH E 197.7 FT TH S 423.61 FT TO A PT 15 FT N OF S LI SD SUBD TH W 197.7 FT TO BEG																											
Property Details Parcel Number 0420173008 Site Address 7223 48TH ST E Account Type Real Property Category Land and Improvements Use Code 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood / Value Area PI5 Appr Acct Type Commercial Business Name Last Inspection 04/02/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number 61040 Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">327,100</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>327,100</td> </tr> <tr> <td>Taxable Value</td> <td>327,100</td> <td>Assessed Improvements</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	327,100	Tax Year	2021	Assessed Land	327,100	Taxable Value	327,100	Assessed Improvements	0	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	327,100																								
Tax Year	2021	Assessed Land	327,100																								
Taxable Value	327,100	Assessed Improvements	0																								
Tax Code Area	067	Current Use Land	0																								
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Notice of Value Mailing Date	06/25/2020																										
Assessment Details 2020 Values for 2021 Tax Taxable Value \$327,100 Assessed Value \$327,100		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																		
Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area 2085
RTSQQ 04-20-17-33
Value Area PI5
Neighborhood /
Square Footage 83,720
Acres 1.922
Front Foot 0
Electric Power Available
Sewer Sewer/Septic No
Water Water Available

Sales History

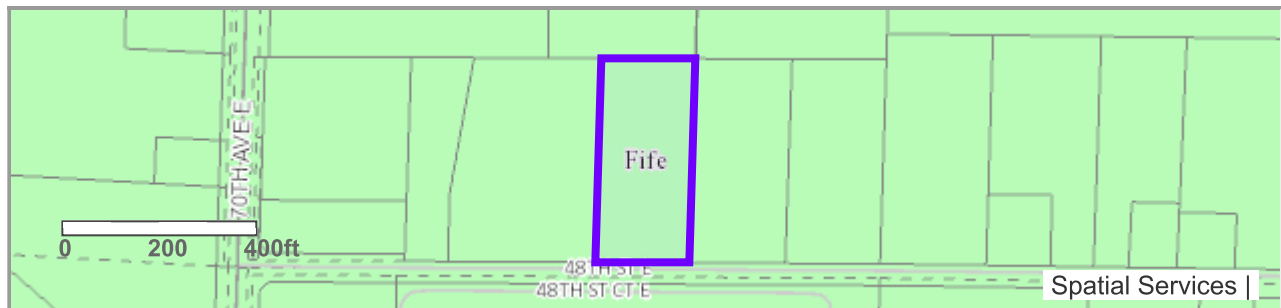
SALE DATE	02/17/2021
ETN	4555917
PARCEL COUNT	3
GRANTOR	SEAWEST INVESTMENT ASSOCIATES LLC
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,975,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Future Develop

SALE DATE	04/01/2013
ETN	4308361
PARCEL COUNT	3
GRANTOR	WHITEFISH LP III
GRANTEE	SEAWEST INVESTMENT ASSOCIATES LLC
SALE PRICE	645,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	01/24/2005
ETN	4070699
PARCEL COUNT	4
GRANTOR	OSTERMAN DAVID A
GRANTEE	POTTER MARTIN A & CHARLOTTE J
SALE PRICE	845,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Com and Res sold together

SALE DATE	06/01/2002
ETN	1099136
PARCEL COUNT	4
GRANTOR	MURREY BONNIE L REV TRUST
GRANTEE	OSTERMAN DAVID A
SALE PRICE	437,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

XXX 48TH ST E

 PAPE' PROPERTIES INC
 0420173018

Tax Description Section 17 Township 20 Range 04 Quarter 34 : W 220.55 FT OF S 495 FT OF SE OF SW SUBJ TO RD EASE EXC 48TH ST E																											
Property Details Parcel Number 0420173018 Site Address XXX 48TH ST E Account Type Real Property Category Land and Improvements Use Code 9170-COMM VAC LAND		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood / Value Area PI5 Appr Acct Type Commercial Business Name Last Inspection 04/02/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number n/a Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">391,700</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>391,700</td> </tr> <tr> <td>Taxable Value</td> <td>391,700</td> <td>Assessed Improvements</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	391,700	Tax Year	2021	Assessed Land	391,700	Taxable Value	391,700	Assessed Improvements	0	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	391,700																								
Tax Year	2021	Assessed Land	391,700																								
Taxable Value	391,700	Assessed Improvements	0																								
Tax Code Area	067	Current Use Land	0																								
Tax Code Area Rate	11.714237993943	Personal Property	0																								
Notice of Value Mailing Date	06/25/2020																										
Assessment Details 2020 Values for 2021 Tax Taxable Value \$391,700 Assessed Value \$391,700		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr style="background-color: #e0f0ff;"> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																		
Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

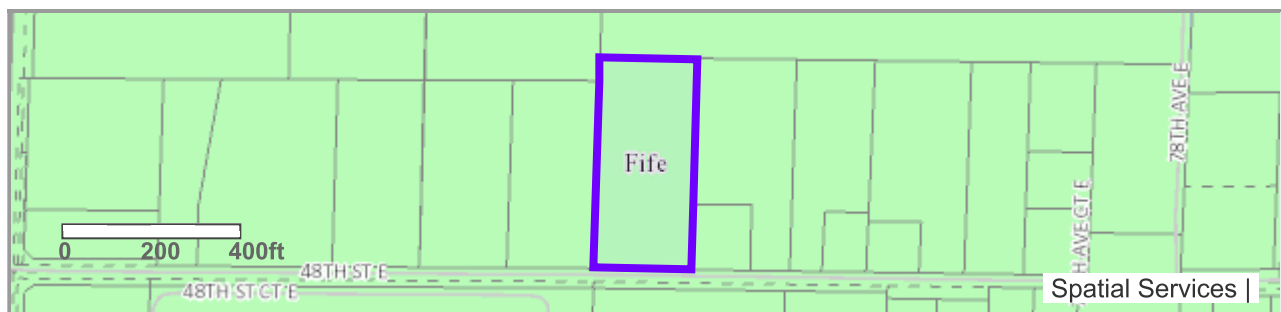
Land Details

Land Economic Area 2085
RTSQQ 04-20-17-34
Value Area PI5
Neighborhood /
Square Footage 110,207
Acres 2.53
Front Foot 0
Electric Power Installed
Sewer Sewer/Septic No
Water Water No

Sales History

SALE DATE	02/08/2021
ETN	4558519
PARCEL COUNT	1
GRANTOR	RICHTER JOAN E ESTATE OF
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	715,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Estate sale

Map



Pierce County Assessor-Treasurer Property Summary

7305 48TH ST E

 PAPE' PROPERTIES INC
 0420173024

Tax Description Section 17 Township 20 Range 04 Quarter 33 : BEG 15 FT N & 939.7 FT E OF SW COR OF SW OF SW TH N 423.61 FT TO N LI OF S 1/3 OF SD SW OF SW TH E 197.7 FT TH S 423.89 FT TO A PT 15 FT N OF S LI SD SUBD TH W 197.7 FT TO BEG																															
Property Details Parcel Number 0420173024 Site Address 7305 48TH ST E Account Type Real Property Category Land and Improvements Use Code 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																													
Appraisal Details Neighborhood 805 / 0 Value Area PI5 Appr Acct Type Commercial Business Name Last Inspection 04/02/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number n/a Located On n/a Associated Parcels n/a																													
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">351,100</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>341,100</td> </tr> <tr> <td></td> <td></td> <td>Assessed Improvements</td> <td>10,000</td> </tr> <tr> <td>Taxable Value</td> <td>351,100</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td></td> <td></td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	351,100	Tax Year	2021	Assessed Land	341,100			Assessed Improvements	10,000	Taxable Value	351,100	Current Use Land	0	Tax Code Area	067	Personal Property	0	Tax Code Area Rate	11.714237993943			Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	351,100																												
Tax Year	2021	Assessed Land	341,100																												
		Assessed Improvements	10,000																												
Taxable Value	351,100	Current Use Land	0																												
Tax Code Area	067	Personal Property	0																												
Tax Code Area Rate	11.714237993943																														
Notice of Value Mailing Date	06/25/2020																														
Assessment Details 2020 Values for 2021 Tax Taxable Value \$351,100 Assessed Value \$351,100		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr style="background-color: #e0f0ff;"> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																						
Tax Year	Minimum Due	Total Due																													
TOTAL	0.00	0.00																													

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area	2085
RTSQQ	04-20-17-33
Value Area	PI5
Neighborhood	805 / 0
Square Footage	84,942
Acres	1.95
Front Foot	0
Electric	Power Available
Sewer	Sewer/Septic No
Water	Water Available

Building 1 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Fair Plus
Neighborhood	805
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	1
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1951
ADJUSTED YEAR BUILT	1968
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	Forced Air
UNITS	1
SPRINKLER SQUARE FEET	0

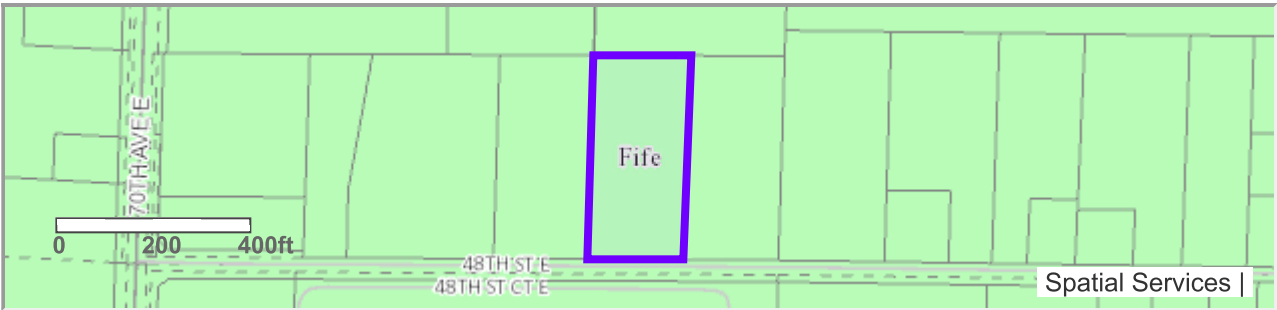
Improvement Details

Type	Description	Units
Add On	Garage D Cls LC SF	480
Add On	Res Bldg Rate Fair Q	956

Sales History

SALE DATE	03/16/2021
ETN	4558516
PARCEL COUNT	1
GRANTOR	KNUDSON FAMILY TRUST
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	650,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

XXX 48TH ST E

PAPE' PROPERTIES INC
0420173025

Tax Description Section 17 Township 20 Range 04 Quarter 33 : BEG 15 FT N & 1137.4 FT E OF SW COR OF SW OF SW TH N 423.89 FT TO N LI OF S 1/3 OF SD SW OF SW TH E 197.7 FT TH S 424.17 FT TO A PT 15 FT N OF S LI SD SUBD TH W 197.7 FT TO BEG (DCSD7-5-00)																											
Property Details Parcel Number 0420173025 Site Address XXX 48TH ST E Account Type Real Property Category Land and Improvements Use Code 9170-COMM VAC LAND		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood / Value Area PI5 Appr Acct Type Commercial Business Name Last Inspection 04/02/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number n/a Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">304,300</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>304,300</td> </tr> <tr> <td>Taxable Value</td> <td>304,300</td> <td>Assessed Improvements</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	304,300	Tax Year	2021	Assessed Land	304,300	Taxable Value	304,300	Assessed Improvements	0	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	304,300																								
Tax Year	2021	Assessed Land	304,300																								
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Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

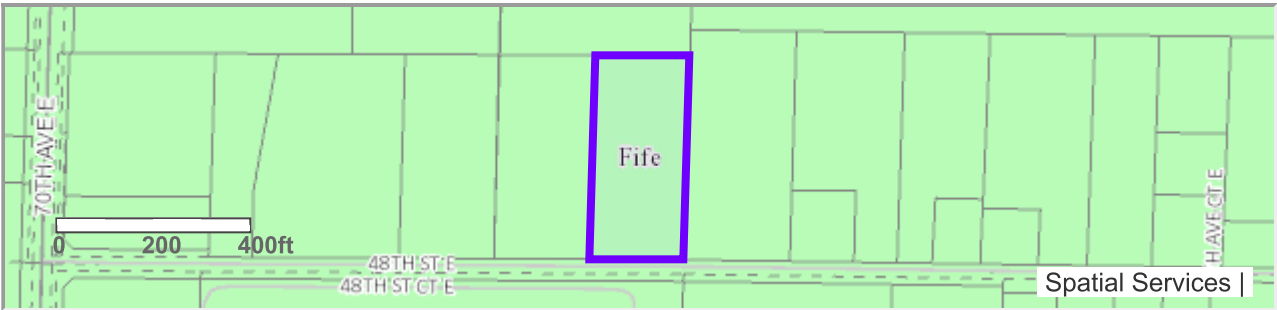
Land Details

Land Economic Area 2085
RTSQQ 04-20-17-33
Value Area PI5
Neighborhood /
Square Footage 84,942
Acres 1.95
Front Foot 0
Electric Power Installed
Sewer Sewer/Septic No
Water Water No

Sales History

SALE DATE	02/17/2021
ETN	4555765
PARCEL COUNT	1
GRANTOR	DURIS GERALD F TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	650,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	CU Open Space & Ag RCW 84.34

Map



Pierce County Assessor-Treasurer Property Summary

7601 48TH ST E

PAPE' PROPERTIES INC

0420173029

Tax Description Section 17 Township 20 Range 04 Quarter 34 : W 120 FT OF S 130 FT OF FOLL DESC PROP BEG AT A PT ON S LI OF SEC WHICH IS W 489.5 FT FROM S 1/4 COR OF SEC TH CONT W ALG SD S LI 220 FT TH N 01 DEG 19 MIN E 495 FT TH E 220.14 FT TH S 01 DEG 20 MIN W 495 FT TO BEG EXC RD SEG E 9716																											
Property Details Parcel Number 0420173029 Site Address 7601 48TH ST E Account Type Real Property Category Land and Improvements Use Code 8150-HORTICULTURAL SPECIALTIES		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood / Value Area PI5 Appr Acct Type Commercial Business Name HEART OF THE VALLEY NURSERY Last Inspection 04/03/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number 2353 Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">52,700</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>52,700</td> </tr> <tr> <td>Taxable Value</td> <td>52,700</td> <td>Assessed Improvements</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	52,700	Tax Year	2021	Assessed Land	52,700	Taxable Value	52,700	Assessed Improvements	0	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	52,700																								
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Assessment Details 2020 Values for 2021 Tax Taxable Value \$52,700 Assessed Value \$52,700		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr style="background-color: #e0f0ff;"> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																		
Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

Land Details

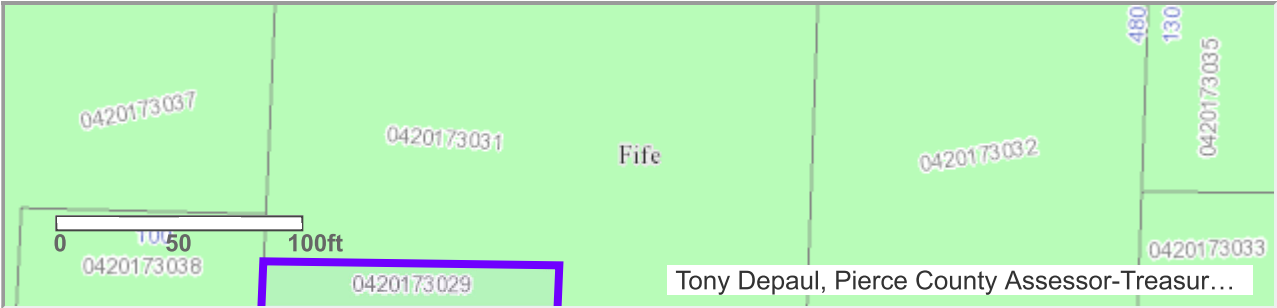
Land Economic Area 2085
RTSQQ 04-20-17-34
Value Area PI5
Neighborhood /
Square Footage 15,246
Acres 0.35
Front Foot 485
Electric Power Available
Sewer Sewer/Septic No
Water Water No

Sales History

SALE DATE	02/08/2021
ETN	4555804
PARCEL COUNT	5
GRANTOR	REES MARLA J TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,250,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	07/09/1997
ETN	944473
PARCEL COUNT	2
GRANTOR	HOLBERT MAX D & JUDITH L
GRANTEE	REES DALE M & MARLA J
SALE PRICE	135,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

7601 48TH ST E

PAPE' PROPERTIES INC

0420173031

Tax Description Section 17 Township 20 Range 04 Quarter 34 : BEG AT A PT 489.5 FT W OF S 1/4 COR OF SEC TH N 01 DEG 19 MIN E 495 FT TH W 220.14 FT TH S 01 DEG 19 MIN W 365 FT TH E 120 FT TH S 130 FT TO S LI OF SEC TH E 100 FT TO BEG LESS RD																											
Property Details Parcel Number 0420173031 Site Address 7601 48TH ST E Account Type Real Property Category Land and Improvements Use Code 8150-HORTICULTURAL SPECIALTIES		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood / Value Area PI5 Appr Acct Type Commercial Business Name HEART OF THE VALLEY NURSERY Last Inspection 04/03/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number 2353 Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">323,800</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>323,800</td> </tr> <tr> <td>Taxable Value</td> <td>323,800</td> <td>Assessed Improvements</td> <td>0</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td>06/25/2020</td> <td></td> <td></td> </tr> </table>				Value Year	2020	Assessed Total	323,800	Tax Year	2021	Assessed Land	323,800	Taxable Value	323,800	Assessed Improvements	0	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	323,800																								
Tax Year	2021	Assessed Land	323,800																								
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Notice of Value Mailing Date	06/25/2020																										
Assessment Details 2020 Values for 2021 Tax Taxable Value \$323,800 Assessed Value \$323,800		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr style="background-color: #e0f0ff;"> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																		
Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

Land Details

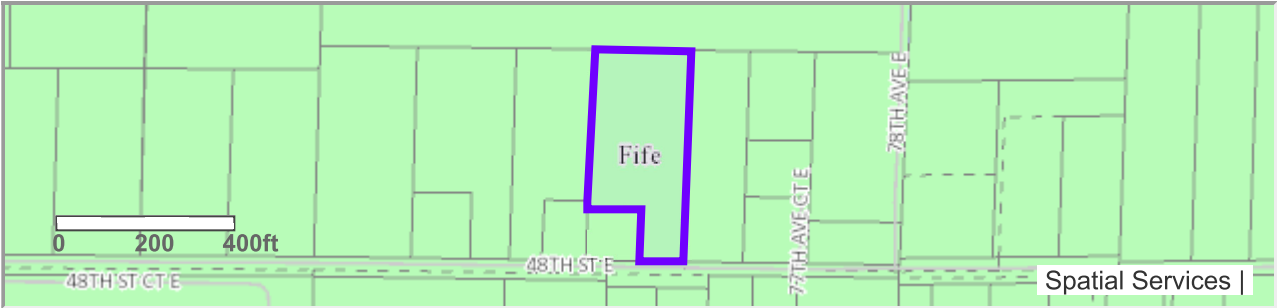
Land Economic Area 2085
RTSQQ 04-20-17-34
Value Area PI5
Neighborhood /
Square Footage 93,654
Acres 2.15
Front Foot 485
Electric Power Available
Sewer Sewer/Septic No
Water Water No

Sales History

SALE DATE	02/08/2021
ETN	4555804
PARCEL COUNT	5
GRANTOR	REES MARLA J TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,250,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	07/09/1997
ETN	944473
PARCEL COUNT	2
GRANTOR	HOLBERT MAX D & JUDITH L
GRANTEE	REES DALE M & MARLA J
SALE PRICE	135,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

7511 48TH ST E

PAPE' PROPERTIES INC

0420173037

Tax Description

Section 17 Township 20 Range 04 Quarter 34 : W 176.55 FT OF E 886.05 FT OF S 495 FT OF SE OF SW OF SEC
EXC DESC BEG AT A PT ON S LI OF SEC WHICH IS W 709.5 FT FROM S 1/4 COR TH W ALG S LI 100 FT TH N
150 FT TH E 100 FT TH S TO BEG EXC GALE RD ON S SEG G 4028

Property Details

Parcel Number 0420173037
Site Address 7511 48TH ST E
Account Type Real Property
Category Land and Improvements
Use Code 8150-HORTICULTURAL
 SPECIALTIES

Taxpayer Details

Taxpayer Name PAPE' PROPERTIES INC
Mailing Address 355 GOODPASTURE ISLAND RD
 EUGENE, OR
 97401

Appraisal Details

Neighborhood 805 / 959
Value Area PI5
Appr Acct Type Commercial
Business Name HEART OF THE VALLEY NURSERY
Last Inspection 04/03/2018-Physical Inspection
Appraisal Area 8

Related Parcels

Group Account Number 2353
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2020	Assessed Total	324,100
Tax Year	2021	Assessed Land	248,500
Taxable Value	324,100	Assessed Improvements	75,600
Tax Code Area	067	Current Use Land	0
Tax Code Area Rate	11.714237993943	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

Assessment Details

2020 Values for 2021 Tax

Taxable Value \$324,100
Assessed Value \$324,100

Tax Amounts Due

Tax Year	Minimum Due	Total Due
TOTAL	0.00	0.00

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area	2085
RTSQQ	04-20-17-34
Value Area	PI5
Neighborhood	805 / 959
Square Footage	71,874
Acres	1.65
Front Foot	485
Electric	Power Available
Sewer	Sewer/Septic No
Water	Water No

Building 1 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	805
Occupancy	Agricultural
Square Feet	1,352
Net Square Feet	1,352
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Light Industrial Shell Buildings
YEAR BUILT	1998
ADJUSTED YEAR BUILT	1998
SQUARE FEET	1,352
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Pole
ROOF	n/a
HVAC	None
UNITS	0
SPRINKLER SQUARE FEET	0

Improvement Details

Type	Description	Units
Add On	Asphalt (AV)	6,100

Building 2 Details

General Characteristics

Property Type	Commercial
Condition	Poor
Quality	Low
Neighborhood	805
Occupancy	Agricultural
Square Feet	5,520
Net Square Feet	5,520
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Hoop (Arch-Rib/Quonset) Structure
YEAR BUILT	1975
ADJUSTED YEAR BUILT	1975
SQUARE FEET	5,520
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

Building 3 Details

General Characteristics

Property Type	Commercial
Condition	Fair
Quality	Fair
Neighborhood	805
Occupancy	Agricultural
Square Feet	7,776
Net Square Feet	7,776
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Hoop (Arch-Rib/Quonset) Structure
YEAR BUILT	1995
ADJUSTED YEAR BUILT	1995
SQUARE FEET	7,776
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

Building 4 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Low
Neighborhood	805
Occupancy	Agricultural
Square Feet	2,976
Net Square Feet	2,976
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Nursery/Greenhouse
YEAR BUILT	1995
ADJUSTED YEAR BUILT	1995
SQUARE FEET	2,976
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Metal Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

Improvement Details

Type	Description	Units
Add On	Canopies WD FR (LC)	576

Building 5 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	805
Occupancy	Agricultural
Square Feet	640
Net Square Feet	640
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Light Industrial Shell Buildings
YEAR BUILT	1998
ADJUSTED YEAR BUILT	1998
SQUARE FEET	640
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Pole
ROOF	n/a
HVAC	None
UNITS	0
SPRINKLER SQUARE FEET	0

Building 6 Details

General Characteristics

Property Type	Commercial
Condition	Fair
Quality	Low
Neighborhood	805
Occupancy	Agricultural
Square Feet	3,053
Net Square Feet	3,053
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Nursery/Greenhouse
YEAR BUILT	1990
ADJUSTED YEAR BUILT	1990
SQUARE FEET	3,053
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Metal Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

Building 7 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Fair
Neighborhood	805
Occupancy	Agricultural
Square Feet	2,880
Net Square Feet	2,880
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

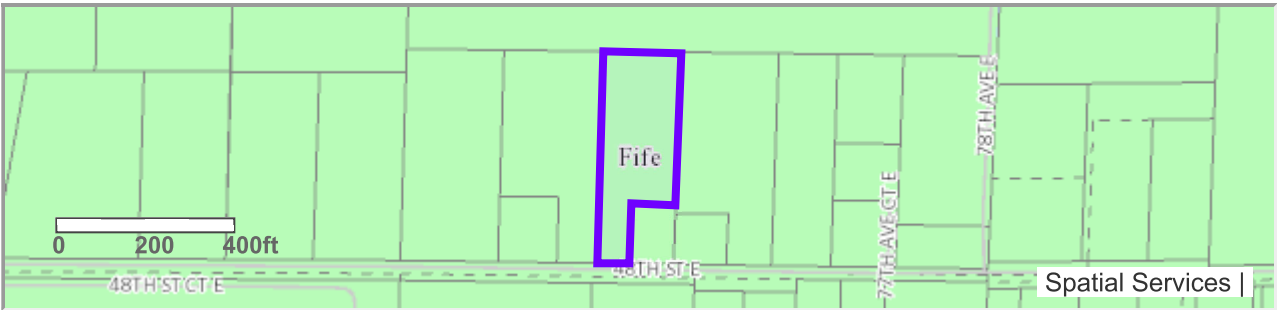
Built-As

DESCRIPTION	Hoop (Arch-Rib/Quonset) Structure
YEAR BUILT	2000
ADJUSTED YEAR BUILT	2000
SQUARE FEET	2,880
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

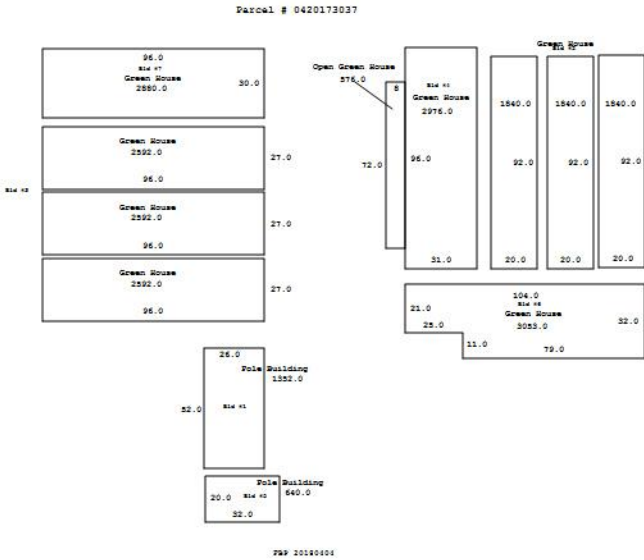
Sales History

SALE DATE	02/08/2021
ETN	4555804
PARCEL COUNT	5
GRANTOR	REES MARLA J TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,250,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Sketches



Sketch by Apex Medina™

2018_IMP_1_4-4-2018_Page 1 - Apex 0420173037 Imp No - 1.JPG

Pierce County Assessor-Treasurer Property Summary

7519 48TH ST E

 PAPE' PROPERTIES INC
 0420173038

Tax Description Section 17 Township 20 Range 04 Quarter 34 : BEG AT A PT ON S LI OF SEC WHICH IS W 709.5 FT FROM S 1/4 COR OF SD SEC TH W ALG S LI 100 FT TH N 150 FT TH E 100 FT TO A PT 01 DEG 19 MIN E FROM POB TH S 01 DEG 19 MIN W 150 FT TO POB EXC GALE RD ON S SEG G 4028																											
Property Details Parcel Number 0420173038 Site Address 7519 48TH ST E Account Type Real Property Category Land and Improvements Use Code 8150-HORTICULTURAL SPECIALTIES		Taxpayer Details Taxpayer Name PAPE' PROPERTIES INC Mailing Address 355 GOODPASTURE ISLAND RD EUGENE, OR 97401																									
Appraisal Details Neighborhood 805 / 959 Value Area PI5 Appr Acct Type Commercial Business Name HEART OF THE VALLEY NURSERY Last Inspection 04/03/2018-Physical Inspection Appraisal Area 8		Related Parcels Group Account Number 2353 Located On n/a Associated Parcels n/a																									
Assessed Value <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Value Year</td> <td style="width: 20%;">2020</td> <td style="width: 30%;">Assessed Total</td> <td style="width: 20%;">72,700</td> </tr> <tr> <td>Tax Year</td> <td>2021</td> <td>Assessed Land</td> <td>52,700</td> </tr> <tr> <td>Taxable Value</td> <td>72,700</td> <td>Assessed Improvements</td> <td>20,000</td> </tr> <tr> <td>Tax Code Area</td> <td>067</td> <td>Current Use Land</td> <td>0</td> </tr> <tr> <td>Tax Code Area Rate</td> <td>11.714237993943</td> <td>Personal Property</td> <td>0</td> </tr> <tr> <td>Notice of Value Mailing Date</td> <td colspan="3">06/25/2020</td> </tr> </table>				Value Year	2020	Assessed Total	72,700	Tax Year	2021	Assessed Land	52,700	Taxable Value	72,700	Assessed Improvements	20,000	Tax Code Area	067	Current Use Land	0	Tax Code Area Rate	11.714237993943	Personal Property	0	Notice of Value Mailing Date	06/25/2020		
Value Year	2020	Assessed Total	72,700																								
Tax Year	2021	Assessed Land	52,700																								
Taxable Value	72,700	Assessed Improvements	20,000																								
Tax Code Area	067	Current Use Land	0																								
Tax Code Area Rate	11.714237993943	Personal Property	0																								
Notice of Value Mailing Date	06/25/2020																										
Assessment Details 2020 Values for 2021 Tax Taxable Value \$72,700 Assessed Value \$72,700		Tax Amounts Due <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 25%;">Tax Year</th> <th style="width: 25%;">Minimum Due</th> <th style="width: 50%;">Total Due</th> </tr> <tr style="background-color: #e0f0ff;"> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00																		
Tax Year	Minimum Due	Total Due																									
TOTAL	0.00	0.00																									

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area	2085
RTSQQ	04-20-17-34
Value Area	PI5
Neighborhood	805 / 959
Square Footage	15,246
Acres	0.35
Front Foot	485
Electric	Power Available
Sewer	Sewer/Septic No
Water	Water No

Building 2 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	805
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	1
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1972
ADJUSTED YEAR BUILT	1972
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	Forced Air
UNITS	1
SPRINKLER SQUARE FEET	0

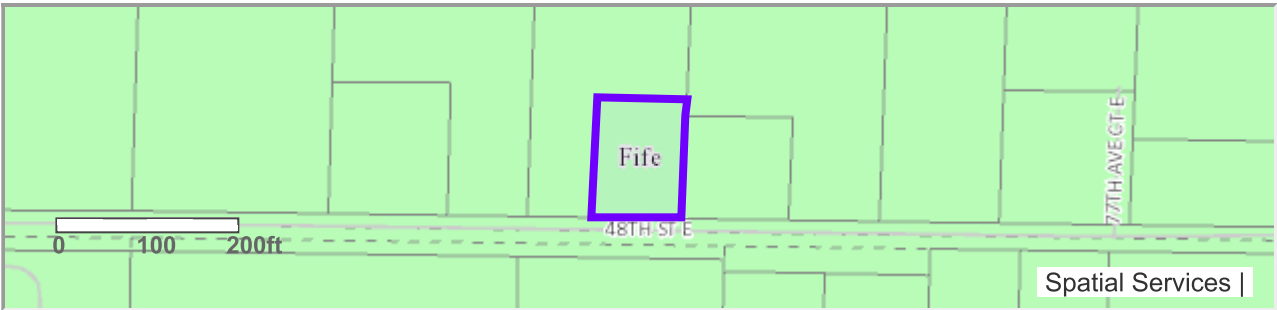
Improvement Details

Type	Description	Units
Add On	Garage D Cls AV SF	640
Add On	Res Bldg Rate Avg Q	1,959

Sales History

SALE DATE	02/08/2021
ETN	4555804
PARCEL COUNT	5
GRANTOR	REES MARLA J TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,250,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

7519 48TH ST E

PAPE' PROPERTIES INC

0420173039

Tax Description

Section 17 Township 20 Range 04 Quarter 34 : BEG AT A PT 886.05 FT W OF SE COR OF SW TH N 495 FT TH W 224.4 FT TH S 495 FT TH E 224.4 FT TO POB EXC S 165 FT OF W 132 FT THEREOF & EXC RD OUT OF 042017 3/013 SEG H 0320 GG

Property Details

Parcel Number 0420173039
Site Address 7519 48TH ST E
Account Type Real Property
Category Land and Improvements
Use Code 8150-HORTICULTURAL SPECIALTIES

Taxpayer Details

Taxpayer Name PAPE' PROPERTIES INC
Mailing Address 355 GOODPASTURE ISLAND RD
 EUGENE, OR
 97401

Appraisal Details

Neighborhood /
Value Area PI5
Appr Acct Type Commercial
Business Name HEART OF THE VALLEY NURSERY
Last Inspection 04/03/2018-Physical Inspection
Appraisal Area 8

Related Parcels

Group Account Number 2353
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2020	Assessed Total	280,100
Tax Year	2021	Assessed Land	280,100
Taxable Value	280,100	Assessed Improvements	0
Tax Code Area	067	Current Use Land	0
Tax Code Area Rate	11.714237993943	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

Assessment Details

2020 Values for 2021 Tax

Taxable Value \$280,100
Assessed Value \$280,100

Tax Amounts Due

Tax Year	Minimum Due	Total Due
TOTAL	0.00	0.00

Property Tax Exemptions

No exemptions

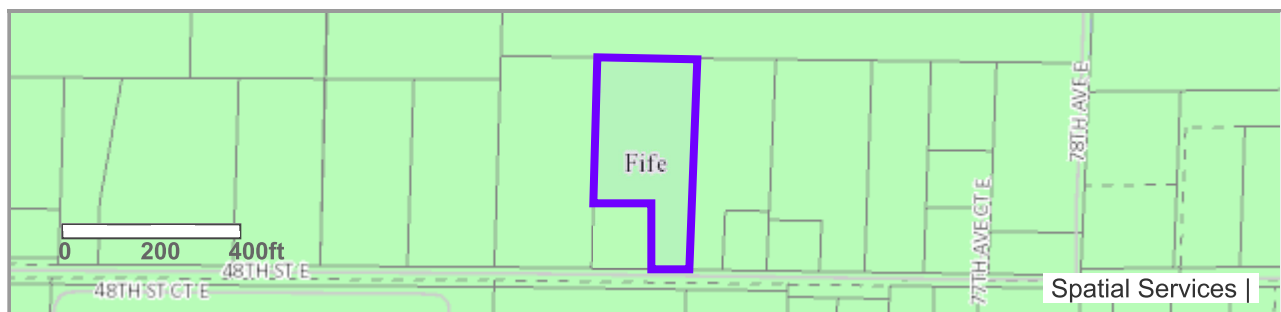
Land Details

Land Economic Area 2085
RTSQQ 04-20-17-34
Value Area PI5
Neighborhood /
Square Footage 81,021
Acres 1.86
Front Foot 485
Electric Power Available
Sewer Sewer/Septic No
Water Water No

Sales History

SALE DATE	02/08/2021
ETN	4555804
PARCEL COUNT	5
GRANTOR	REES MARLA J TTEE
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,250,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

Map



Pierce County Assessor-Treasurer Property Summary

7501 48TH ST E

PAPE' PROPERTIES INC

0420173040

Tax Description

Section 17 Township 20 Range 04 Quarter 34 : S 165 FT OF W 132 FT OF FOLL DESC BEG AT A PT 886.05 FT W OF SE COR OF SW TH N 495 FT TH W 224.4 FT TH S 495 FT TH E 224.4 FT TO POB EXC RD OUT OF 042017 3/013 SEG H 0320 GG

Property Details

Parcel Number 0420173040
Site Address 7501 48TH ST E
Account Type Real Property
Category Land and Improvements
Use Code 1197-COMM LND WITH SFR

Taxpayer Details

Taxpayer Name PAPE' PROPERTIES INC
Mailing Address 355 GOODPASTURE ISLAND RD
 EUGENE, OR
 97401

Appraisal Details

Neighborhood 805 / 0
Value Area PI5
Appr Acct Type Commercial
Business Name
Last Inspection 04/02/2018-Physical Inspection
Appraisal Area 8

Related Parcels

Group Account Number n/a
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2020	Assessed Total	150,000
Tax Year	2021	Assessed Land	140,000
		Assessed Improvements	10,000
Taxable Value	150,000		
Tax Code Area	067	Current Use Land	0
Tax Code Area Rate	11.714237993943	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

Assessment Details

2020 Values for 2021 Tax

Taxable Value \$150,000
Assessed Value \$150,000

Tax Amounts Due

Tax Year	Minimum Due	Total Due
TOTAL	0.00	0.00

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area	2085
RTSQQ	04-20-17-34
Value Area	PI5
Neighborhood	805 / 0
Square Footage	20,037
Acres	0.460
Front Foot	0
Electric	Power Available
Sewer	Sewer/Septic No
Water	Water Available

Building 1 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Fair
Neighborhood	805
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	1
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1965
ADJUSTED YEAR BUILT	1975
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	Forced Air
UNITS	1
SPRINKLER SQUARE FEET	0

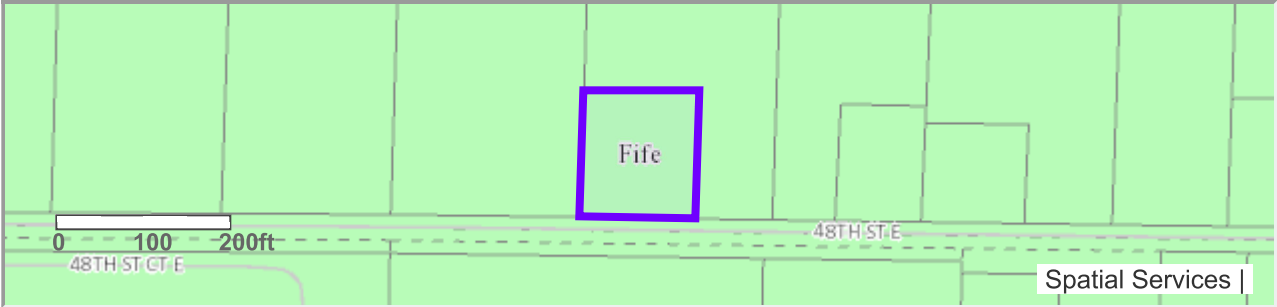
Improvement Details

Type	Description	Units
Add On	Garage D Cls LC SF	576
Add On	Res Bldg Rate Fair Q	1,536

Sales History

SALE DATE	02/08/2021
ETN	4555779
PARCEL COUNT	1
GRANTOR	GRAFFIS JERRY W & PATRICIA
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	500,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Future Develop

Map



Pierce County Assessor-Treasurer Property Summary

7109 48TH ST E

PAPE' PROPERTIES INC

0420173047

Tax Description

Section 17 Township 20 Range 04 Quarter 33 : DBLR 87-02-20-0346 DESC AS FOLL THAT POR OF E 395.40 FT OF W 742 FT OF S 1/3 OF SW OF SW SEC 17 LY WLY OF FOLL DESC LI COM SW COR SD SUBD TH ELY ALG S LI THEREOF 434.60 FT TO TRUE POB TH PAR/W W LI SD SUBD 156.70 FT TH NELY 284.70 FT M/L TO A PT ON N LI OF S 1/3 SD SUBD SD PT BEING 133.30 FT ELY OF W 346.60 FT SD SUBD EXC S 15 FT THEREOF FOR CO RD KNOWN AS 48TH ST E OUT OF 3-022 SEG Y-0765 DL ES

Property Details

Parcel Number 0420173047
Site Address 7109 48TH ST E
Account Type Real Property
Category Land and Improvements
Use Code 1197-COMM LND WITH SFR

Taxpayer Details

Taxpayer Name PAPE' PROPERTIES INC
Mailing Address 355 GOODPASTURE ISLAND RD
 EUGENE, OR
 97401

Appraisal Details

Neighborhood 805 / 0
Value Area PI5
Appr Acct Type Commercial
Business Name
Last Inspection 04/02/2018-Physical Inspection
Appraisal Area 8

Related Parcels

Group Account Number 61040
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2020	Assessed Total	180,200
Tax Year	2021	Assessed Land	170,200
		Assessed Improvements	10,000
Taxable Value	180,200		
Tax Code Area	067	Current Use Land	0
Tax Code Area Rate	11.714237993943	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

<div>Assessment Details</div> <div>2020 Values for 2021 Tax</div> <div>Taxable Value\$180,200</div> <div>Assessed Value\$180,200</div>	<div>Tax Amounts Due</div> <table><tr><th>Tax Year</th><th>Minimum Due</th><th>Total Due</th></tr><tr><td>TOTAL</td><td>0.00</td><td>0.00</td></tr></table>	Tax Year	Minimum Due	Total Due	TOTAL	0.00	0.00
Tax Year	Minimum Due	Total Due					
TOTAL	0.00	0.00					
<div>Property Tax Exemptions</div> <div>No exemptions</div>							

Land Details	
Land Economic Area	2085
RTSQQ	04-20-17-33
Value Area	PI5
Neighborhood	805 / 0
Square Footage	43,560
Acres	1
Front Foot	0
Electric	Power Available
Sewer	Sewer/Septic No
Water	Water Available

Building 2 Details

General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	805
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	1
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1975
ADJUSTED YEAR BUILT	1975
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	Forced Air
UNITS	1
SPRINKLER SQUARE FEET	0

Improvement Details

Type	Description	Units
Add On	Garage D Cls AV SF	660
Add On	Res Bldg Rate Avg Q	1,508

Sales History

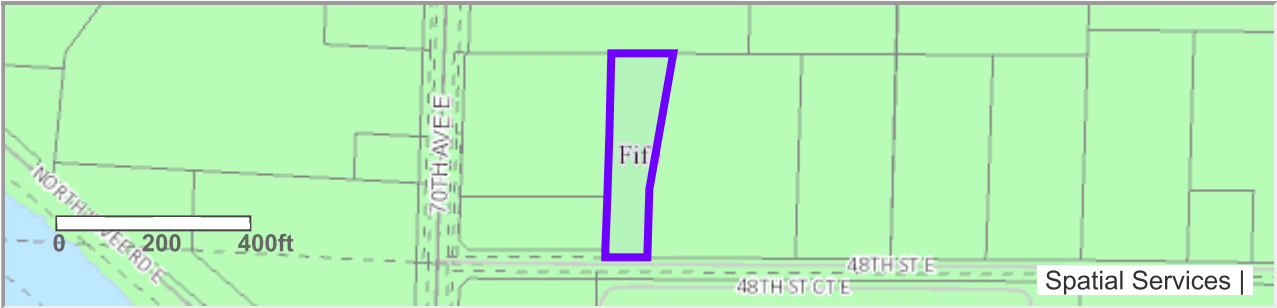
SALE DATE	02/17/2021
ETN	4555917
PARCEL COUNT	3
GRANTOR	SEAWEST INVESTMENT ASSOCIATES LLC
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,975,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Future Develop

SALE DATE	04/01/2013
ETN	4308361
PARCEL COUNT	3
GRANTOR	WHITEFISH LP III
GRANTEE	SEAWEST INVESTMENT ASSOCIATES LLC
SALE PRICE	645,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	01/24/2005
ETN	4070699
PARCEL COUNT	4
GRANTOR	OSTERMAN DAVID A
GRANTEE	POTTER MARTIN A & CHARLOTTE J
SALE PRICE	845,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Com and Res sold together

SALE DATE	06/01/2002
ETN	1099136
PARCEL COUNT	4
GRANTOR	MURREY BONNIE L REV TRUST
GRANTEE	OSTERMAN DAVID A
SALE PRICE	437,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

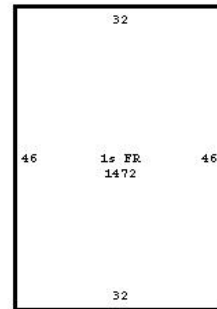
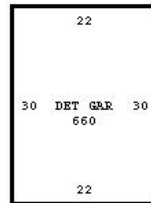
Map



Sketches

0420173047

Note: verify measurements; EW area does not match sketch area.



Sketched by Claire XH
03/25/2008
Sketch by Apex JV

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Pierce County Assessor-Treasurer Property Summary

7111 48TH ST E

PAPE' PROPERTIES INC

0420173048

Tax Description

Section 17 Township 20 Range 04 Quarter 33 : DBLR 87-02-20-0346 DESC AS FOLL THAT POR OF E 395.40 FT OF W 742 FT OF S 1/3 OF SW OF SW SEC 17 LY ELY OF FOLL DESC LI COM SW COR SD SUBD TH ELY ALG S LI THEREOF 434.60 FT TO TRUE POB TH NLY PAR/W W LI SD SUBD 156.70 FT TH NELY 284.7 FT M/L TO A PT ON N LI OF S 1/3 SD SUBD SD PT BEING 133.30 FT ELY OF W 346.60 FT SD SUBD EXC S 15 FT THEREOF FOR CO RD KNOWN AS 48TH ST E OUT OF 3-022 & 3-023 SEG Y-0765 DL ES

Property Details

Parcel Number 0420173048
Site Address 7111 48TH ST E
Account Type Real Property
Category Land and Improvements
Use Code 1197-COMM LND WITH SFR

Taxpayer Details

Taxpayer Name PAPE' PROPERTIES INC
Mailing Address 355 GOODPASTURE ISLAND RD
 EUGENE, OR
 97401

Appraisal Details

Neighborhood 805 / 0
Value Area PI5
Appr Acct Type Commercial
Business Name
Last Inspection 04/02/2018-Physical Inspection
Appraisal Area 8

Related Parcels

Group Account Number 61040
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2020	Assessed Total	337,100
Tax Year	2021	Assessed Land	327,100
Taxable Value	337,100	Assessed Improvements	10,000
Tax Code Area	067	Current Use Land	0
Tax Code Area Rate	11.714237993943	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

Assessment Details

2020 Values for 2021 Tax

Taxable Value \$337,100**Assessed Value** \$337,100**Tax Amounts Due**

Tax Year	Minimum Due	Total Due
TOTAL	0.00	0.00

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area 2085
RTSQQ 04-20-17-33
Value Area PI5
Neighborhood 805 / 0
Square Footage 83,720
Acres 1.922
Front Foot 0
Electric Power Available
Sewer Sewer/Septic No
Water Water Available

Building 2 Details

General Characteristics

Property Type	Commercial
Condition	Fair
Quality	Average
Neighborhood	805
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	1
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1940
ADJUSTED YEAR BUILT	1940
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	Forced Air
UNITS	1
SPRINKLER SQUARE FEET	0

Improvement Details

Type	Description	Units
Add On	Garage D Cls AV SF	720
Add On	Res Bldg Rate Avg Q	2,148

Sales History

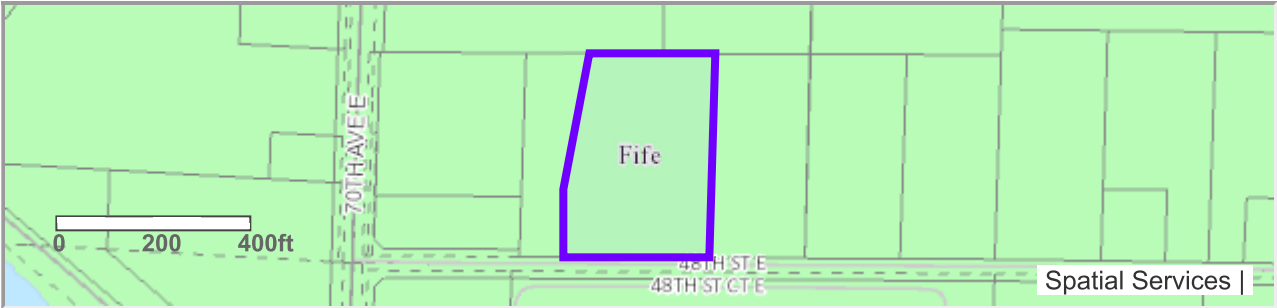
SALE DATE	02/17/2021
ETN	4555917
PARCEL COUNT	3
GRANTOR	SEAWEST INVESTMENT ASSOCIATES LLC
GRANTEE	PAPE' PROPERTIES INC
SALE PRICE	2,975,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Future Develop

SALE DATE	04/01/2013
ETN	4308361
PARCEL COUNT	3
GRANTOR	WHITEFISH LP III
GRANTEE	SEAWEST INVESTMENT ASSOCIATES LLC
SALE PRICE	645,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	01/24/2005
ETN	4070699
PARCEL COUNT	4
GRANTOR	OSTERMAN DAVID A
GRANTEE	POTTER MARTIN A & CHARLOTTE J
SALE PRICE	845,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Com and Res sold together

SALE DATE	06/01/2002
ETN	1099136
PARCEL COUNT	4
GRANTOR	MURREY BONNIE L REV TRUST
GRANTEE	OSTERMAN DAVID A
SALE PRICE	437,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

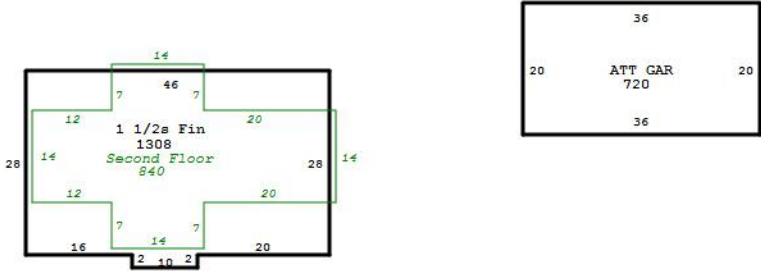
Map



Sketches

0420173048

Note: RW has the garage labeled as "attached."



Sketched by Claire XH
03/26/2008
Sketch by Apex Medina™

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