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FILE#: AM-19-004
HEARING DATE: July 11, 2019
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STAFF REPORT FOR PLANNING COMMISSION

REQUEST: Amendments to the Coos County Comprehensive Plan and Ordinance regarding Housing
STAFF CONTACT: Jill Rolfe, Planning Director
REVIEWING BODY: Coos County Planning Commission

APPLICABLE CRITERIA

Coos County Zoning and Land Development Ordinance (LDO), Coos County Comprehensive Plan (CCCP), Oregon Administrative Rule (OAR)

LDO	Article 5.1	Legislative Amendments
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The Board of Commissioners shall conduct one or more public hearings with 10 days advance published notice of each of the hearings. The public notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration. (ORS 215.060 & ORS 215.223). Notice to DLCD should be provided 35 days prior to the initial hearing per ORS 197.610 but can be submitted as soon as practicable if the local government determines that emergency circumstances beyond the control of the local government require expedited review.

All notices have been provided in accordance with the requirements. The Citizen Advisory, Planning Commission and Board of Commissioners were provided presentations on this matter and portions of the study have been shared in prior work sessions. This is the first formal hearing on this matter. No comments on the changes have been received. The study did not show any necessary changes to the implementing county ordinance.

Background:

Like other coastal communities in rural Oregon, Coos County’s economy was historically composed of Commercial Fishing, Forest Products, Tourism and Agriculture. Economic recessions in the 1980s and again in 1991, associated with the Savings and Loan Crisis, were a one-two punch and in recent years, the service industry has slowly eclipsed our fishing and lumber driven economy. Recent population growth has been somewhat subdued, and housing development has all but disappeared leaving few options to incoming young professionals and local service industry employees. As a result, our community is experiencing a critical shortage of housing. Coos County including the incorporated cities within the county has a critical need for work force housing to support our current economic outlook and future growth. Coos County has been an active partner in the Coos Curry Housing Coalition and one of the problems identified was the lack of updates to City and County Plans to address housing needs.

The housing element of the Coos County Comprehensive Plan (Plan) has not been updated and the original housing study sunset date was 2000. Thus, making this study more than 19 years past due. The Plan no longer accounts for the changes in the economy, and the recent growth in population. The housing study will provide the county with the information needed to direct the community with regards to plans for future housing projects and appropriate zoning to ensure residential zoning is available to meet the housing needs. Keeping the Plan up to date is an important part of land use. Without current data, re-evaluations of the Plan and amendments to the implementing Coos County Ordinance, the community’s needs may not be addressed. The lack of housing updates will further lessen needed economic growth.

Coos County received grant monies to update the housing elements of the Coos County Comprehensive Plan (Volume I, Part 1 Section 5.17 and Volume I, Part 2 Section 4.5). As part of the agreement a consultant was hired to review the current housing plan and provide a new study and any suggestions for changes to the implementing ordinance. The County hired CZB LLC an urban planning consulting firm that works on housing issues across the United States.

CZB had prior experience working with the housing coalition which made more economically to achieve the desired results and use already built relationships to ensure the community needs were adequately address.

Criteria:

Oregon Statewide Planning Goal 10 Housing (OAR 660-015-0000(10) addresses housing requirements. Goal 10 is found at Attachment A of this report. Staff worked with DLCD closely and the consultant to ensure the study meets the requirements of Goal 10. Staff has left the Rural Housing Element alone in the plan as it provides some historical information and the current study was required to focus on urban areas only.

II. PROPOSAL

The proposed language is found at Attachment "B". New is shown in *italics and bold* and removed language is with strike through.

If you have any questions please contact staff.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

EC: County Counsel
Hui Rodomsky, DLCD

ATTACHMENT “A”
STATEWIDE PLANNING
GOAL 10

Oregon's Statewide Planning Goals & Guidelines

GOAL 10: HOUSING

OAR 660-015-0000(10)

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

Buildable Lands -- refers to lands in urban and urbanizable areas that are suitable, available and necessary for residential use.

Government-Assisted Housing -- means housing that is financed in whole or part by either a federal or state housing agency or a local housing authority as defined in ORS 456.005 to 456.720, or housing that is occupied by a tenant or tenants who benefit from rent supplements or housing vouchers provided by either a federal or state housing agency or a local housing authority.

Household -- refers to one or more persons occupying a single housing unit.

Manufactured Homes -- means structures with a Department of Housing and Urban Development (HUD) label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.), as amended on August 22, 1981.

Needed Housing Units -- means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. On and after the beginning of the first periodic review of a local government's acknowledged comprehensive plan, "needed housing units" also includes government-assisted housing. For cities having populations larger than 2,500 people and counties having populations larger than 15,000 people, "needed housing units" also includes (but is not limited to) attached and detached single-family housing, multiple-family housing, and manufactured homes, whether occupied by owners or renters.

GUIDELINES

A. PLANNING

1. In addition to inventories of buildable lands, housing elements of a comprehensive plan should, at a minimum, include: (1) a comparison of the distribution of the existing population by income with the distribution of available housing units by cost; (2) a determination of vacancy rates, both overall and at varying rent ranges and cost levels; (3) a determination of expected housing demand at varying rent ranges and cost levels; (4) allowance for a variety of densities and types of residences in each community; and (5) an inventory of sound housing in urban areas including units capable of being rehabilitated.

2. Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels.

3. Plans should provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

4. Plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

B. IMPLEMENTATION

1. Plans should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.

2. Plans should take into account the effects of utilizing financial incentives and resources to (a) stimulate the rehabilitation of substandard housing without regard to the financial capacity of the owner so long as benefits accrue to the occupants; and (b) bring into compliance with codes adopted to assure safe and sanitary housing the dwellings of individuals who cannot on their own afford to meet such codes.

3. Decisions on housing development proposals should be expedited when such proposals are in

accordance with zoning ordinances and with provisions of comprehensive plans.

4. Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures.

5. Additional methods and devices for achieving this goal should, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

6. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.

**ATTACHMENT “B”
REVISIONS TO THE
COOS COUNTY
COMPREHENSIVE PLAN**

I. Coos County Comprehensive Plan Volume I, Part 1

Changes are shown with strike through for deletion and bold italicized for new.

5.17 HOUSING

Problem/Opportunity Statement

~~Rising prices and high interest rates are making housing increasingly unaffordable for most of the citizens of Coos County. At the same time, historically less expensive land in rural areas faces restrictions from state planning goals that would severely limit the use of rural land for housing.~~

ISSUES

~~1. Coos County strongly desires to protect its valuable farm and forest lands, yet the County has conclusively established a legitimate need for acreage homesites.~~

~~What can the County do to achieve both objectives?~~

~~2. General market conditions as well as high interest rates have combined to make new housing virtually unaffordable to many citizens of Coos Bay.~~

~~What steps can Coos County take to respond to this situation?~~

~~3. Local citizens have expressed the concern that plans should provide for different types and densities of housing in a variety of urban and rural locations.~~

~~What can the County do to respond to its citizens' concerns?~~

GOAL

Coos County shall provide for the housing needs of its residents.

PLAN IMPLEMENTATION STRATEGIES

~~1. Coos County shall provide zoning for adequate buildable lands and shall encourage the availability of adequate numbers of housing units for future housing needs at price ranges and rent levels, which are commensurate with the financial capabilities of Coos County households.~~

~~This strategy shall be implemented: (1) through appropriate Comprehensive Plan map and zoning designations, as appropriately determined to meet housing and estimates established in this plan's inventory and assessment, (2) through cooperation by Coos County with the Coos Curry Housing Authority (CCHA) in their efforts to develop housing assistance programs for people with low and moderate incomes. This strategy recognizes (1) the lead role of CCHA in housing assistance planning, (2) each city's responsibility for assessing housing needs within its urban growth boundary (UGB), and (3) the County's responsibility for assessing housing needs within all other unincorporated areas and for coordinating the UGB housing assessments of each city.~~

5. *The vacation rental market is growing and its economic lure is driving homeowners to transfer primary homes or long term rental housing to meet the demands of this emerging market.*

GOAL

Coos County must begin to look at housing as community infrastructure and invest in this infrastructure to ensure workforce housing (affordable to households earning 100% of AMI or less) is built within the County.

PLAN IMPLEMENTATION STRATEGIES

1. *Create and Monetize a Housing Trust Fund (HTF)*
 - a. *Consider a County bond to support workforce housing development*
2. *Negotiate a Development Agreement with potential large developers to ensure the Construction of Long-term Workforce Housing*
3. *County Policy and Zoning/Land Use Approaches to Allow or Incentivize Workforce Housing:*
 - a. *Work with sanitation and water utilities to accept deferred payments for Service Development Charges;*
 - b. *Develop an ordinance to restrict Accessory Dwelling Units (ADU's) from being used as short term/vacation rental units.*
 - c. *Develop and enact a Transient Lodge Tax (TLT) with a minimum of 50% of the funds used to monetize the proposed Housing Trust Fund*
 - d. *Review appropriate tax laws and when found appropriate, clean up properties that have been foreclosed upon by the County and donate to a Community Land Trust (CLT) for workforce housing construction.*
 - e. *Develop and enact a construction excise tax in the amount of 1% to fund workforce housing projects and/or the proposed Housing Trust Fund.*
4. *Support an Employer Funded Housing Program*
5. *Support Other Initiatives for Community Housing*

End of changes in Volume I Part 1

- II. Coos County Comprehensive Plan Volume I, Part 2 Section 4.5 Housing – The entire section of 4.5 with the exception of rural housing needs will be deleted and replaced with the new housing study. Staff did not print the second set of Appendices to save some paper.

2. ~~Coos County shall encourage the availability of a wide variety of housing locations in urban and rural areas. For urban and urbanizable areas, this strategy shall be implemented through urban growth management agreements and appropriate coordinated land use designations. For rural areas, this strategy shall be implemented through appropriate land use designations for acreage homesites as selected and justified in the County's rural housing exception.~~

~~This strategy recognizes that the selected urban and rural locations are necessary to provide flexibility in housing location.~~

3. ~~Coos County shall structure its implementing zoning ordinance such that it: (1) permits mobile homes, (2) permits mobile homes and clustering of dwellings under a Planned Unit Development concept in most residential zones, (3) permits multiple family dwellings in selected locations within urban growth boundaries (UGB's), and (4) permits multiple family dwellings outside UGB's when part of a Recreation Planned Unit development. This strategy recognizes that such flexibility of housing type provides greater choice and enhanced ability to meet the housing needs of the citizens of Coos County.~~

4. ~~Coos County shall structure its implementing ordinance so that it allows increasing density for (from lowest to highest) acreage homesites, rural centers, and UGA's.~~

5.17 HOUSING

Problem/Opportunity Statement

As a result of the loss of extractive resource industries in Coos County in the 1980s and the inability the region to transition to a new economic structure, wages have decreased significantly and the unincorporated areas of Coos County have gradually declined in population. There has been very little investment in housing infrastructure and the cost to develop housing in the County remains high due to a lack of qualified trades people and high transport costs for building materials to the region. More recently, most of the housing that has been constructed is unaffordable to all but the wealthiest 1/3rd of households or is primarily dedicated to the vacation rental market. Workforce housing, attainable to households earning less than 100% AMI, is not being constructed due to high construction costs and low wages in the County.

ISSUES

1. *Coos County has not been able to recover from the loss of resource intensive industries. Population is declining in rural Coos County; an issue that is complicated by an aging residential base.*
2. *The cost of housing has increased significantly in the County. This is not the result of increased demand but rather limited supply; relatively, very little housing has been built or replaced over the past couple of decades.*
3. *The cost of housing is more than the median household in the County can afford.*
4. *New housing has been curtailed by the loss of the local construction industry and the high cost to transport construction materials to the County.*

5. *The vacation rental market is growing and its economic lure is driving homeowners to transfer primary homes or long term rental housing to meet the demands of this emerging market.*

GOAL

Coos County must begin to look at housing as community infrastructure and invest in this infrastructure to ensure workforce housing (affordable to households earning 100% of AMI or less) is built within the County.

PLAN IMPLEMENTATION STRATEGIES

1. *Create and Monetize a Housing Trust Fund (HTF)*
 - a. *Consider a County bond to support workforce housing development*
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3. *County Policy and Zoning/Land Use Approaches to Allow or Incentivize Workforce Housing:*
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 - c. *Enact a Transient Lodge Tax (TLT) with a minimum of 50% of the funds used to monetize the proposed Housing Trust Fund*
 - d. *Review appropriate tax laws and when found appropriate, clean up properties that have been foreclosed upon by the County and donate to a Community Land Trust (CLT) for workforce housing construction.*
 - e. *Enact a construction excise tax in the amount of 1% to fund workforce housing projects and/or the proposed Housing Trust Fund.*
4. *Support an Employer Funded Housing Program*
5. *Support Indian Initiatives for Community Housing*

4.5 HOUSING

Table of Contents

1. Gross County-wide Housing Needs
 - 1.1 Introduction
 - 1.2 Methodology
 - 1.3 Projection of Estimated Housing Needs to Year 2000
 - 1.3.1 Step 1: Estimation of (Decreasing) Share of Unincorporated Population
 - 1.3.2 Step 2: Deduction for persons in "Group Living" Quarters
 - 1.3.3 Step 3: Projection of household size
 - 1.3.4 Step 4: Adjustment to allow for appropriate vacancy rates
 - 1.3.5 Step 5: Projection of total housing needs to year 2000
 - 1.3.6 Adjusted Housing Needs
 - 1.3.7 Discussion of patterns of tenure
 - 1.3.8 Exogenous Forces
2. Housing Needs Overview
 - 2.1 Introduction
 - 2.2 Population Growth and County-wide Gross Housing Needs
 - 2.3 City Plans
 - 2.4 Urban Growth Areas
 - 2.4.1 Housing Goal Requirements in UGA's
 - 2.4.2 Charleston/Barview and Bunker Hill/Libby/Millington Urban Growth Areas: Special County Responsibility
 - 2.4.3 Housing Type
 - 2.4.4 Housing density
3. RESERVED
 - 4.5.0 Introduction
 - 4.5.1 Coos County Market Context
 - 4.5.2 An Assessment of Housing from a Land USE and Demographics Perspective

- 4.5.3 Factors Influencing the State of Housing in Coos County
- 4.5.4 Taking Action as a Community
 - 4.5.4.1 Creations of a Housing Trust Fund
 - 4.5.4.2 Building Housing for Longevity
 - 4.5.4.3 County/Cities' Commitment to Assist Housing Program
 - 4.5.4.4 Support other Initiatives for Community Housing

Appendices

Appendix A—Acknowledgments

Appendix B – Unimproved Properties Available for Residential Development in Urban Areas

4.

4.6 Rural Housing Introduction

4.6.1 Definitions

4.6.2 Statutory Requirements: Relationship of Rural Housing to Restore Management

~~4.2 RESERVED~~

4.6.3 Analysis of "Committedness" of Rural Housing

4.6.3.1 - Introduction

4.6.3.2 Procedure for Identifying "Committed Areas"

4.6.3.3 Additional Committed Areas (1984)

4.6.3.4 1985 Committed Area Revisions

4.6.3.5 Discussion: Characteristics of "Committed Areas"

4.6.3.6 Rural Center Identification Procedure

Appendices: Appendix A - Areas Committed to Rural Residential Use, 1979-1983

Appendix B - Findings of Irrevocable Commitment Based on Factors in OAR 660-04-028(2), for all Committed Areas as of 1984

Appendix C - Findings of Irrevocable Commitment Based on Factors in OAR 660-04-028, for Selected Committed Areas as of 1985

1. Gross County-wide Housing Needs

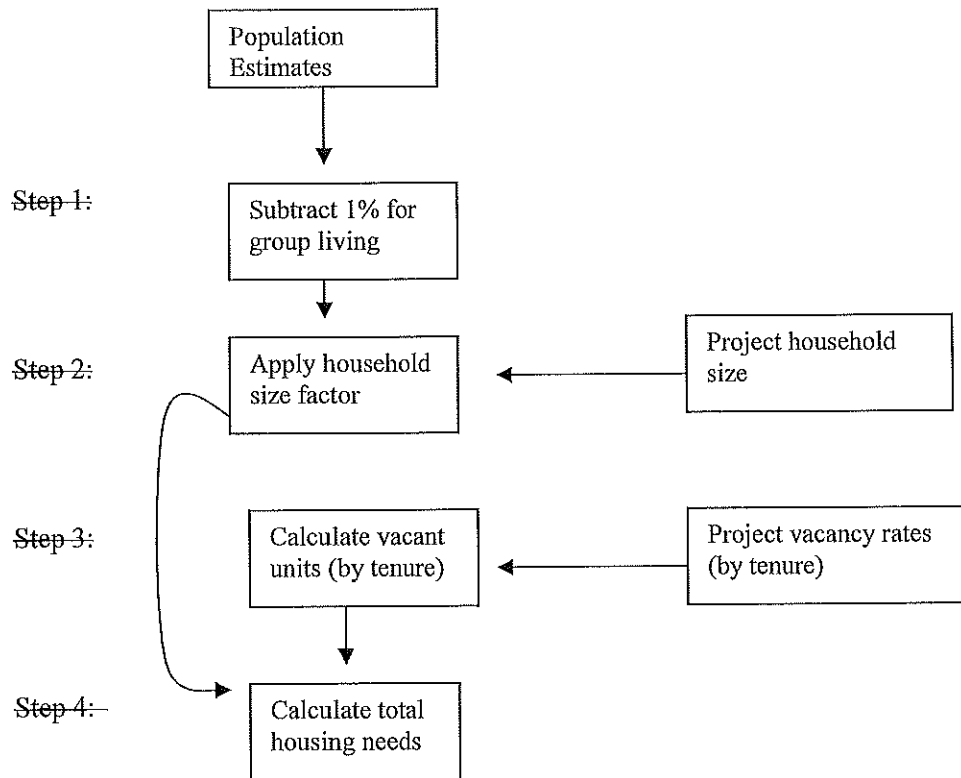
1.1 Introduction

In the comprehensive planning process, findings on demographic trends are generally followed by the determination of housing needs. Housing is the aspect of the plan most strongly affected by factors of demographic change such as age/sex structure and migration. Housing needs must be satisfied through appropriate zoning.

1.2 Methodology

Process for estimating additional housing needs to year 2000

Following population projections, the next logical stage in the planning process can be represented diagrammatically as follows:



This process is based on that followed by the State Department of Commerce (Housing Division) in the report, "housing Market Analysis Situation Report, Coos County, Oregon," (7-1-79). The report's findings are county-wide and it makes no attempt to separate cities from unincorporated areas. However, its basic assumptions and methods can be applied in this analysis with appropriate adjustments where data is not available.

1.3 Projection of Estimated Housing Needs to Year 2000

1.3.1 Step 1: Estimation of (Decreasing) Share of Unincorporated Population

The demographics section of the Plan projects 5-yr increment population figures for the unincorporated County, as shown below, based on the concept that the unincorporated share of population will continue its historic decline based on a linear regression analysis of 1940-1980 trends.

Selected Population Projection and Unincorporated Share

Year	Total County Population	Unincorporated Areas	
		Population	Share %
1985	70,400	27,808	39.5
1990	76,700	29,530	38.5
1995	84,200	31,575	37.5
2000	92,000	33,672	36.6

1.3.2 Step 2: Deduction for Persons in "Group Living" Quarters

A standard 1% is deducted from the total population at each date for persons living in group quarters (school or college dormitories, temporary workers' quarters, armed service personnel, etc.). This factor is customarily used to estimate this proportion of the population where no more reliable data is readily available.

1.3.3 Step 3: Projection of Household Size

The average (county-wide) household size is used as the factor to convert total population to the number of dwellings required to house that population.

U.S. Census data comparing historical household size county-wide and within the unincorporated areas follows:

1960	County wide	3.28	Persons/Household
	Unincorporated	3.42	" "
1970	County wide	3.08	" "
	Rural ¹	3.13	" "
1980	County wide	2.65	" "
	Rural ¹³⁵	2.71	" "

¹ Census definition of urban/rural does not coincide with city/unincorporated. unincorporated communities with over 2500 population are included in "urban".

These figures illustrate two important features of household size:

1. Household size is declining
2. Household size is slightly greater historically in the unincorporated areas.

It may be assumed that household size is declining in unincorporated areas at the same rate as it is county wide for the same reasons:

1. There is a trend toward smaller families
2. Greater proportions of households are now single person households (Housing Division, op. cit. above).

The county wide decline from 1970 to 1980 was 14%. If that rate of decline were to continue every decade, the result in the year 2000 would be an average household size of less than 2 persons per household. Further analysis, however, suggests that the rate of decline will begin to ease and then level off by the year 2000.

The reason for this lies in the age structure of the population. The last several decades have comprised a rapid rate of new household formation by the "baby boom" generation born after World War II. (See discussion in Inventory Section 4.1, "Demographics", on changes in the age structure of the population.) Any period of more rapid household formation will tend to result in a gradually declining average household size, provided there is not an increase in the birth rate at the same time. Birth rates have been generally declining slowly or remaining static all over the nation since the 1950's. Another factor leading to generally smaller households is the increasing number of single person households in the population. As the "baby boom" generation has more children, however, the decreasing trend in household size will slacken. Over time, the influence of this generation's having families will tend to counter the previous trend.

The State Housing Division indicated in a 1979 study that county wide household size was expected to continue to decline until it reached a minimum level of about 2.55 persons/household, at which point it was expected to level off and remain roughly constant. The most recent (Ed Schaefer, personal conversation 3/27/84) PSU-CPRC estimate puts county wide household size in the year 2000 at 2.38 persons per household. PSU used Bonneville Power Administration's (BPA) latest projected "headship" rates and applied them to the age/sex structure of the PSU forecasted population for Coos County. The result is slightly lower than the BPA estimate because PSU is county specific on calculating age/sex net migration, while BPA uses simply a state wide figure.

Since household size has historically been slightly larger in the unincorporated areas, it is necessary to adjust the county wide figures. For the sake of consistency, it is assumed that the difference will be the average of 1970 & 1980, or .06 persons per household. Household size in unincorporated areas can therefore be expected to decline to 2.44 persons per household by the year 2000, based on the latest PSU projection of the year 2000 (county wide persons/household [2.38] plus .06 persons/household).

Results of steps 1, 2, and 3 are shown in Table 1 below.

Table 1: Gross Housing Needs, Unincorporated Coos County, Year 2000

Year	Population projection	Minus 1% for Group Living	Projected Average Household Size	Projected Number of households
2000	33,672	33,335	2.44	13,662

1.3.4 Step 4: Adjustment to allow for appropriate vacancy rates

In any determination of housing needs, a certain additional number will be required to compensate for low vacancy rates. The vacancy rates for housing for sale was 1/4% in 1980. This is an acceptable level to maintain freedom of choice in the housing market. The vacancy rate for rentals in 1980 was 8/7%. Historical vacancy rates are shown in Table 2 below.

Table 2. Historical Vacancy Rates, Coos County, 1960-80

Year	1960	1970	1980
Owner Occupied	1.45%	1.13%	1.4%
Rented	10.0%	7.64%	9.5%

Source: U.S. Census

Based on these figures, projected vacancy rates can be presumed to be an average of the historical rate of 1960-1980 or

Owner/occupied	=	1.3%
Rental	=	9.0%

Vacancy rates in unincorporated areas are presumed to be the same as the county wide rates.

According to the State Housing Division, an acceptable vacancy rate for rentals is about 5%. A higher rental vacancy rate is required because migrants from other areas most frequently have to rent when moving into the area. If rental vacancies are scarce, hardship results. At any one time, renters are a more mobile group than owner-occupiers, since renters tend to move on to better accommodations or to look for other employment more frequently than owners.

At any time, there is also a miscellaneous category of vacant dwellings which are unavailable for some reason. These might be awaiting demolition, abandoned, or undergoing repair or remodeling. The State Housing Division estimated that 250 dwellings county wide were vacant and unavailable in 1978 (the figure used in the previous effort toward Plan acknowledgement). That figure represented a considerable reduction over previous years and reflected the tight housing market at that time. The 1980 Census data show a sharp increase back to more traditional levels (1560 county-wide). It is assumed that this miscellaneous category stays at a constant percentage of the total number of households as at 1980 through the planning period, or 2.7%. It is also assumed that a small number of these homes passes out of the housing stock through demolition or dereliction each year. Insufficient data precludes quantifying this portion

with any certainty. By maintaining an adequate housing supply, however, these losses are automatically compensated.

The percentage of homes which are owner-occupied in the unincorporated areas is derived from the 1980 Census and is assumed to remain the same (78.1%). This factor is used to apportion the total number of households by tenure in order to arrive at the estimated number of vacancies.

Results of Step 4 are shown in Table 3 below:

Table 3. Additional Housing Required in Unincorporated Areas to Maintain Standard Vacancy Rates

Assumption: 78.1% of unincorporated housing is owner-occupied

Year	Total number of households (Table 1)	Projected vacancy rates		Number of vacant units			
		Owner-occupied	Rental	Owner-occupied	Rental	Nonavailable	Total
2000	13,662	1.3%	9.0%	139	269	369	777

1.3.5 Step 5: Projection of Total Unincorporated Housing Needs to Year 2000

The total gross housing needs for unincorporated Coos County are estimated below in Table 4. The estimates are a combination of needs generated by increasing population, decreasing household size and appropriate vacancy rates, as shown in Steps 3 and 4.

Table 4. Projected Housing Needs, Unincorporated Coos County, Year 2000

Year	Occupied Housing Units	Vacant Housing Units	Total Inventory
1980*	9,445	583	10,028
2000	13,662	777	14,439

*U.S. Census data

1.3.6 Adjusting Housing Needs

The gross housing needs projection indicates that a total of 4,411 additional dwellings will be needed between 1980 and 2000 to accommodate future population growth and changes in household size and to provide for sufficient vacancies. (14,439 - 10,028 from Table 4)

1.3.7 Discussion of Patterns of Tenure

The total number of households is broken down into owner-occupied and renters on the basis of 1980 proportion (78.1% owner-occupied). This assumes that the 1980 figure will remain constant. It is altogether possible that this may change, however. It can be assumed that very few homes in the unincorporated areas are built specially as rentals. The conspicuous exception to this statement occurs in certain urbanized areas (for

example, outside Coos Bay in the Bunker Hill area where some apartment complexes can be found). Elsewhere, homes tend to pass from owner-occupation to rentals over time, often as the original owners build a new home and retain the other home as a rental. Thus, the plan does not imply by its breakdown by tenure that there is any practical means of ensuring that a certain number of rentals will be provided throughout the county. However, the Plan can be provided (by appropriate zoning, facility provision) for satisfying the need for purpose-built rentals. For the rest of the County, it can be assumed that individual choices and economic forces will dictate the future patterns of tenure.

1.3.8 Exogenous Forces

— Demand for housing in Coos County is directly affected by national housing trends. This is so because the local economy is still largely dependent on the lumber and wood products industry for employment. High mortgage interest rates and the uncertainty about their direction in the longer term have severely restricted national housing demand over the past several years. This in turn has meant a slackening of demand for lumber, plywood, and other wood products used by the housing industry, and has resulted in a corresponding prolonged local recession. These same high interest rates have also strengthened the position of the U.S. dollar because of the attractiveness of the rates to foreign investors, who have been pouring money into the U.S. financial markets. The resulting strong U.S. dollar means industries (such as the Coos County timber industry) would wish to export to the international markets are being priced right out of those markets.

— Economists normally would label these factors as "exogenous", or being outside or external to the local economy, with the implication that nothing at the local level can affect such factors. In fact, while the local area can do little to change national interest rates (other than, say, campaigning for meaningful reductions in the federal budget deficit), the community can enhance its relationship with the national economy through a conscious effort to restructure the local economy. This plan embodies one of the means selected, which is a careful, optimistic effort toward diversifying and expanding local economic activities away from dependence on one or two industries. The population projections and housing need forecasts in this plan have been coordinated with policy choices at the local level about employment structure at the end of the planning period. The projections, which result, are thus not what a disinterested observer might guess would happen if "things just sort of keep going the way they are." Instead, the projections represent the hopes and plans of the local citizenry for a healthy and vigorous economic future.

~~2. Housing Needs Overview~~

~~2.1 Introduction~~

~~The Statewide Housing Goal (#10) requires cities and counties throughout Oregon to "provide for the housing needs of the State." It further requires:~~

- ~~1. An inventory of "buildable lands"; that is "lands in urban and urbanizable areas that are suitable, available, and necessary for residential use" (emphasis added).~~
- ~~2. Provision of housing at price and rent levels that makes it affordable by local citizens.~~
- ~~3. Flexibility and variety in housing location, housing types and residential densities.~~

~~The definition of "buildable lands" explicitly places the burden of providing land for housing primarily on the cities, either within their city limits or within appropriate urban growth areas. Coos County's statutory responsibility is twofold:~~

- ~~1. To coordinate urban growth area designations to provide for necessary land for housing outside city limits.~~
- ~~2. To ensure, through the coordination process, that cities meet their primary responsibility for housing needs.~~

~~The County recognizes a need for rural homesites, and had earlier adopted a "Rural Housing Exception" based on many factors, including citizen preferences as modified by a many faceted suitability analysis. Under threat of enforcement action by LCDC— including a widespread moratorium on building permits and a loss to the County of over \$600,000 in revenue— Coos County has now regretfully chosen to fulfill the need for dwelling units only in areas acceptable to LCDC. These areas, as described and documented in subsequent sections, are now limited to identified "committed" lands (as infill development) and to resource lands where dwellings are allowed under very limited circumstances. This approach ensures that Coos County takes on part of the responsibility for housing needs, which involve finding suitable land, providing for affordable housing, and ensuring availability in housing, "location, type and density." This overview documents how the coordinated plans of Coos County and its cities combine to provide for these needs.~~

~~Three distinct kinds of areas are recognized, and each fulfills housing needs in different ways:~~

- ~~1. Cities~~
- ~~2. Urban Growth Areas~~
- ~~3. Unincorporated Rural Coos County~~

~~The following narrative discusses how each of these areas fulfills housing needs for the entire County.~~

2.2 — Population Growth and County-wide Gross Housing Needs

Section 1.3 relates population growth to overall housing needs. Average household size is found to be declining (Section 1.3.3) and overall vacancy rates exist at normal levels. These factors are introduced into the analysis to arrive at total housing needs. It has been determined that a total of 4,411 dwelling units will be needed to meet housing needs throughout the unincorporated portion of the County (Table 4). Of this amount, 974 d.u. are allocated to the unincorporated areas of Charleston/Barview and Bunker Hill/Millington/Libby and the urban growth areas of Bandon, Coquille, and Myrtle Point (See Section 2.4.3).

2.3 — City Plans

The cities in Coos County have each conducted a buildable lands survey and have adopted policies appropriate to comply with Goal #10 requirements. These projections have been fully coordinated with total County population projections (see Urbanization elements and respective city plans), and have been acknowledged by LCDC.

2.4 — Urban Growth Areas

2.4.1 — Housing Goal Requirements in U.G.A.'s

Coordination is required between city plans and the county plan to ensure that housing needs which cannot be met within city limits can be met in Urban Growth Areas. The County implements a joint plan for the urban growth areas until any part of these becomes annexed.

The primary implementing mechanism used by the County is two "Urban Residential" zones (R-1 and R-2); these zones allow a minimum lot size of 1 acre where no urban level sewer and water services are available. Standard urban lots of 8,000 square feet or 5,000 square feet are permitted upon provision of urban-level sewer and/or water services. One difference between the two zones is that mobile homes are permitted outright in one (R-2), while in the other, special design standards would have to be met. In addition, mobile home parks would be allowed under a conditional use permit in the R-2 zone. The other important feature of the R-2 zone is that it allows Planned Unit Developments.

Specific planning coordination agreements between cities and the County are stated in the respective Urban Growth Management Agreements. Agreements on public facility extension ensure that urban density housing may be provided in a timely manner to meet the needs of cities' growth.

4.2.2 — Charleston/Barview & Bunker Hill/Libby/Millington Urban Growth Areas: Special County Responsibility

— These areas are urban and urbanizing unincorporated communities which lie immediately to the southwest and southeast, respectively, of the City of Coos Bay City Limits. Since the City of Coos Bay has determined that it has no need for an urban growth area outside its city limits, these communities are treated as separate urbanizing areas which generate their own population and housing growth and which may require separate urban growth areas (see Urbanization

element for these communities). The previous Plan effort argued that the County has responsibility for Goal #10 requirements that must be met in these communities in the same way as the individual cities address their own needs. Since that time, LCDC has concluded that the County has no such responsibilities.

2.4.3 Determination of Housing Needs for "Urbanized" and "Urbanizing" Areas

Two census districts (Charleston and Bunker Hill) include the two major areas of urbanizing development in the unincorporated county. Other smaller areas include the unincorporated portions of Bandon, Coquille, and Myrtle Point. The previous plan effort allocated a total of 974 dwelling units to the UGA's, as explained more fully in the urbanization elements for the cities and for Charleston/Barview and Bunker Hill/Libby/Millington (Bay Area Urbanization Report). The table below shows the coordinated dwelling unit projections that have been allocated to each area for the year 2000.

Table 5. Allocation of Future Housing Growth to Urban/Urbanizing Areas

Urban Growth Areas	Dwelling Units
Charleston/Barview	445
Bunker Hill/Libby/Millington	278
Coquille	150
Bandon	80
Myrtle Point	21
Total	974

3. RESERVED

ABOUT THIS REPORT

Housing is the foundation upon which a community is built. How and how well a community addresses the needs of its residents directly connects to quality of place. This report endeavors to describe Coos County's housing situation and to inform local efforts to continuously improve upon the place that Coos residents call home.

HOUSING IS COMMUNITY INFRASTRUCTURE

Throughout America, there is no better litmus test to understanding the health of an area than the quality of its housing stock. Housing provides a lens through which we can view a community's history; we see it manifested in the variety of housing types built over the last century. Housing speaks to the health of the economy and delivers vital insights that inform our understanding of the area's quality of life. How well this housing is maintained conveys the level of pride residents have for their community.

It does all of this while simultaneously fulfilling an important practical function – housing at its most basic level provides shelter from the elements and creates a sense of safety for its inhabitants.

Housing is symptom and a cause – each at a different scale and a different point in time. In the ways just described, from the top down, housing is a symptom of that which distresses or strengthens a community. But it can also be a cause, an impetus. This is specifically true from an individual or grass roots perspective; from the bottom up. One house left unpainted or a property with a lawn not mowed on a regular basis can serve as license to nearby neighbors to skip a window repair job or the annual planting of flowers in pots on the front porch. And gradually, house-by-house, the loss of pride and the downward spiral of neighborhood maintenance is underway. The long term result is compounded disinvestment in the neighborhood and reduced property values which lead to a reduction in property taxes collected by the cities and county.

Too many of these neighborhoods have become the norm in Coos County. And many of the county's residents and civic and business leaders recognized this reality and expressed justifiable concerns not only about the condition of the aging stock but also about the lack of new housing production. These concerns became a call for action and in late 2017 they collaborated under the banner of United Way of Southwestern Oregon to fund the Coos County Housing Analysis and Action Plan. That document is widely referenced throughout the county and regarded as the impetus for the recently created Coos-Curry Housing Coalition and its working group, the Housing Action Team (HAT). A lot of the groundwork has been completed for this Coos County Comprehensive Plan - Housing Element as a result of those efforts. And by design, this Housing Plan incorporates much of that earlier work including the research, the focus group input, the data findings and many of the recommendations. This Housing Plan represents a rare opportunity for a required component of a comprehensive plan, an otherwise often disconnected-from-the-public document, to be fully embraced and understood by the county's residents. Comprehensive planning only really works when the public, the governmental entities, the civic groups, the tribes, the nonprofits and the business community come together to work through their thoughts and ideas and differences to ultimately embrace an action plan to move forward and actively invest in the county's most important and ubiquitous infrastructure project – housing.

PART 1 | SECTION 4.5.1

COOS COUNTY MARKET CONTEXT

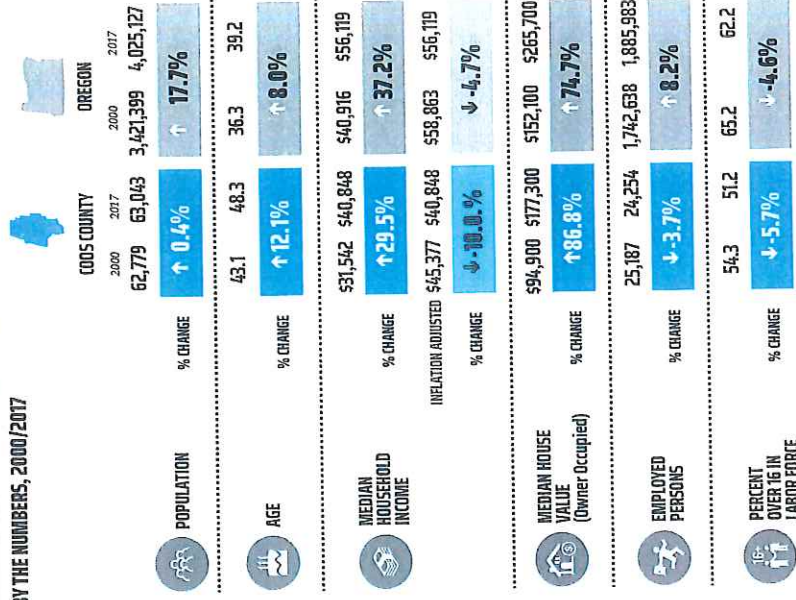
Demographically and economically, Coos County has been challenged since before the turn of the century.

Coos County's economic and demographic trends make its rising home values a curious story. Some important common drivers of rising property values are population, job, and income growth, but Coos County has experienced none of those. The county's population peaked in 1980, declined slightly by 2000, and remained flat over the next decade and a half. Employment has been on the decline with roughly 1,100 fewer county residents employed in 2017 than in 2000. Some of this may be related to job loss, as the county did lose jobs during that period. But a better explanation for a lack of employment is people leaving the workforce as they age. Coos County's median age increased from 43.1 to 48.2 years old between 2000 and 2017. The percentage of residents aged 62 and older grew from 22.5% to 29.9%. As the population has gotten older and less likely to be working, and the county has not added new jobs to replace those that have disappeared, incomes have failed to keep pace with inflation.

Oregon Statewide Planning Goal 10 notes that in addition to inventories of buildable lands, housing elements of a comprehensive plan should, at a minimum, include: a comparison of the distribution of the existing population by income with the distribution of available housing units by cost; a determination of vacancy rates, both overall and at varying rent ranges and cost levels; a determination of expected housing demand at varying rent ranges and cost levels; allowance for a variety of densities and types of residences in each community; and an inventory of sound housing in urban areas including units capable of being rehabilitated.



BY THE NUMBERS, 2000/2017



Housing costs have increased significantly despite a static population and declining workforce.



This is partially attributable to

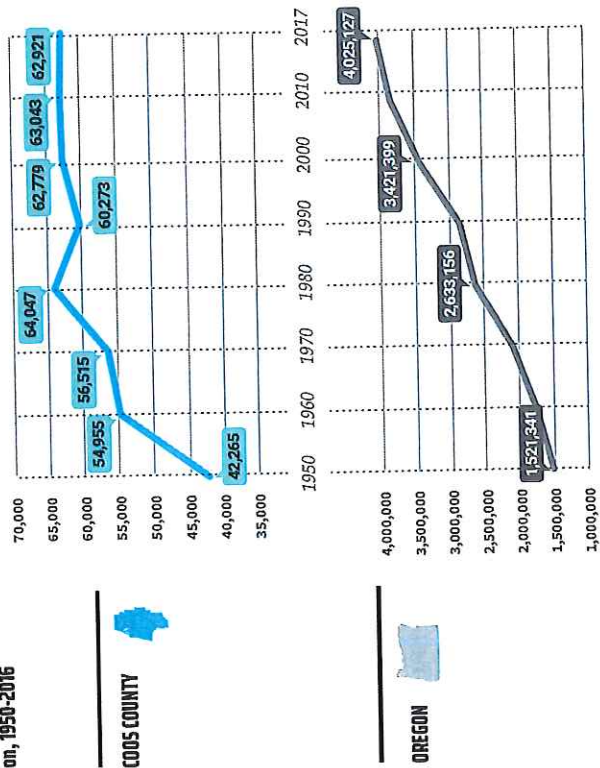
A mirroring of national real estate trends

Increased recognition of the area's geographic beauty

Ongoing speculation in the vacation house market that is slowly discovering the south coast of Oregon

VOLUME I PART 2

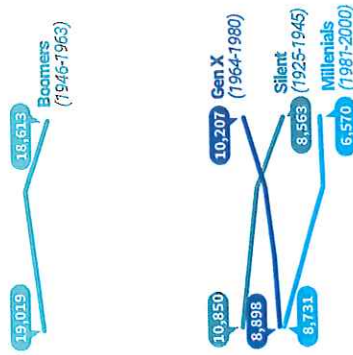
Population, 1950-2016



Baby Boomers Sticking Around

A notable phenomenon in the county is the extent to which those in the Baby Boomer generation (born approximately 1946-1964) have not only failed to decrease in number as they have begun to move into their retirement years, but have actually grown in number since 2000. Their presence, along with the lack of younger new arrivals, explains the growing median age in the county.

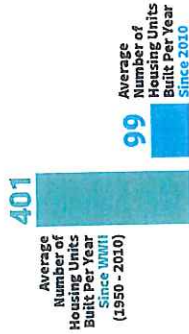
Age Cohorts in Coos County



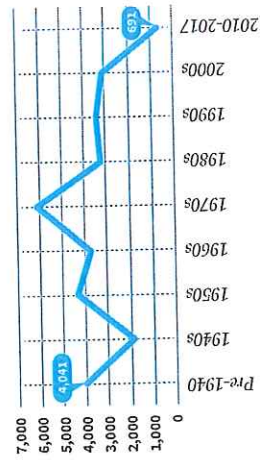
Housing Production and Sales

Based on the lack of population growth, stagnant incomes, and an aging population with little need for new homes, it is no surprise that housing production has nearly ground to a halt. Continuous building through the 1980s, 1990s, and early 2000s, in the absence of more people, or some other type of demand, meant that the market would become saturated at a certain point. What is more interesting is that recent sales trends appear to be decoupled from local conditions. Despite the relative lack of change in population and employment, residential sales from 2000 to 2017 mirrored national trends with a peak in sales volume and prices just before the recession, a marked dip beginning in 2008, and a steady climb in the years following. The median sales price has not recovered to its 2007 peak, but it is on its way.

Number of Housing Units Built Per Year in Coos County



Housing Units Built by Decade, 1940-2016



Housing Production and Sales

What explains the variation in the housing market at a time when so little of the fundamentals seem to be changing on the ground in Coos County? It is difficult to answer the question with 100% certainty, but one possible answer is shifting markers for existing residential structures. More specifically, a change in the use of ownership units is afoot.

Many former ownership units, whether they are single-family houses or in mobile homes, have transitioned to rental units since 2000. But much higher numbers have transitioned to vacant and/or seasonal use. New production of single-family units, on a net basis, has been almost totally absorbed by the vacant/seasonal category. The implication of these shifts is clear: the homeowner market for housing in Coos County has not successfully competed with the rental market or the seasonal market. Because rental property owners and seasonal owners, who very well may not live in Coos County, have been increasingly prevalent in the Coos County housing market, demand from local homebuyers is less influential. This may partially explain why sales trends in the county have tracked closely with those outside the area.

Changes in Single Family Housing, 2000 to 2017

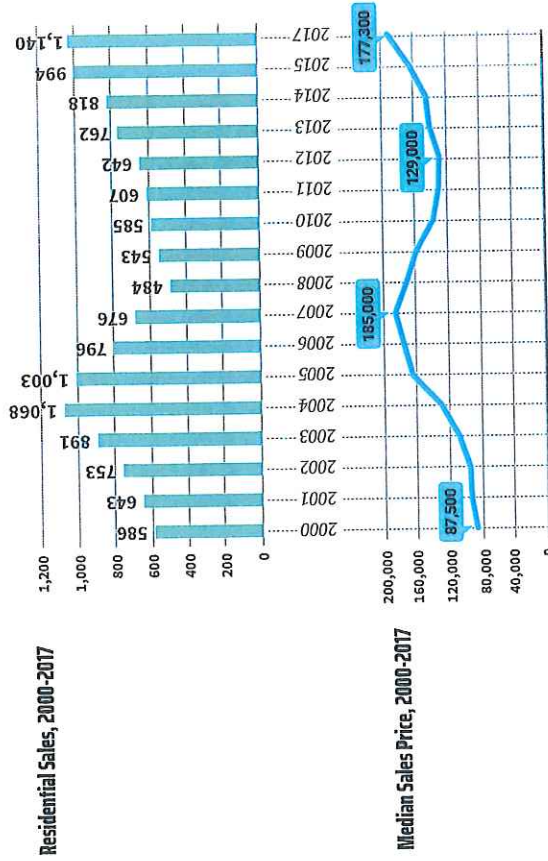
Total Single-Family Units			
2000	2017	# Change	% Change
19,492	21,200	+1,708	8.8%

FOR SALE Single-Family Ownership			
2000	2017	# Change	% Change
14,020	13,841	-179	-1.3%

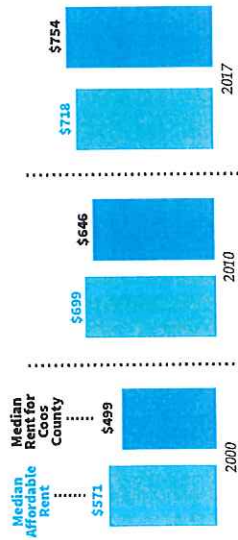
RENT Single-Family Rentals			
2000	2017	# Change	% Change
3,680	4,195	+515	+14%

Single-Family Other (i.e. vacant/seasonal)			
2000	2017	# Change	% Change
1,792	3,164	+1,372	+76.5%

The real estate market in Coos County reflects the local economic conditions - the substantial increase in median sales price that occurred during the real estate boom of the early 2000s receded slightly after the Great Recession but not to the attainable level noted in 2000. The increase in median sales price since 2012 has the current median sales price near the record high noted in 2007.



RENT
Coos County Renter Affordability, 2000-2017



RENTAL MARKET

According to historical data and the most recent countywide data available via the 2017 American Community Survey, Coos County has long been a fairly affordable rental market. Only recently has the median rent in the county surpassed the median renter household's ability to pay it. Anecdotal information and an informal survey of rental listings indicate, however, that rents may now be increasing more quickly.

RENTAL GAP ANALYSIS

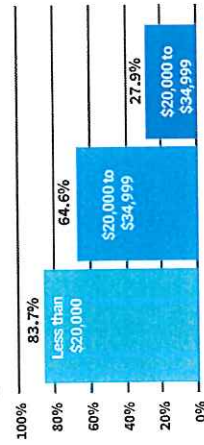
There is a deficit of rental units affordable to all groups except those earning \$20,000 - \$35,000 (and a small surplus for those earning \$35,000 - \$50,000). In short, Coos County is mostly a \$500 to \$1,000 per month rental market (with some availability in the \$1,000 - 1,500 per month market).

For renter households earning more than \$35,000, such a breadth of choice between \$500 and \$1,000 makes Coos Bay an affordable area in which to rent. For renter households earning less than \$20,000, being forced into the same \$500-\$1,000 price range means paying more for housing than they can afford. czb calculates that the county is short roughly 1,100 units for those earning less than \$20,000.

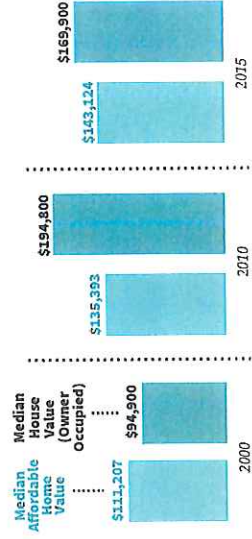
COST BURDENED RENTERS

Renters with low incomes solve their housing problem in one of a few ways. First, they accept the smallest and lowest quality units available. Second, they may share housing costs by joining with other renters as roommates. Third, they may simply pay what it costs even though they are unable to afford it. Indeed, over 80% of low-income renters in Coos County are cost-burdened, meaning they spend more than 30% of their income on housing expenses.

Coos County Cost Burdened Renters (2017)



FOR SALE
Coos County Owner Affordability, 2000-2017



OWNERSHIP MARKET

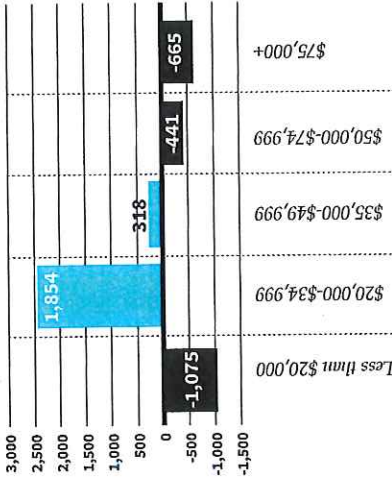
Pressure from rental and seasonal markets, and a relative lack of new supply, have combined to push home values upward. Between 2000 and 2016, the median value nearly doubled, from approximately \$95,000 to approximately \$180,000. What had once been a relatively affordable place to own a home, where the median home value was actually less than the median owner income could afford, became increasingly unaffordable for owners. By 2010, the median home value outstripped the ability of the median owner to afford it, though it moderated slightly by 2017.

OWNERSHIP GAP ANALYSIS

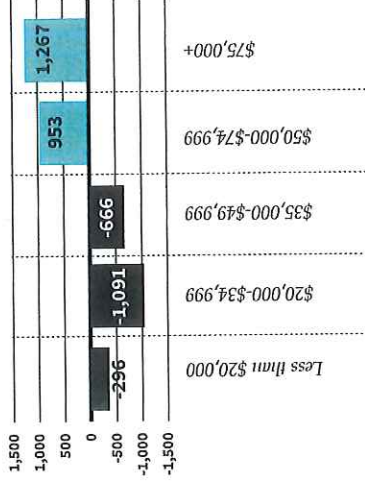
A gap analysis illustrates the difference between the number of households in a given income range and the number of housing units affordable to that income range. Gap analysis for ownership units in Coos County reveals that the largest deficit of ownership units is for those households earning \$20,000-\$34,999 but, in fact, there is a shortage of homes affordable to any households earning less than \$50,000. The most of these households could afford is \$150,000, a price point which provides few appealing options in the Coos marketplace. Many households that could afford to buy a house in the range below \$150,000, after considering the few low-quality options on offer, instead decide to stay in the rental market.

Moving up the income scale, as owner households are able to afford a house around the median value (\$180,000) and at higher price points, more options become available. But this is a range that excludes many first time buyers, who tend to be younger and have less purchasing power than they will have later in life. These higher income buyers may also be unimpressed with offerings in the ownership market at prices they can afford and they too may remain in the rental market in higher numbers than expected.

Gap between Renter Households and Rental Units for Households by Income



Gap between Owner Households and Owner Units for Households by Income



WHAT IT WOULD COST THE COUNTY TO SUBSIDIZE ALL OF THE POOREST HOUSEHOLDS WITH RENTAL UNITS



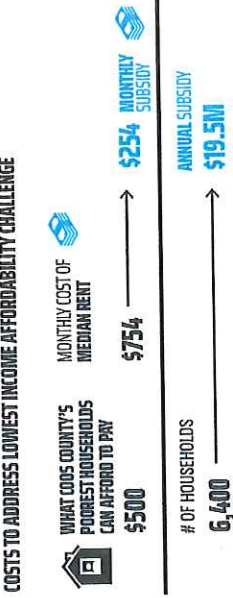
The table to the right outlines an approach to addressing housing for all 6,400 of the County's poorest households (those households earning less than \$20K per year). The upper half of the table illustrates a rental subsidy program that averages \$254 per month to close the ongoing monthly gap between what they can afford to pay per month (\$500) and the County's median rent of \$754. This would cost \$19.5M per year and while admirable is unsustainable. Further, it does not speak to the quality of the units available nor does it assume any new production.

The lower half of the table illustrates the cost to subsidize all 6,400 of the poorest households in Coos County in newly constructed rental units - \$53.8M per year (assuming a cost of \$800M to construct all 6,400 rental units). The bottom calculation is only for the 1,100 poorest households that were identified in the rental unit gap analysis on the prior pages. The annual subsidy would be \$3.4M with a construction cost of \$137.5M. These costs are greater than the rental subsidy indicated above for existing rental units (assuming they were available) and not likely to be borne by the County on an annual basis.

PROBLEM TO SOLVE: RENT SUBSIDY FOR MEDIAN RENT

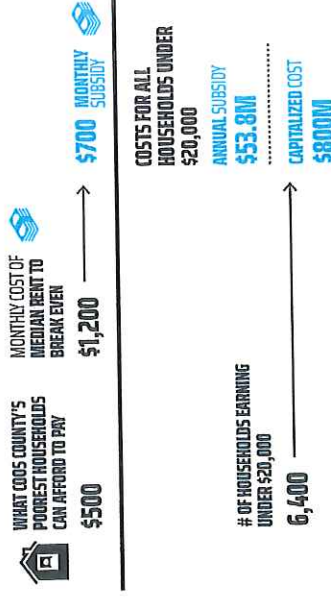
COSTS TO ADDRESS LOWEST INCOME AFFORDABILITY CHALLENGE

To bridge the gap between what Coos County's poorest households can afford to pay (\$500) and the median rent of \$754, a monthly subsidy of \$254 for each household is required. On an annual basis, this amounts to \$19.5M.



PROBLEM TO SOLVE: NEW AFFORDABLE CONSTRUCTION

To bridge the gap between what Coos County's poorest households can afford to pay (\$500) and what is required in rent to justify production of a new unit (\$1,200 per month), a monthly rental subsidy of \$700 (or annual subsidy of \$8,400) is required per household.



The total annual cost of such a subsidy for 6,400 households is \$53.8M.

The capitalized cost to produce a new affordable unit is \$125,000.

The total cost for 6,400 units is \$800M.



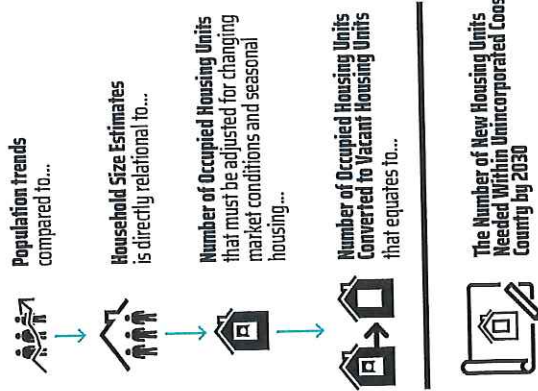
Simply closing the existing unit gap for low income households would cost less, but would still require a significant level of investment. The annual subsidy required for 1,100 new units is \$3.4M and the capitalized cost is \$137.5M.

PART 2 | SECTION 4.5.2

AN ASSESSMENT OF HOUSING FROM A LAND USE & DEMOGRAPHICS PERSPECTIVE

An Assessment of Housing Needs

Oregon's Statewide Planning Goals and Guidelines – Goal 10 – requires that cities and counties “provide for the housing needs of citizens of the state.” The following assessment is strictly based upon an in depth analysis of the County’s demographic data and existing and permitted development patterns. The following flow chart illustrates the methodology used to determine current and projected housing needs in Coos County:



The demographic analysis that follows indicates a relatively static population trend line for Coos County and projects this trend to continue for the time horizon studied – through 2030. This assessment assumes no significant economic intervention on the part of the County or the cities within the County. As such, a straight-line projection methodology is assumed. While purposely not an assessment of the economic conditions of the County, this type of analysis does examine the existing and anticipated housing typologies in the County and illustrates the real challenges to the housing market in Coos County – the increase in vacant (or seasonal) housing that is likely associated with second and third homes as well as the increase in AirBnB and VRBO short-term rentals. The issues of household size and tenure are addressed as well but they do not significantly alter the numbers in the same way that the increase in vacant housing impacts the housing market. The following charts indicate the fluctuations to the County’s demographic and housing market since 2000.

Population	2000	2010	2019
Bandon City	2,833	3,066	3,062
Coos Bay	15,374	15,967	16,070
North Bend	9,544	9,695	9,566
Coquille City	4,184	3,866	3,846
POWERS	734	689	909
Myrtle Point	2,451	2,514	2,488
Lakeside	1,371	1,699	1,874
Population in Incorporated Cities	36,491	37,496	37,815
Population in Unincorporated Areas	26,288	25,547	25,106
Coos County (Total Population)	62,779	63,043	62,921
Percent of Population in Incorporated Cities	58%	59%	60%
Percent of Population in Unincorporated Areas	42%	41%	40%

US Census, 2017 ACS

Housing Units

	2000	2010	2019
Bandon City	1,535	1,860	2,097
Coos Bay	7,094	7,542	7,557
North Bend	4,291	4,450	4,188
Coquille City	1,850	1,828	1,726
Powers	403	379	443
Myrtle Point	1,110	1,129	1,181
Lakeside	764	967	1,202
Housing Units in Incorporated Cities	17,047	18,155	18,394
Total Housing Units (all of Coos County)	29,247	30,487	30,870
Occupied Housing Units	26,213	27,247	26,473
Vacant Housing Units	3,034	3,240	4,397
Vacancy/Seasonal %	10%	11%	14%
Homeowner Vacancy Rate	NA	2.40%	2.00%
Renter Vacancy Rate	NA	6.10%	5.60%
Number of Occupied Housing Units in Incorporated Cities in Coos County	15,279	16,226	15,774
Number of Occupied Housing Units in Unincorporated Coos County	10,934	11,021	10,699

US Census, 2017 ACS

Housing Analysis



STEP 1 Population Trends

2030
(PROJECTED)

The population of Coos County has remained relatively steady or declined slightly over the past 20 years.

Since 2000, the County's population has increased by 142 persons (less than 1%) but has declined by 122 persons to 62,921.

In 2000, 42% of the County's population was in unincorporated areas; today that number is 40% or 25,106 persons

Since 2000, the percent of the County's population in unincorporated areas has declined.

Household size has increased and decreased since 2000.

Owner and renter vacancy rates have remained steady.

The number of occupied housing units has steadily declined in Coos County since 2000.

Vacant housing units increased by 4% since 2000 resulting in the need for the County to "catch up" and add 428 units back into the occupied housing unit stock.

This is the number of housing units needed based upon population decline in the unincorporated areas of Coos County but including "catch up" units that were lost to vacant/seasonal housing.

STEP 2 Household Size

Since 2000, the County's population was in unincorporated areas; today that number is 40% or 25,106 persons

In 2000, 42% of the County's population was in unincorporated areas; today that number is 40% or 25,106 persons

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STEP 3 Occupied Units

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STEP 4 Vacant Housing Units

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STEP 5 Number of New Occupied Housing Units Needed

Since 2000, the County's population was in unincorporated areas; today that number is 40% or 25,106 persons

In 2000, 42% of the County's population was in unincorporated areas; today that number is 40% or 25,106 persons

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This is the number of housing units needed based upon population decline in the unincorporated areas of Coos County but including "catch up" units that were lost to vacant/seasonal housing.



STEP 5 Number of New Occupied Housing Units Needed

Despite the trend of a slightly declining unincorporated population, the County must add new housing units to address the ongoing conversion of housing units to the vacant/seasonal market.

The total need is 455 new occupied housing units before 2030 or an average of 41 units per year

(based on projected population losses; 386 fewer units of housing will be needed by 2030 but an additional 413 units (plus the 428 "catch up" units) will be needed during this 10-year time horizon to counter the ongoing conversion of occupied units to vacant/seasonal housing units)

How Much Housing Must be Built Within the Next 10 Years?

455 Occupied Housing Units

The analysis presented on the prior pages assumes a slightly declining population within the unincorporated areas of Coos county while taking into account the ongoing impacts of owners converting housing to the short term rental market (AirBnB, VRBO, etc).

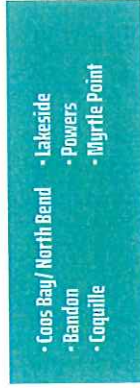
The housing issue in Coos County is constrained on the supply side owing to the high costs of construction and the lack of external demand (new arrivals into the local workforce). The slight demand that does exist is internal – derived from existing residents wishing to upsize or downsize within the County. Unstick the housing market for this demographic could begin to open up housing opportunities for other demographic cohorts. More importantly, it could begin to address the poor quality of housing that is occupied only because nothing better exists at a fair price. The lack of supply allows owners and landlords to financially benefit despite a lack of maintenance for their housing.

What Do All These Calculations Mean in Terms of Land Use Policy?

Absent any qualitative or economic indicators and based solely upon the gradually declining population and the assumed need for less housing given fewer people living in the County, there really is no compelling need to expand the cities' boundaries or the Urban Growth Boundaries (UGBs) to provide additional land for development. The need for any new housing has very little to do with population growth or in migration of new residents or workforce growth but rather the need to unstick the housing market for existing residents who may wish to downsize or upsize in a market that has very little to offer them. This, coupled with the ongoing conversion of homes to the seasonal market, is the primary rationale behind the calculated need for 455 new housing units in Coos County over the next ten years (through 2030).

Where Can the County Build Housing Over the Next 10 Years?

Coos County has six urban growth boundaries (UGBs) where future growth should be focused. These six UGBs surround the County's seven incorporated cities:



These seven cities make up 60% of County's entire population; a percent that increases by about 1% every five years based upon recent trends. Conversely, unincorporated Coos County loses about 1% of its population every five years. Oregon's Statewide Planning Goals and Guidelines, Goal 10 - Housing states:

Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels.

Part 1 of this Housing Study and Action Plan outlines in detail the housing needs within the County, noting a significant need for workforce housing (rental and ownership units). The assessment of housing needs in the first part of this section of the report, Part 3, includes a complete analysis that essentially concludes that were it not for the loss of housing units to short-term rentals (AirBnB, VRBO, etc.) no new housing units would be needed in the County over the next decade or so. The population is static (or slightly declining depending on the year analyzed); there has been no economic recovery since the decline of the logging industry; and the gradually emerging tourism economy with its associated low wages is not attracting a new workforce to the community, but rather providing second job opportunities for existing residents.

What the County needs is replacement housing.

That is, new workforce housing units to make up for those units lost (413 units) to vacant/seasonal or short-term rentals between 2000 and 2019. Assuming this trend continues between 2019 and 2030, the County will need to "replace" an additional 428 units by 2030. That equates to a need of 841 units of housing for the full-time residents of the County.

Units Needed to Replace Short-Term Rental Loss/ Impact + 841 Units

Reduction in Units Needed as a Result of Rural Population Loss - 386 Units

Total Number of Units Needed in Coos County by 2030 = 455 Units

The projected ongoing decline in population for the County, outside the cities, reduces the housing need by 386 units.

The County should continue to monitor these housing unit conversions at least every three years to pursuant to Oregon Statewide Planning Goal 10 which states plans should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.

Does Coos County's UGBs Have Enough Land Adequately Zoned to Accommodate These New Housing Units?

A secondary component of the extensive assessment of housing needs that defined a need for 455 new units of housing is to determine where these units can safely be built. The maps on the following pages include not only the six UGBs but also those unincorporated communities (Glasgow, Charleston-Barview, and Bunker Hill) that share a boundary or are in close proximity to the UGBs. Estimates from the GIS maps on the subsequent pages suggest that almost 75% of the residentially zoned land within the urban growth boundaries and outside of the cities is zoned Urban Residential - 2; 20% is zoned Urban Residential - 1; and 5% is zoned Rural Residential - 5.

These maps illustrate an in depth analysis of the County's residentially developable parcels within the urban growth boundaries but outside the incorporated cities' boundaries. These are the lands under the County's jurisdiction (land within the cities' boundaries are illustrated as well indicating a significant supply of land available for infill residential development). These maps visually demonstrate housing opportunities within the County pursuant to:

- Oregon Statewide Planning Goal 10 notes plans should provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

- Oregon Statewide Planning Goal 10 further states plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

The following tables illustrate a composite analysis of all of the mapping data:

Land Under County Jurisdiction

Land Within the UGB + Outside the City Limits + Residentially Zoned + Unimproved + Outside Environmental Risk Areas	
Parcels	Acres
Bandion	195
Coos Bay/North Bend	0
Coquille	10
Lakeside	0
Myrtle Point	2
Powers	3
Total	210

Land Under Cities' Jurisdiction (for comparison purposes only)

Land Within the UGB + Outside the City Limits + Residentially Zoned + Unimproved + Outside Environmental Risk Areas	
Parcels	Acres
Bandion	447
Coos Bay	773
Coquille	96
Lakeside	155
Myrtle Point	72
North Bend	430
Powers	64
Total	2,037

Land Within the Unincorporated Cities' Boundaries + Residentially Zoned + Unimproved + Outside Environmental Risk Areas

Parcels	Acres
Barview-Charleston	200
Bunker Hill	422
Total	622

Floodplain mapping and liquefaction zones were analyzed via GIS layers; wetlands and steep slopes (USGS) GIS layers were unavailable and, as a result, analyzed at a generalized level - visual analysis. Individual development parcels will need to be examined on a case-by-case basis as applications are presented to the County Planning Department. The parcels and acreages represent a general land use analysis relative to residential development opportunities in Coos County to better understand approximate build-out capacity. As a rule of thumb, it is safe to assume approximately 20% of these total acreages might be made infeasible due to wetland and steep slopes (>10%).

How Do the Numbers Impact the Next Steps to Address Housing in Coos County?

While there is not much land available within the County's jurisdiction - outside the cities' boundaries and within the six urban growth boundaries (UGBs) - this lack of land is not the primary driver affecting housing in Coos County. The issues most important to address are low wages and a stagnant economy as outlined in Part 1 with recommendations included in Part 4. Those issues should be confronted immediately. Until those issues are resolved, there is no need to expend County resources and time on land use issues.

Further supporting an economic approach rather than a land use approach (increasing the available supply) is the fact that the seven incorporated cities have a significant supply of land zoned residential, unimproved, and without environmental risks - 705 acres or 5x the amount of land available under the same circumstances in the County (143 acres). This land is generally serviced by public utilities, easier to develop than in the County for this reason, and yet remains undeveloped. As demonstrated, the availability of land does not ensure a quality housing product for the Coos County community.

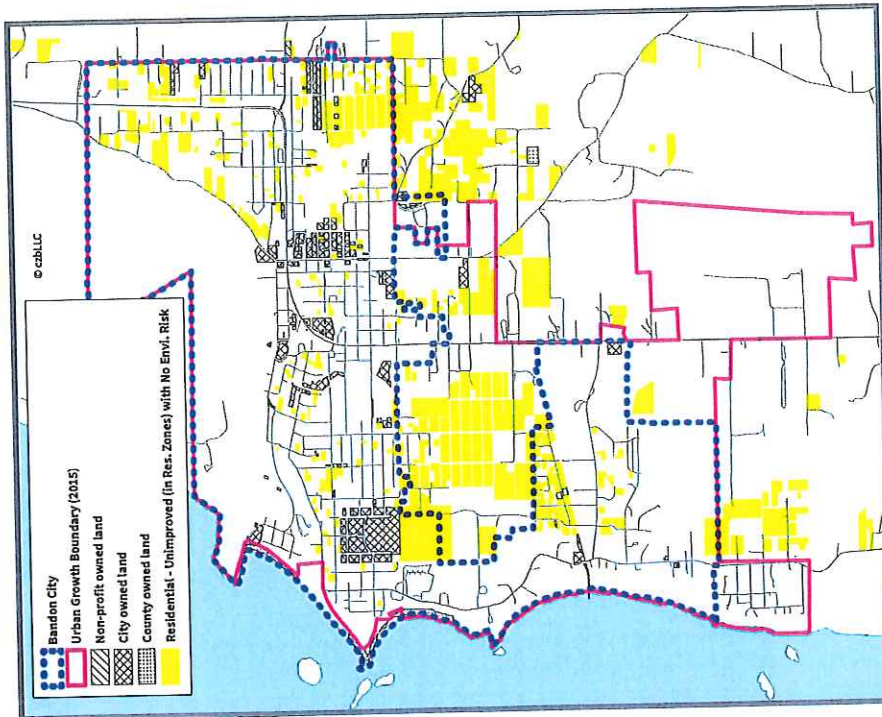
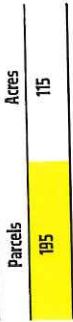
Cooperation between the County and the cities is necessary to begin to resolve a couple of related issues. First, the County supports the State's land use initiatives - preservation of land and a desire to ensure future development takes place in already established cities. Second, if the County proactively assists and supports housing efforts in the cities, all jurisdictions benefit equally.

Once the economy and low wage issues have been adequately addressed, the County should then, and only then, begin to analyze opportunities to work with the State Department of Land Conservation Department (DLCD) to expand UGBs. Expanding UGBs requires a significant amount of land use planning and analysis. It is a delicate balance that must preserve the County's environmental assets while ensuring future residents have access to quality communities with the infrastructure needed to support them. It must take into account the cost of extending public services and utilities further out as an expanded UGB would require.

The cities have the majority of infill residential capacity in within the County and the County should work closely to incentivize housing development on these lots. Part 4 of this plan recommends economic incentives before land use revisions and that is in line with Oregon Statewide Planning Goal 10 that recommends that ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social, and energy consequences of the proposed densities and (3) the optimal use of existing urban land, particularly in sections containing significant amounts of unround, substandard structures.

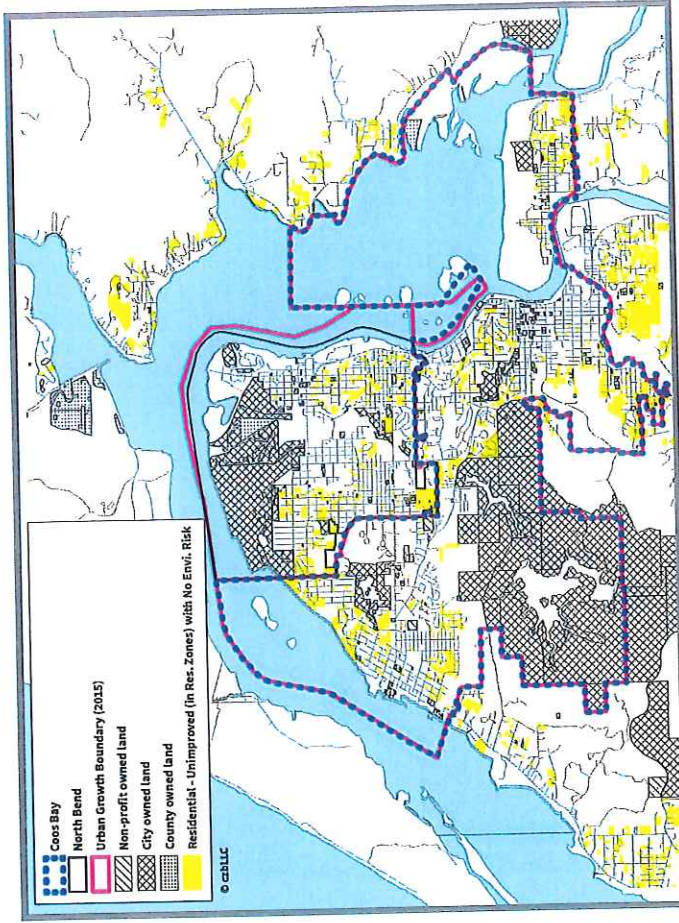
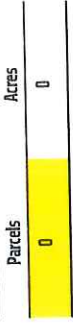
Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks

Bandon City



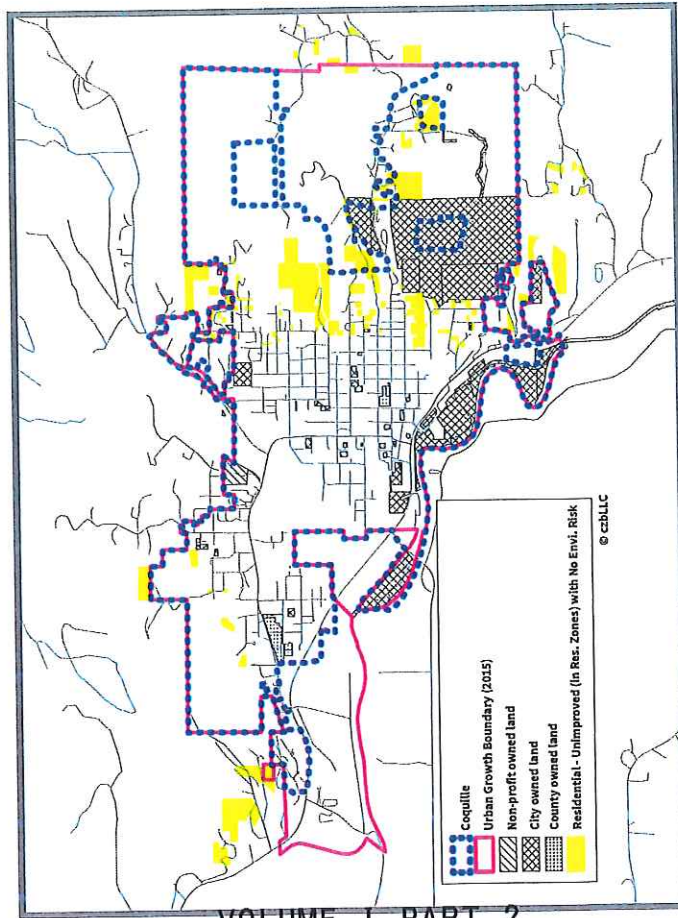
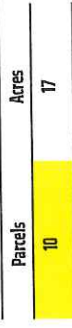
Coos Bay/North Bend

Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks



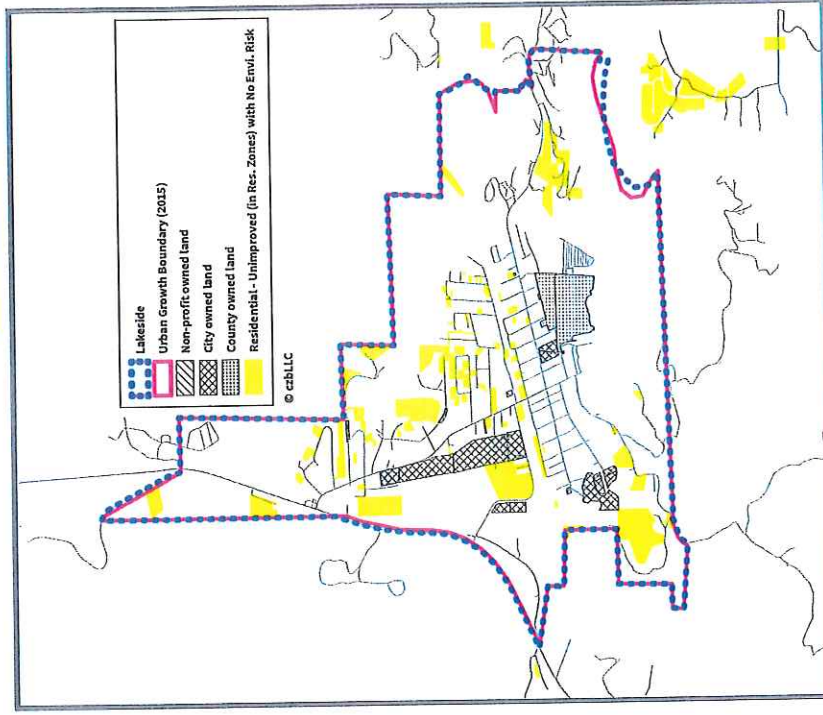
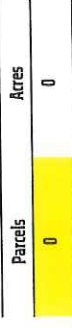
Coquille

Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks



Lakeside

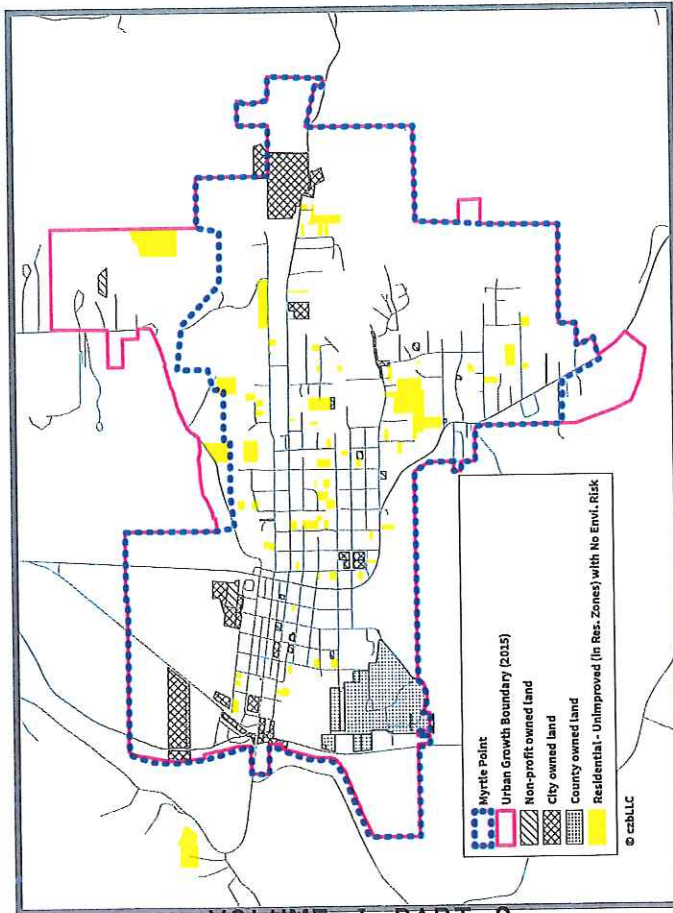
Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks



Myrtle Point

Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks

Parcels	Acres
2	8

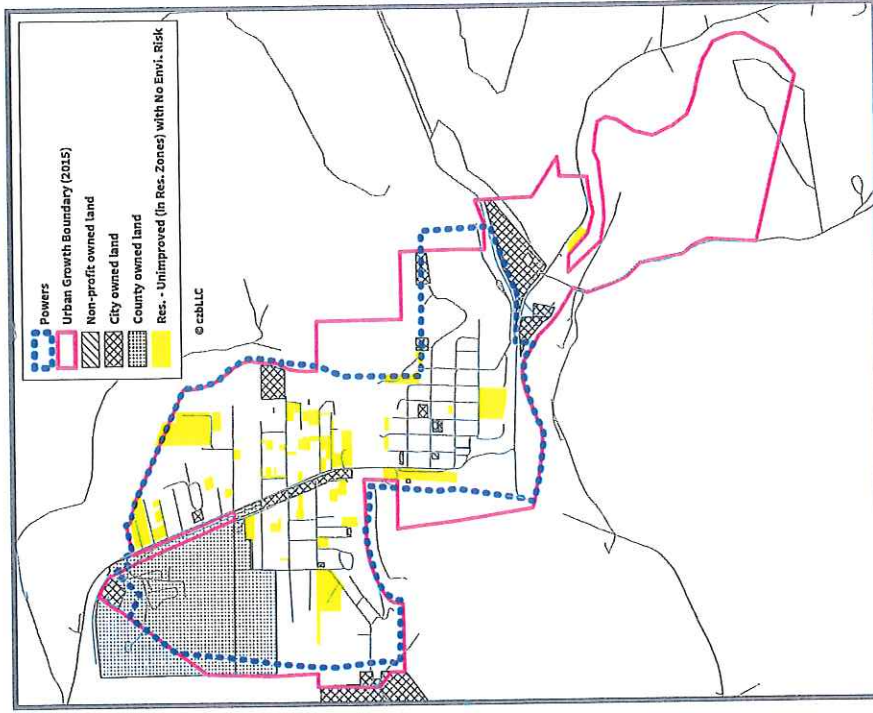


VOLUME 1 PART 2

Powers

Land Available Within the UGB and Outside of City Limits +
Residentially Zoned + Unimproved + No Environmental Risks

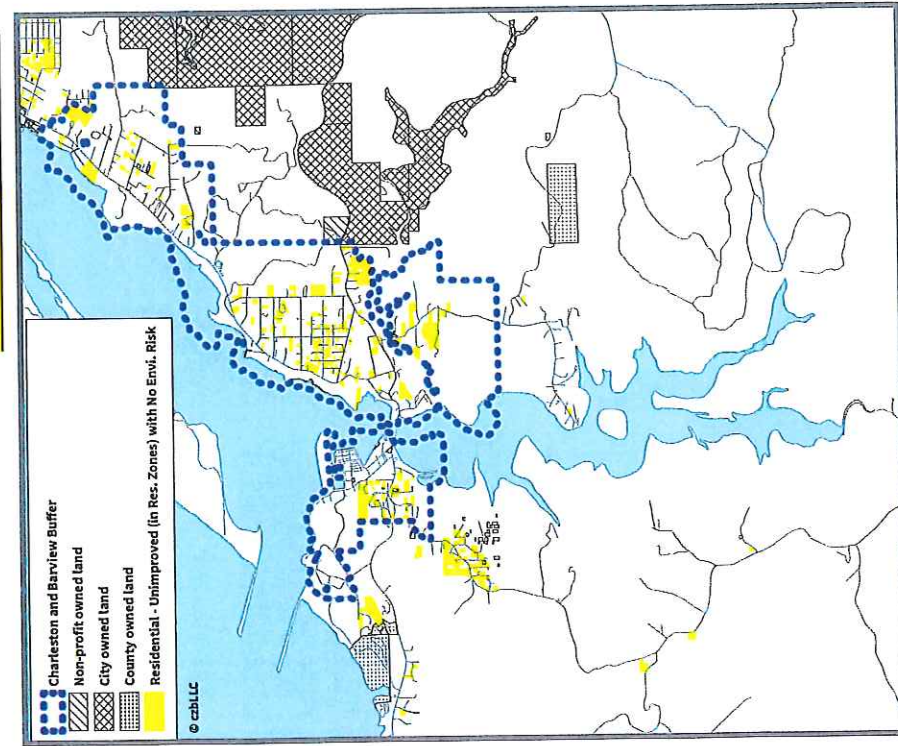
Parcels	Acres
3	2



Barview-Charleston

Land Available Within the Urban Unincorporated Community + Residentially Zoned + Unimproved + No Environmental Risks

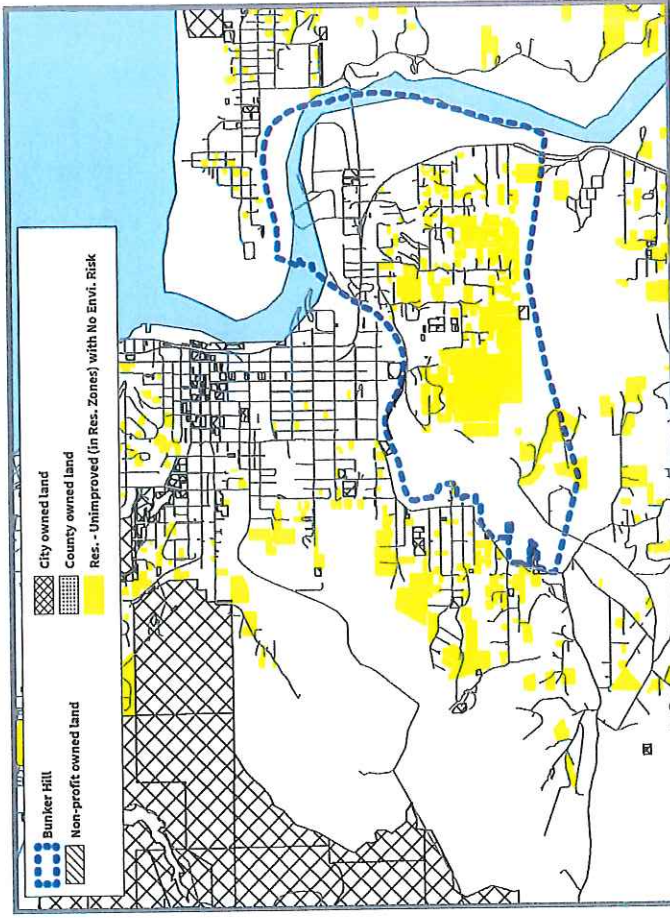
Parcels	Acres
200	63



Bunker Hill

Land Available Within the Urban Unincorporated Community + Residentially Zoned + Unimproved + No Environmental Risks

Parcels	Acres
422	299



PART 3 | SECTION 4.5.3

FACTORS INFLUENCING THE STATE OF HOUSING IN COOS COUNTY

The Coos County housing narrative is essentially framed by a series of interconnected and very complex influences, all of which impact the region beyond just housing.

Housing tends to be one of the most visible and precise indicators of a community's success or failure and is typically evaluated through the lens of quality, availability and affordability. The research and analysis that follow attempt to categorize these influences into five topic areas that can be easily accessed for review and ultimately addressed by the community. In most cases, these influences upon a community are longstanding and have likely been the topic of many regional discussions over the years. How a community responds to these influences matters greatly in its ability to move forward. In some cases, the challenges confronting Coos County are not unique to only this region but impact similarly sized communities throughout America. But in all cases, the challenges are certainly difficult to address and how and why each community tackles them must be uniquely tailored to their particular economic, political and social context.



- 1** A SLOWLY EVOLVING REGIONAL ECONOMY
- 2** THINGS ARE LOOKING A BIT RUNDOWN IN MANY NEIGHBORHOODS
- 3** THE COUNTY'S POPULATION IS STEADILY AGING AND IS STYMIED BY A LACK OF MOBILITY
- 4** ZONING CODES AND DEVELOPMENT FEES ARE ALL STICKS AND NO CARROTS
- 5** NEW HOUSING PRODUCTION HAS BEEN CURTAILED BY THE DECLINE OF THE LOCAL CONSTRUCTION INDUSTRY AND THE REALIZATION OF THE FINANCIAL STRENGTH OF THE EMERGING COASTAL VACATION ECONOMY

1 A SLOWLY EVOLVING REGIONAL ECONOMY

The economy matters – first there is an economic issue before there is a resulting housing issue.

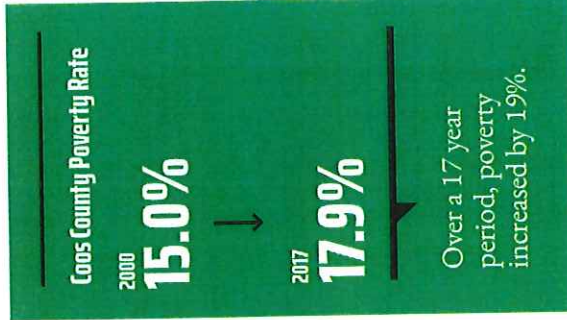
Housing in Coos County is increasingly impacted by fewer job opportunities and lower wages for residents. A homeowner or tenant's ability to afford housing is determined by their income potential within the community in which they live and work. That potential has gradually diminished over the past two decades as the economy has transitioned to the lower-wage service sector.

The fastest growing segments within the service economy are education/health services and leisure/hospitality (retail, accommodation and food services).

While the median income for the new jobs in education and health services is relatively stable \$34,000 (about 15% below the household median income of \$40,848), those in the leisure and hospitality industry earn a median income that is under \$20,000 and can only afford \$500 per month for rent – this in a market that is currently short 1,075 units in this rental range.

POVERTY

Poverty remains a concern for the county as the poverty rate has increased 1.9% since 2000 (from 15% in 2000 to 17.9% in 2017). An increase of this magnitude is particularly alarming from a housing perspective due to the fact that it is very challenging to house anyone or a family at this income level; housing for those earning less than \$20,000 per year (or those under the poverty level of \$12,500 for an individual or \$24,500 for a family of four) is difficult anywhere in America.

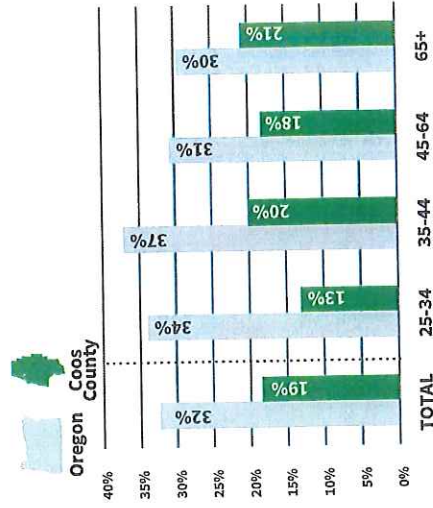


EDUCATIONAL ATTAINMENT

Educational attainment within the county is well below the state level – 18.6% of Coos County residents have a bachelor's degree or higher compared to 32.3% for the state, a fact that makes it that much more difficult for the county to compete for new business and jobs given the competitive employment environment that exists in Oregon.

Interestingly, those over the age of 65 in Coos County have a greater percent with a bachelor's degree or higher (20.9%) than the county as a whole (18.6%). The population cohort between the ages of 25 – 34 has the lowest educational attainment of any cohort in the county with only 13% having a bachelor's degree or higher compared to 33.9% statewide for this age cohort.

Percent of population with bachelor's degree or higher by age cohort, 2017



WHY IT MATTERS

Low wages and increasing poverty throughout the county do not instill a sense of security for local or outside investors.

While education is not the only requirement to economic success, 21st century requires an educated workforce to thrive – and more so than at any time in the nation's history.

And both challenge the social fabric that has been established in the county since the middle of the 20th century. Shift happens and a new economic paradigm is required for the county to successfully compete in today's marketplace.

Knowledge is not only provided by way of a bachelor's degree, but also through skills learned in the technical and trades fields; investment to expand and develop these opportunities is needed.

There is a give/get component to community reinvestment and economic development that can be led by county and city governments.

A demonstrated commitment to increasing funding aimed at reinvestment projects (e.g. housing, recreational amenities, infrastructure, etc.) will require a significantly different level of investment than has been demonstrated to date. Is the county prepared to raise taxes to invest in specifically identified projects? Are the cities prepared to do the same?

2 THINGS ARE LOOKING A BIT RUNDOWN IN MANY NEIGHBORHOODS

There are clear signals that owners and landlords are not reinvesting in their existing assets and there are a number of reasons why they stop maintaining and/or updating their properties:

- A lack of economic resources, particularly true for low-wage households, to address standard maintenance requirements or keep up with basic curb-appeal benchmarks.
- Frustration felt by property owners with the general level of maintenance in their neighborhood and a feeling of hopelessness that the city or county will hold anyone accountable – leading to a general lack of pride in place.
- A disconnect and/or lack of trust between landlords and tenants – both of whom are at fault for much of the tired looking housing in the county. Absentee landlords that are unresponsive to addressing the minimum maintenance standards are a significant part of the problem but increasingly problematic are those tenants that have little to no respect for the property they rent. It's a chicken and egg issue and fault is less important than the result – neighborhood disinvestment that can lead to declining property values and assessments/property tax revenues for already stressed cities (and the county in general).

WHY IT MATTERS

Deteriorating housing conditions are visible to not only neighbors but potential investors and future homeowners as well.

Housing that looks tired or unkempt sends strong signals to future investors that this is a neighborhood where their investment may not realize strong returns.

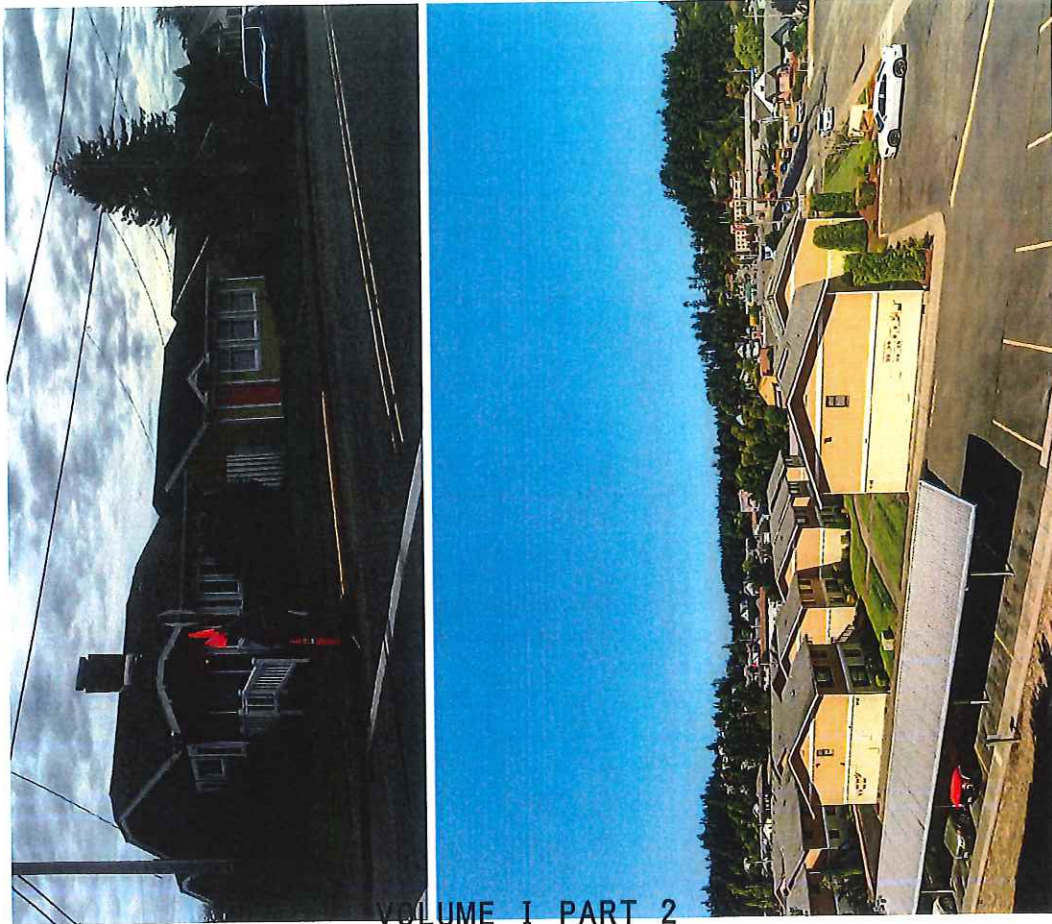
In some cases, the housing conditions are so poor they create an unhealthy and unsafe environment for the residents.

Many tenants have reported leaking roofs and gutters that have not been properly cleaned of debris - all of which can lead to water damage and mold build up within a house. The county's poorest residents have the fewest choices relative to housing and must settle for this low quality housing; better options are in limited supply and when available are too costly.

Housing that is not properly maintained may be assessed at a lower rate thereby depriving the city and county of much needed property tax revenue.

Increased code enforcement efforts, specifically for rental units that are being neglected by the landlords, would begin to improve some properties. A code compliance assistance program, aimed primarily at owner-occupied units with financially strapped homeowners is also recommended.





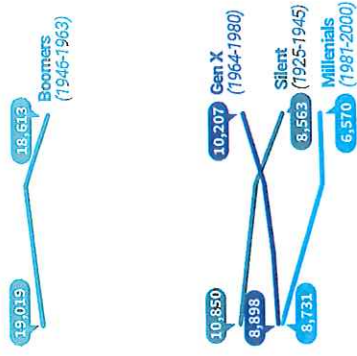
3 THE COUNTY'S POPULATION IS STEADILY AGING AND IS STYMIED BY A LACK OF MOBILITY

While it may be true that age ain't nothing but a number, it does tell a story when viewed through an economic and geographic lens. Where young college graduates gravitate to for work can be an indicator of a clustered employment center or an area known for innovation opportunities. Conversely, many warm and coastal areas in the US are magnets for retirees. In the case of Coos County, there has not been an influx of older folks but rather a steady aging in place of the local population.

In 2017, the median age in Coos County was 48.3 compared to 39.2 for Oregon. The county's median age has increased by 12% since 2000 making Coos County the 10th oldest county in the state and these older households are aging in place to a greater extent than the state in general. In Coos County, almost 31% of homeowners have remained in their current house since 1999 compared to only 25% statewide. This contributes to a low turnover rate in housing sales/rentals and creates a stuck market. The turnover rate in 2017 was 3.7% (total number of sales/total housing units or 1,140/30,870). The national average is generally double this rate (in the 6%- 8% range).

Boomers make up the largest age cohort in the county and their numbers have increased slightly since 2000. More than two thousand Millennials left the county after the year 2000 and have not returned. Interestingly, Xers are increasing slightly as a percent of the Coos County population.

Age Cohorts in Coos County



WHY IT MATTERS

As the county ages in place and residents remain in their homes, they leave few opportunities for a healthy and revolving housing market.

With a turnover rate of less than half the national average, the housing market feels stuck. What can't be fully ascertained from these numbers is the percent of older householders that would like the option to step down into a smaller house...a choice that is not currently available to them.

The stuck market has implications beyond the residents of the county.

Newcomers to the area will have a hard time finding quality housing at a reasonable price given the lack of movement in the market. Anecdotally, there have been many stories about new hires to the area not being able to find housing and having to turn down their job offers.

The demographic make up of the county offers both concern and hope.

Concern from the purely numeric perspective – Boomers (those born between 1946 – 1964) make up the largest percent of the population and the Silent generation (1925 – 1945) is the fastest growing segment of the population. But the fact that Xers (1965-1980) are steadily increasing as a percent of the county's population is a positive sign as they tend to be in the most productive stage of their careers. Could Millennials (1981-2000) follow their lead and begin to move back to Coos County?

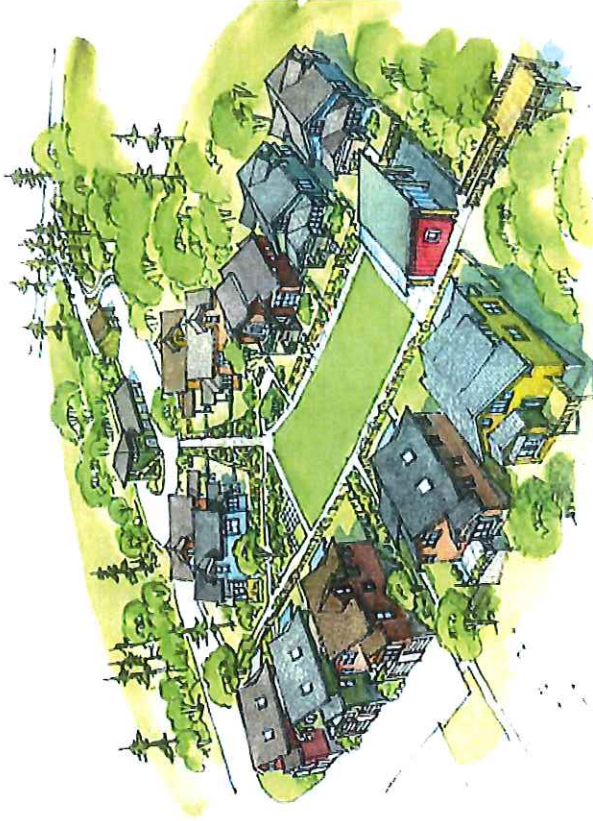
4 ZONING CODES AND DEVELOPMENT FEES ARE ALL STICKS AND NO CARROTS

Zoning is a tool that allows for the orderly implementation of a community's comprehensive plan and more specifically defines permitted land uses and associated building requirements via district classifications. Zoning in and of itself cannot and will not stimulate demand in the real estate market; it merely regulates what can be built in a particular zoning district.

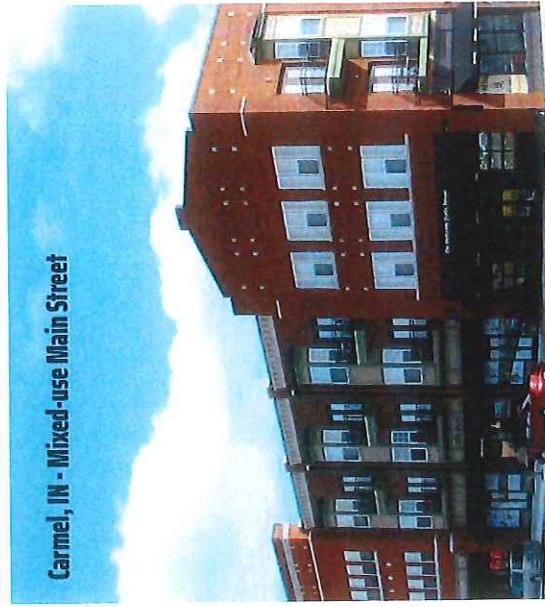
But zoning matters inasmuch as it brings form to the community – the regulatory parameters establish the basic framework for the type of development allowed within a residential zoning district. The diversity or lack thereof contained within the county's neighborhoods is based upon the language contained within the zoning code. And this language can be changed to address the needs that have emerged and are so evident in 2019:

- The need for smaller, more compact, single-family residential lots that cottage housing or duplex developments could be built upon.
- Mixed use development zoning districts that allow commercial and residential development to coexist – this could be in the form of a neighborhood center development that has restaurants or retail on the first floor and residential units on the upper stories. Horizontal mixed use – commercial and residential uses scattered throughout a development site – should also be considered.
- Accessory dwelling units (ADUs) are units that can include a self-contained apartment in an owner occupied single-family home/lot that is either attached to the principal dwelling (e.g. basement suite or attic unit) or in a separate structure on the same property (e.g. above a rear detached garage, a guesthouse, etc.).

The average homebuyer or small time developer will often be sidelined by the complexities of a community's zoning code and therefore any opportunity to simplify the code should be exercised. Oregon has a vast and comprehensive regulatory structure that can be overwhelming to first-time homebuyers or builders, an ombudsman in the county (and the cities) planning offices to walk parties through the building process could go a long way toward opening up development options. In conjunction with the zoning and building codes are the permit and development fees that are particularly expensive in Oregon since the inception of Service Development Charges (SDCs) in the 1970s. These "development impact fees" can escalate to as high as \$10,000 for the construction of a single-family house in many cities within Coos County and can delay or completely sideline a project.



The Cottage Company, Lonoover Commons in Redmond VA



WHY IT MATTERS

Zoning and building codes provide the specific requirements for all development within the community.

Historically, these requirements have often been designed to limit development opportunities on a particular property in a specific zoning district. But increasingly the language used in these codes is being revised to incentivize the type of development that a community wants to see rather than solely outlining what can't be done on site.

If development fees are running as high as 5% - 10% of a housing project, and are not financeable, new housing starts will continue to be stymied.

These fees are particularly troublesome for lower income households that are trying to get a foothold into the housing market and less troublesome for the higher income households.

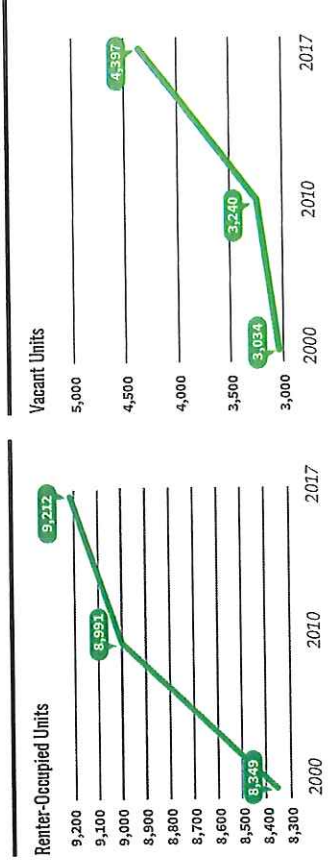
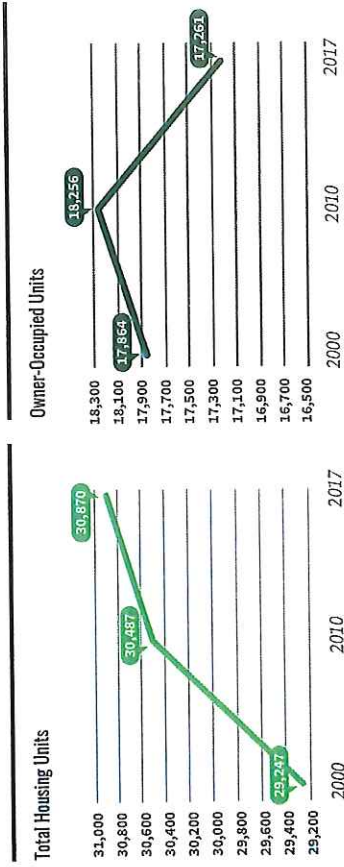
5 NEW HOUSING PRODUCTION HAS BEEN CURTAILED BY THE DECLINE OF THE LOCAL CONSTRUCTION INDUSTRY AND THE REALIZATION OF THE FINANCIAL STRENGTH OF THE EMERGING COASTAL VACATION ECONOMY

As a result of the national real estate implosion in 2007 and subsequent Great Recession many local contractors, builders and construction firms closed shop and/or left the area. The construction industry was the hardest hit of any in the County – suffering a 28.2% workforce loss between 2006 and 2016.

Today, anyone looking for a builder or general contractor will be challenged to find one and if they do the schedule will not likely fit within their desired construction timeline.

Further complicating the limited number of contractors within the county is the fact that those who remain in the county are often drawn to custom build projects and the reward of higher per square foot margins. This may be partly attributable to the uptick in vacation housing and seasonal rental upgrades as well as the notable demand for housing in the \$275k- \$375k range.

The appeal of the vacation housing economy is not just a boon to contractors benefiting from increased per square foot prices but also to those that own quality housing stock within the county and have realized the rewards of renting out their unit on AirBnB or VRBO (Vacation Rental By Owner) or even Craigslist. The steep decline in the number of occupied housing units throughout the county appears to be closely correlated to the rapid increase in vacation rentals available over the same period. Between 2010 and 2017, the county experienced a loss of more than 1,100 owner occupied units. Although exact numbers are not available, most of these were likely converted to vacation/seasonal rentals. This has a significant impact on the housing market in Coos County – this net loss of housing units available to residents creates an artificial “demand” that keeps housing prices above what the local market can afford.



WHY IT MATTERS

A housing market with a limited construction workforce can expect that workforce to take advantage of the demand for their services and gravitate to those projects that are willing to pay more for their services.

In the case of Coos County, a simple reality exists where a small market for \$275k - \$375k houses has virtually capitalized the entire construction workforce.

Housing that has been converted to seasonal vacation rentals combined with very little new production has led to a housing crisis in the county since 2010 – the County’s population has remained relatively static but has lost more than 1,500 housing units in the housing supply chain.

The workforce feels the impact of this constrained supply and housing prices and rental rates remain artificially high as a result.

Changes in Coos County Employment by Industry Sector

Industry Sector	Percent Change 2006-2016
Construction	-28.2%
Professional and Business Services	-28.3%
Mining and Logging	-6.7%
Trade, Transportation, Utilities	-6.5%
Manufacturing	10.6%
Leisure and Hospitality	2.3%
All Government	-3.8%
Education and Health Services	-22.9%

PART 4 | SECTION 4.5.4

TAKING ACTION AS A COMMUNITY PARTNER



A Primer to the Action Plan for Coos County

Two seemingly contradictory housing and housing-related realities require attention in Coos County.

The Market Overall is Stuck and Too Costly For Many

In simplest terms, there is no affordable housing crisis in Coos County. There is a shortage of quality rental units for any household earning less than \$35,000 annually, and a shortage of affordable home ownership options until annual household income is at least \$75,000. This is a situation that has been found to be a reality in soft markets with aging housing stocks, older households, trouble keeping and attracting young families, declining school enrollment, and tight vacancy rates. Such markets are stuck, will continue to suffer disinvestment, and as they get closer to the demographic cliff that's inevitable, soon have to confront not prohibitive and rising housing costs and cost burdens, but excess supply and accelerated disinvestment.

Coos Faces an Existential Threat from Looming Disinvestment

As costly as housing is for many, especially for those earning less than \$25,000 annually (who are almost always single wage earner households), there is a greater - and arguably far greater - problem of general market softness for any part of the county not presently desirable for households with the ability to afford \$500,000 and more for a home. In other words, minus a few areas of the county where demand for ocean front or similar locations command high prices, what's left are areas terribly vulnerable to disinvestment, falling demand, falling values, declining confidence, shrinking tax base, rising concentrations of poverty, decreases in owner occupancy, vacancy, and even abandonment. This, and not affordable housing is the real challenge Coos County must mobilize the community to tackle.

Cost Burdens Derive More from Low Household Incomes Than High Housing Costs

These two realities mix to create a very specific kind of housing dilemma. Affordable housing problems are a derivative of one or two underlying factors, or both in some combination. Extremely high development costs (San Francisco, New York City, Washington, DC), or extremely low incomes (Buffalo, Detroit, Cleveland, Milwaukee). On occasion, elements of these two conditions can mix, making for a reality where, while costs are not that high, they are high enough to outpace incomes which, while not too low, are low enough to be a problem. This last scenario is one many weak but yet distressed markets increasingly face. This is where - on balance - Coos County is. To glimpse the future of Coos Bay on a much larger scale, one need look no further than unhealthy concentrations of marginal multifamily rentals along Newmark Avenue between Hull and Schoneman, much of Empire and especially storefront commercial along Cape Arago (for which there's not enough purchasing power in the capture area to support at a healthy level). Without an intervention these areas will decline; indeed they may be too far gone to affordably recover. The point is that their present condition foreshadows the future for much of Coos Bay, unless action is taken - not to making housing affordable but too strategically rebuild the housing market so it makes sense for existing owners to reinvest their time, energy and money in their homes at rates not presently occurring but needed. This same future has already emerged in much of Coquille, along Tremont towards North Bend, and in Englewood. Indeed Charleston, which should be among the county's highest value land, is as at risk as anywhere, with an abundance of seedy norms too present to allow the market to grow. Likewise Bandon, with the most marketable natural resources in

the region has a half dozen blocks of troubled single family homes behind the high school. General and prevailing market weakness, in other words, is the real concern to Coos County, not burdensome housing costs. The latter is an existential threat.

A strategic challenge is to solve the problem of fixing incipient weakness across the county while doing no harm to vulnerable low income households, and helping low and moderate income working households without worsening underlying market weakness. In truth it is more than a strategic challenge, it's very complex, has few successes elsewhere to import, won't be easy to implement, and won't be inexpensive. 70% of Pennsylvania was in this exact predicament 40 years ago and failed to do anything appropriate about it. Same with 90% of Michigan, 70% of Ohio, 60% of Indiana, more than half of Wisconsin, and all but a small portion of Iowa. If Coos County wants a different future, it will have to spend, invest, and get busy doing almost nothing it's used to doing. It's going to have to find and use muscles it has but which have not been exercised in a long time.

Oregon Statewide Planning Goal 10 recommends a variety of methods and devices for achieving the goals for housing as outlined throughout this Plan. After consideration of the impact on lower income households, the Plan may include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area. The implementation recommendations contained on the following pages include a variety of economic approaches as recommended.

PART 4

There is no single approach that can fully address, let alone resolve, the housing issues that plague Coos County.

TAKING ACTION ON HOUSING ISSUES

The compounding influences that have resulted in the current set of circumstances will require a multi-pronged approach to begin to move the needle and unstick the housing market. It will demand a focused effort. It will cost money. It will take time. And it will require a lot of heavy lifting on the part of the entire Coos County community – the private sector, the public sector, and the nonprofit organizations.

The details of how to facilitate such action will be the responsibility of Coos County but there are some best practices that illustrate successful actions in other communities and provide handrails to grab onto as the community moves down this path. To that end, the following pages outline a series of actions that, by design, can be tackled simultaneously or individually. Each action requires a collaborative approach and can be replicated anywhere in the county. Some of the proposed actions are based on well-established planning principals while others have not been done before.

In cfb's experience, however, the determining factors in whether a community solves its problems are reality, collaboration and commitment.

The recommendations that follow require the County government to step outside their comfort zone a bit and act beyond the generally accepted approach to planning for housing by a governmental entity. Typically counties focus on the supply side of land and stop after the analysis of land availability and zoning allowances. These actions, while necessary, are only helpful if there is housing demand and should only be addressed after collaborating to ensure housing can be built in the County. The real issues that plague housing in Coos County - the lackluster economy and associated low wages, combined with the high cost of construction in the area owing primarily to a lack of qualified trades professionals and high transport cost for building materials - must be addressed first.

These recommendations, while slightly unconventional for a county jurisdiction, are necessary to positively impact the severe housing issues in Coos County. This Plan is in accordance with Oregon Statewide Planning Goal 10 that says *plans should provide for a detailed management program to assign responsible implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal. The accountable entities are included with each action statement.*

This Plan is proactive. It should be addressed sequentially, with some overlap of efforts. It requires collaboration between the public and private sectors and more importantly between the County and the cities.

ACTIVE ROLE

#1



Creation of a Housing Trust Fund

#2



Jordan Cove LNG - Building Community Housing for Longevity

#3



County/Cities' Commitment to Assist Housing Construction

County Land Use Response

#4



Employer Funded Housing Program

#5



Indian Initiatives for Community Housing

SUPPORTING ROLE

A County-wide Approach to Housing That Serves the Dual Purposes of Economic Development and Neighborhood Revitalization

WHO?
Coos County Initiative

WHAT & HOW MUCH?

County Housing Bond \$10,000,000
+
Community Contributions \$3,000,000

WHERE TO INVEST?
Housing Trust Fund (HTF)

WHEN TO SPEND THE MONEY?
Over the course of ten years (\$1,300,000/year)

HOUSING FIRST PROGRAM

How to Invest the Money?

On an annual basis, **BUY & REHAB** five houses from residents

PURCHASE AND REHABILITATION	
House Purchase	\$150,000
Estimated Rehabilitation Costs	\$40,000
Development Fees/SDCs	\$10,000
Total (land and rehabilitation)	\$200,000
Maximum amount a household earning between 80% - 120% AMI can afford	-\$130,000
Gap to close (by HTF)	\$70,000

On an annual basis, **BUILD** five new smaller homes

NEW CONSTRUCTION	
Land (small lot, 50'x75')	\$17,500
Construction at \$165/SF (1,100 SF)	\$181,500
Development Fees/SDCs	\$25,000
Total (land and construction)	\$224,000
Maximum amount a household earning between 80% - 120% AMI can afford	-\$130,000
Gap to close (by HTF)	\$94,000

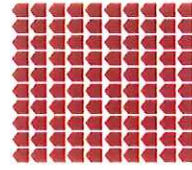
On an annual basis, **BUILD OR REHAB** ten apartment units

ESTIMATED CONSTRUCTION COSTS (new build/rehab per unit)	
Land (per unit estimate)	\$2,000
Construction at \$145/SF per unit (900 SF)	\$130,500
Development Fees/SDCs	\$17,500
Total (land and construction)	\$150,000
Maximum monthly amount that a household earning 80-120% of median income can afford	\$700
Construction Gap per unit to close (by HTF)	\$50,000

What Do the Costs Look Like?

What is Our Return on Investment?

Approximately five rehabilitated homes/year or 50 over the course of the ten-year program



100 new or rehabilitated homes

Approximately five new homes/year or 50 over the course of the ten-year program

Approximately ten apartment units/year or 100 over the course of the ten-year program



100 new or rehabilitated apartment units

And How Do We Pay for This Bond?

A \$10,000,000 County Bond will cost approximately \$60,000 per month or \$750,000 per year to pay off

Assume a 20 year repayment term with a 4% interest rate

The Estimated Cost for Coos County
Bond levies require voter approval and are a temporary levy that is exclusively used to repay a bond that is used to fund construction and/or other capital projects. Unlike most other tax levies in Oregon, bond taxes are levy-based and raise a specific dollar amount spread across all taxable properties in the taxing district. Repayments on an \$10M bond for 20 years at a 4% interest rate are estimated to cost owners \$13.96 annually for every \$100,000 of a property's assessed market value. Properties, residential or commercial/industrial, with higher valuations would pay more and those with lower valuations would pay less.

Why Should the County Invest in Housing as Community Infrastructure:
Because it is important to the future of the County and in line with Oregon Statewide Planning Goal 10 that recommends plans should take into account the effects of utilizing financial incentives and resources to (a) stimulate the rehabilitation of substandard housing without regard to the financial capacity of the owner so long as benefits accrue to the occupants; and (b) bring into compliance with codes adopted to assure safe and sanitary housing the dwellings of individuals who cannot on their own afford to meet such codes.

What Will It Cost to Begin to Fix the Stuck Housing Market?

A lot.

It took several decades for the housing issues to reach the level of concern we see today. It will take a lot of money and many years to unstick the housing market while also ensuring the county maintains a solid supply of affordable workforce housing units. The table on the following page outlines a ten-year plan to build 20 units per year (10 ownership opportunities and 10 rental units). As many as half of these could be rehab projects that also serve to revitalize the county's neighborhoods. The average estimated subsidy per unit is \$65,000 which assumes a higher subsidy for ownership units and lower necessary subsidy for rental units.



THE PLAN

- 10 years.
- A total of 200 new or rehabilitated housing units.
- That's almost half of the housing need identified in the Needs Assessment and recognizes that private market housing will likely follow, not lead, this effort.
- A total cost of \$13,000,000.
- A county bond for \$10,000,000.
- \$3,000,000 from private/nonprofit/employer contributions.
- The result is the creation of workforce housing that also addresses community and neighborhood investment needs.
- With the right mix of 0% interest or low-interest loans and gap financing, land donations, and SDC deferrals, the number of new or rehabbed units could be increased by 50%.

Recommended Sources

	ANNUAL	10 YEARS
General Fund (3%) or \$10M Bond	\$1,000,000	\$10,000,000
CDBG (Redirect)	\$100,000	\$1,000,000
Nonprofits	\$25,000	\$250,000
School System	\$25,000	\$250,000
Private Partners	\$25,000	\$250,000
Medical Community/Hospital	\$50,000	\$500,000
State	\$75,000	\$750,000
TOTAL	\$1,300,000	\$13,000,000



TAKING ACTION ON HOUSING ISSUES

#1 Creation of a Housing Trust Fund

Money matters when it comes to building workforce housing for a community.

The situation in Coos County at the present time is such that the only housing being constructed is in the \$275,000 - \$375,000 range; well above what a median income household (\$40,848) can afford – a house that costs between \$120,000 and \$135,000 (between 3x and 3.5x annual income).

The reality is that the cost to construct a house in Coos County costs more than the median income household can afford. The table below outlines the cost to build a 1,100 square foot cottage style single-family unit on a vacant lot:

Land (small lot, 50'x75')	\$17,500
Construction at \$165/SF (1,100 SF)	\$181,500
Development Fees/SDCs	\$25,000
Total (land and construction)	\$224,000
Assume no SDC fees for workforce housing	-\$10,000
Assume land giveaway by City/County	-\$17,500
Incentivized Total (excluding land and SDC fees)	\$196,500
Maximum amount that a median income household can afford	-\$130,000
Gap to close (by HTF or similar)	\$66,500

If the cost for this house is \$196,500 after a land and SDC incentive and a median income household can only afford a house that costs approximately \$135,000, there is a financial gap that must be closed (+/- \$66,500). That gap is not likely to be filled by the private market; that market has responded by building housing that sells in the \$275K - \$375K range for projects that pay them the rates they require to stay in business. The private market cannot build at a cheaper rate and remain profitable. Instead, the gap (or subsidy) must be borne by a fund that is monetized on an annual basis by the city, county or state government along with private contributors.

A housing trust fund (HTF) is a vehicle by which these funds can be collected and then distributed to housing projects that qualify and are targeted for workforce housing. The HTF would receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. This would require an annual commitment of general budget funds from the county and participating cities. While an HTF is not a public/private partnership, it can also be a repository for private donations.

Coos County's annual operating budget is about \$23M.



If the County could find a way to dedicate just 3% of the budget to a housing trust fund it would provide almost \$700K that could be used to leverage a multitude of workforce housing developments. 3% is a big ask, but the need is big and subsidy is required to make workforce housing available. But even 1% would provide an annual infusion of \$230,000 into an HTF and would be a good start. Alternatively, the county could explore opportunities for a new sales tax or gas tax option or a tax on vacation rentals that would be fully appropriated to funding workforce housing for the countywide community. Beyond any of these tax options, the county should consider a bond that is dedicated to housing and community development projects.

Ultimately this is about reinvestment in the Coos County community; a need that is long overdue.

The housing trust fund is a model for community housing—a model that defines a new objective for funding affordable housing and enables the support of needed housing to be a fundamental part of what government does. An HTF could be a standalone entity, one that is newly created, or it could “live” under an existing organization such as Neighborhoods Umpqua, United Way of Southwestern Oregon, Oregon Coast Community Action (OR-CCA) or the North Bend City/Coos-Curry Housing Authority.

Input from the community outreach efforts and focus groups associated with this housing study generally recommended against the creation of a new entity in which to house an HTF, noting the tremendous capacity that exists within the existing nonprofit organizations. At the 35,000-foot level, Neighborhoods Umpqua, a nonprofit Community Development Corporation (CDC) that operates in Coos, Curry, Douglas, Josephine, Jackson, and Lane Counties may be the most logical home for an HTF – a new arm within the organization that specifically funds and builds workforce housing in Coos County.

BEST PRACTICE EXAMPLE

In July 2017, the City of Hood River, Oregon became the sixth jurisdiction in the state to impose a Construction Excise Tax to generate local funding for affordable homes.

Hood River will use 50% of the funds to provide incentives for developers to build affordable housing and 35% for affordable housing programs, with 15% directed to Oregon Housing and Community Services' down payment and assistance program. The City of Hood River CET will generate an estimated \$165,000 annually.

In the 2016 the Oregon legislature passed SB1533, establishing a new authority for cities and counties to impose a Construction Excise Tax (CET) in order to fund local affordable housing by harnessing the state's development boom. The City of Portland was the first to enact the CET in June 2016, followed by the city of Corvallis in November. In May 2017, the city of Cannon Beach enacted a CET, with Tillamook County taking action in June.

A CET would not be successful in Coos County with the low rate of construction activity, not much tax could be collected, but it does provide a clever approach for funding workforce housing and provides an example of a unique taxing option that has been implemented in other parts of the state.



TAKING ACTION ON HOUSING ISSUES

#2 Renegotiate Jordan Cove LNG - Building Community Housing for Longevity

While a specific start date for construction has not been set, there are a few notable items that should be contractually negotiated prior to any construction activity:

The Jordan Cove LNG project proposes the development of a liquefied natural gas terminal at Jordan Cove on the north spit of lower Coos Bay. The company owns approximately 400 acres at this location and will stage all development within this area. The project was envisioned more than a decade ago and includes the Pacific Connector Gas Pipeline project, a proposed 229 mile, 36 inch diameter pipeline designed to transport natural gas from Malin, OR to the Jordan Cove LNG terminal.

According to local sources, the construction of the Jordan Cove LNG will take almost 4½ years and employ up to 2000 workers at peak construction times. Once completed, the shipping facility is estimated to employ up to 180 permanent employees on site.

Jordan Cove LNG proposes to house these construction workers in temporary housing on the northeast portion of their site (just south of Jordan Cove Road). This presents a number of concerns that should be addressed prior to any local permitting.

Will the temporary housing be removed in its entirety to the satisfaction of the county?

Will any permanent housing be built that could serve the future employees in the community, either for Jordan Cove LNG or for sale or lease to others employed outside of the company?



While a specific start date for construction has not been set, there are a few notable items that should be contractually negotiated prior to any construction activity:

2,000 construction workers is a significant workforce – it is equal to fully half the total workforce for North Bend, the nearest city to the development site. At a minimum and in addition to any community impact funds promised by Jordan Cove LNG, there should be contractual agreement for up to 20% of the workforce housing to be built for permanent occupation and dedicated back to the county or sold on the private market to households with incomes at or below 100% of area median income. A portion of this permanent housing could be built on site (with zoning revisions negotiated with the county), under the bridge (at North Point in North Bend) and throughout the cities of Coos County as neighborhood in fill development. The estimates for a permanent workforce of 180 support the need for permanent housing.

In no case should fewer than 150 housing units be made available for permanent residents – 75% ownership opportunities and 25% rental opportunities.

As the County continues its negotiations relative to the Community Enhancement Plan (CEP), the Commissioners should consider carving out between \$500K and \$750K to fund a new countywide Housing Trust Fund (HTF) dedicated to building workforce housing (100% of AMI or less).

The Jordan Cove LNG project represents an opportunity for a major employer to take the lead in providing housing for their employees while providing new housing options on the north end of the Coos Peninsula – placemaking opportunities.



#3

TAKING ACTION ON HOUSING ISSUES

County/Cities' Commitment to Assist Housing Construction

Coos County and the incorporated cities have many arrows in their quivers, beyond the necessary funding commitments, that must be aimed at the affordable housing problem.

Land use regulation and zoning, permitting fees, service development charges (SDCs)...these all sound overwhelming to a homebuilder that is seasoned let alone one that is looking to build a house for the first time. But these jurisdictional requirements can be administered as incentives for the development of new workforce housing throughout the county.

On the regulatory side, the County/cities should consider the following moving forward:



Zoning map and regulatory revisions for the county's cities that create and/or significantly expand mixed-use zoning districts. Mixed-use districts allow commercial and residential development to coexist on the same site; often with upper-story residential over commercial shops below or executed as a walkable neighborhood with commercial establishments built adjacent to townhouses, apartments and/or small single-family structures.



Permitting fees can be a financial hurdle for many first-time homeowners and cannot typically be wrapped into a mortgage. They become an upfront cost that can delay a housing project indefinitely. In an effort to encourage affordable housing development, the cities should eliminate or significantly reduce permitting fees for affordable/workforce housing that is restricted to households earning less than 100% of the area median income (an AMI of \$40,848 or less). In addition, the cities should provide a fast-track review process for these projects.



Service development charges (SDCs) can cost a new homeowner upwards of \$8,000 (depending on the city) and are payable at the time a building permit is obtained. While state law prohibits a city from waiving these fees outright, the cities should enact a no-interest deferral program that allows households earning less than 100% of area median income to pay the SDCs over the course of a ten-year payback term. Coos County cities should also explore the legal possibility of lowering the SDC fees for affordable workforce housing.



Public facilities, water and sewer infrastructure in particular, should be better mapped in coordination with the County's GIS current mapping services. The land within the County's urban growth boundaries ought to be uniformly mapped by the County so that potential buyers understand the costs associated with necessary connections to infrastructure. Estimates based upon existing mapping and sewer/water planning efforts suggest less than 50% of these lands have the necessary infrastructure to support new development immediately.



County Land Use Response

The County has very little authority to impact the housing market other than within the area between the cities' boundaries and the Urban Growth Boundaries (UGBs) – where the County can provide the appropriate zoning that allows for residential development.

And based upon the numbers, the County has done a good job of planning and zoning within the Urban Growth Boundaries, in the areas where new housing development should be focused. At present, the zoning appears adequate and allows for a diversity of residential development based upon the following zoning standards:

	Housing Site Conditions	Minimum Lot Size
Urban Residential (UR)	No public water and no public sewer Public water but no public sewer Both public water and public sewer	1 Acre 8,000 SF 5,000 SF
Rural Residential 2 (RR-2)	Assumes no public water and no public sewer	2 Acres
Rural Residential 5 (RR-5)	Assumes no public water and no public sewer	5 Acres
Rural Center (RC)	Density allowed on a legal lot of record	Varies

Lack of adequately zoned residential land within the County's Urban Growth Boundaries is not the primary determinant driving housing construction. The real issue lies in the local economy (low wages = low buying power) and that is not something zoning can fix.

Part 4 of this Housing Study and Action Plan recommends out of the box thinking for the County to consider moving forward should the Commissioners wish to pursue a more unconventional, albeit appropriate, approach to jumpstart the housing market.

In terms of intervention from a land use perspective, there are some basic land use and zoning recommendations that should be implemented.

The County's six Urban Growth Boundaries (UGBs) currently have build out capacity for residential development. Based upon the past forty years of gradual population decline in unincorporated Coos County, there is currently no need to expand these boundaries. GIS mapping analysis revealed that there are 210 parcels covering 143 acres that are residentially zoned, unimproved and out of environmental risk areas. There are 362 acres of similar lands available in the three unincorporated communities adjacent to the UGBs and another 705 acres available for residential development within the County's seven incorporated cities. There is no immediate need to consider expanding the UGBs until after housing investment is incentivized for workforce housing and after countywide economic incentives are in place.

Accessory Dwelling Units (ADUs) are a permitted use within the County and should be regulated with the appropriate design standards to ensure they are compatible with the existing neighborhood fabric/character. More importantly, the County should implement new enforcement procedures to ensure that ADUs are not used for short-term rentals (AirBnB, VRBO, etc.). These revisions to the zoning ordinance and enforcement actions will go a long way in ensuring the preservation of ADUs for much needed workforce housing throughout the County.

Any foreclosed upon properties that are transferred to the County for tax sale should be donated to a Community Land Trust (CLT) with a deed restriction that requires the house or property to only be used for workforce housing (for a household earning less than 100% of AMI):

- o If the property includes a structure that is too dilapidated to rehabilitate, the County should demolish the structure prior to donation.
- o While home-ownership is the goal, long term rental for workforce housing should be permitted as well.

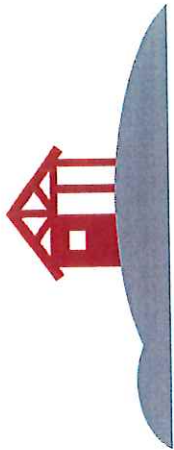
Short term rentals (AirBnB, VRBO, etc.) should be closely regulated and taxed accordingly with all revenues generated dedicated to a countywide workforce housing trust fund (HTF) or similar. More importantly, a Transient Lodging Tax (TLT) ought to be put into place to ensure funding for a countywide HTF. The Oregon State Bill (HB 2267) that established the state lodging tax and laid the groundwork for the local lodging tax includes the following requirements for the use of funds collected:

- o 70% must be used for tourism promotion or tourism related facilities
- o 30% is unrestricted in use but dedicated to county road improvements

Coos County Commissioners should pursue "tourism based workforce housing" as an expense associated with tourism and apply some of the 70% towards seed money to a countywide Housing Trust Fund (HTF) to fund workforce housing development. The need to convey to the general public the nexus between tourism and the need for workforce housing is challenging, but essential. Low-wage service sector economy jobs often require public subsidies to ensure the provision of housing. Communities such as Park City, UT and Aspen, CO have long recognized the need to use tourism dollars to fund the workforce housing that is required to keep this low-wage economy strong.

Construction Excise Tax
In 2016, the Oregon State Legislature passed SB 1533, which enabled local jurisdictions to implement a construction excise tax for affordable housing and allowed inclusionary zoning. Both a construction excise tax and inclusionary zoning are powerful tools to help local jurisdictions address their communities' housing needs and ensure everyone has a safe, stable place to call home. A local jurisdiction may now levy a tax of up to 1 percent (1%) of the permit value on residential construction. They may also levy a tax on the permit value of commercial and industrial taxes, and there is no cap to the rate for commercial and industrial tax. The revenue from a residential construction excise tax must go to incentives for developers to create affordable housing (50 percent), affordable housing programs (35 percent), and to Oregon Housing and Community Services to be used for programs providing down payment assistance (15 percent). The amount for down payment assistance will be returned to existing programs within the jurisdiction that adopted the tax. For a commercial or industrial construction excise tax, at least half of revenues must go toward the jurisdiction's housing-related programs.

And then there is land; city-owned land, county-owned land, land that is owned by the school district or other public districts and properties that have been acquired as a result of tax foreclosures and sit in limbo – these offer opportunities for future housing development.

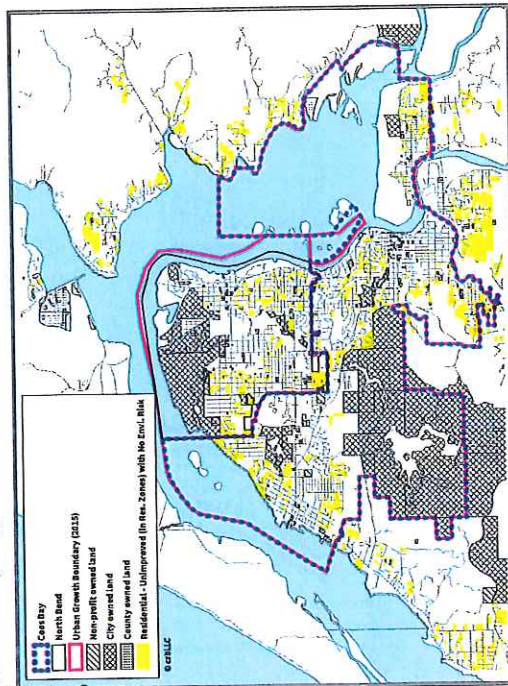


Publicly owned land can be transferred to a non-profit organization to build housing upon thus removing the cost of land from the housing equation. This not only makes the house or apartment building that much more affordable to the end user, it generates new tax revenue for the city or county once the development is complete. In many cases, the disposition of city/county owned infill properties for new housing development goes a step further and actually catalyzes neighborhood revitalization when done well – neighbors, upon seeing these new houses constructed nearby, begin to invest more in their own homes.

The map below illustrates properties within and near Coos Bay, North Bend and the immediately surrounding areas that are owned by public entities and designated residential land – there may be opportunities to subdivide some of

these properties and give the land away for workforce housing development. Also illustrated on this map are those properties that are privately owned and residentially zoned with no improvements (housing) on them – possible private infill development opportunities (illustrated in yellow).

Coos County has an existing policy whereby any property that is transferred to the County as a result of a tax lien is cleaned up and then sold on the private market. This program is a good start and could be upgraded to include deed-restrictions before resale that might include household income restrictions (less than 100% of AMI for example) to ensure the creation of workforce housing. The County could also consider a program whereby these properties are donated to local non-profits that commit to building affordable housing.



BEST PRACTICE EXAMPLE

Affordable housing is so hard to find in South Florida that Broward County is giving away 40 vacant lots so more working-class homes can be built — which the county received because of unpaid property taxes — to 10 nonprofit agencies. Broward will pay some site preparation costs and provide up to \$60,000 in down payment assistance to each eventual homebuyer, but the nonprofits will pick up the rest.

Sun Sentinel, March 16, 2017

San Diego selling \$1 lots: Is this the future of 'affordable housing' for the middle class?

Spokesman Review, February 20, 2018



Assessment of Coos County's Zoning Ordinance Relative to Housing

Chapter IV of the Coos County Zoning Ordinance includes the use table (Section 4.3.200) for residential development within the County as well as the type of review process required for the differing residential typologies. The following table outlines the seven zoning districts that allow residential development as the primary or secondary use.

A single-family dwelling unit is allowed in all residential zoning districts with only a Compliance Determination (CD) that is a staff review to ensure that development standards and site setbacks (Sections 4.3.220 and 4.3.230) are satisfied. The same review applies to duplex units and they too are permitted in all seven zoning districts. Accessory Dwelling Units (ADUs) are permitted in all but the "rural" zoning designations and are

subject to development standards that correctly disallow short-term (vacation rental) use. Multi-family dwelling units (more than two units) are appropriately allowed in all units with the exception of the UR-1 zoning district with an Administrative Conditional Use review (or Planning Director's Decision).

The table is not inclusive of all housing typologies allowed; the zoning ordinance also includes provisions for mobile homes on single lots and mobile home parks in all but the UR-1 zoning district subject to the appropriate review. Replacement dwelling units are allowed in all zoning districts in the County, including the commercial, industrial, agricultural and recreation zoning districts. And

all dwelling units may be converted to long-term rental use in any zoning district within the County without Planning Department approval. The thoroughness of the existing zoning code provides allowances for all types of housing and housing that is attainable to all income levels. The County should consider adopting a review policy that expedites review for housing that complies with this Plan and is deed restricted for workforce housing. Such a policy would implement a simple Oregon Statewide Planning Goal 10 that recommends decisions on housing development proposals should be expedited when such proposals are in accordance with zoning ordinances and with provisions of comprehensive plans.

Section 4.3.220 – Additional Conditional Use Review Standards adequately addresses site characteristics such as landscaping requirements, environmental sustainability and lighting among others. These requirements ensure quality neighborhood compatibility for future residential development. Section 4.3.230 – Additional Siting Standards addresses density limitations, lot sizes, and height and setback requirements. The lot sizes for sewer/water serviced properties within the urban growth boundaries are similar to those allowed in the adjacent areas within the City boundaries and ensure compatibility.

The County's zoning ordinance does not contain inclusionary zoning language that requires affordable housing as part of any proposed multi-family dwelling unit development. Often this can be as simple as a line item in the code that requires 10% - 20% of the total number of units to be deed-restricted for affordable housing – generally defined as housing units available to households earning less than 80% of Area Median Income (AMI). This tool typically functions well in strong housing markets where demand is durable and the market-rate housing in a given development can support/subsidize the required affordable housing component. The weak market conditions of Coos County do not support this zoning tool at the present time but should be re-evaluated in five or ten years. As noted in Part 4 of this Housing Plan, there are a number of initial interventions that are required by the County long before inclusionary zoning or other zoning "fixes" would be of any value to strengthening the County's housing market.

	UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC
Dwelling – Single Family Conventional	CD	CD	CD	CD	CD	CD	CD
Dwelling – Duplex (Two Family Dwelling)	CD	CD	CD	CD	CD	CD	CD
Accessory Dwelling Unit	CD	CD	CD	N	N	CD	CN
Dwelling – Multi-Family (More than two units)	N	ACU	ACU	ACU	ACU	ACU	ACU



TAKING ACTION ON HOUSING ISSUES

#4 Support an Employer Funded Housing Program

The South Coast Development Council identified the following employers in their South Coast Profile as those based in Coos County with 250+ employees:



Twelve major employers in the county - each with a need for employee housing and each with a community responsibility - represent a significant partnership opportunity.

The matter of finding quality workforce housing, rental or ownership, for existing employees or new hires surfaced repeatedly in many of the focus group meetings conducted as part of this study. Anecdotally, employers reported hiring new staff from outside the county only to bring them in for initial office visits and the new hires reporting they could not find a suitable place to live and ultimately declined the offer. Another governmental representative shared the story of sixteen journeymen in the electrician's trade that were slated to move to Coos County but were unable to find apartments or houses and had to decline the offer. A much-needed infusion into the county's construction industry was turned away for lack of housing. These cases demonstrate how housing can negatively impact economic development and employment opportunities within the county.

Unstacking the housing market and providing workforce housing in the county is everyone's business. To effectively address these challenges everyone will need to play an active role - governmental entities, nonprofits and, yes, employers. There are a number of ways employers can assist in the production of housing - the most accessible entry into this arena is via a financial partnership with a nonprofit entity focused on housing production.

The County should look into tax or economic incentives that benefit private companies that provide workforce housing or participate in a program that supports the construction of workforce housing.



What might this partnership look like?



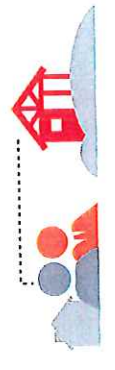
Employer works with the city/county or a realtor to acquire a property suitable for the construction of a single-family housing unit or apartment building.



The employer enters into a partnership with a local nonprofit housing development group – a contractual arrangement in which the employer maintains the right to buy back or lease the unit to one of their employees.



The employer, confident with the agreement, donates the property to this organization. This donation of the property is the first layer of subsidy to ensure that an employee can buy or rent this property at a reasonable rate. Removing land from the equation begins to reduce the burden on the future tenant or owner.



The local nonprofit housing development group, armed with some subsidy funds from a housing trust fund (HTF), can use their construction team or contract with a construction team to build the housing specified by the employer.



This creates a win-win scenario for both the employer and the new tenant/homeowner. The employer controls housing options for current and future employees and the employees have a quality unit that is essentially subsidized by their employer (reasonable rents or reduced acquisition cost due to the land donation and other incentives by the employer). The employer could deed-restrict the property with a first-right-of-refusal to buy the property back from the employer/owner in the event the employee left the company or moved away.

Employers: part of the solution.

This is one model for an employer led housing program in the county. There are a number of alternatives or variations that could work equally as well depending on the employer's specific situation. An alternative might be the provision by employers of supplemental funds, usually in the form of a grant or forgivable loan, toward the upfront cost of purchasing a home.

BEST PRACTICE EXAMPLE

The Mayo Clinic will donate up to \$7 million to help build 875 starter houses and rental units within a 30-mile radius around Rochester, Minn. The 'First Homes' project is intended to help alleviate a 'housing crisis in our area' in which many people 'simply can't find a place to live.'

The Star Tribune, Minneapolis, Minnesota, November 16, 1999

Local Public-Private Opportunity

Southwestern Oregon Community College (SOCC)

SOCC could be a logical partner to initiate the employer-housing program described on this page. The need for housing for SOCC employees combined with a trades program that could be tweaked or expanded to more closely align with construction needs in the county offers an opportunity for partnership to initiate this program. By way of example, San Juan College in Farmington, NM has had a Building Trades program for the past 37 years that is designed to prepare students for a career primarily in residential construction. Courses take students through the building process from the "ground up," combining classroom exercises and lecture with hands-on building projects. The program emphasizes real life job site experiences while utilizing a state-of-the-art woodworking shop and a building compound.



TAKING ACTION ON HOUSING ISSUES

Support Indian Initiatives for Community Housing

#5

The Coquille Indian Tribe is currently preparing a Comprehensive Plan for the 10,000 acres of tribal lands that are generally situated between Charleston and Coos Bay. As currently envisioned the plan contains a strong housing component.

While non-tribal members of the Coos County community cannot own land, they can rent homes/townhouses/apartments. The Tribe is exploring the opportunity to offer 99-year leases for a few housing units that could be made available to non-tribal members as well – a continuation of the creative thinking that is well underway with the draft Comprehensive Plan.

The Tribe has a solid track record relative to housing production. The Coquille Indian Housing Authority (CIHA) is a well-established organization that meets the requirements as set forth by the United States Department of Housing and Urban Development (HUD). As part of their preparation of the annual 2018 Indian Housing Plan (IHP), the following housing portfolio was included:

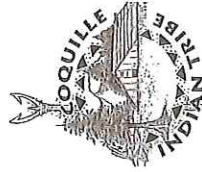
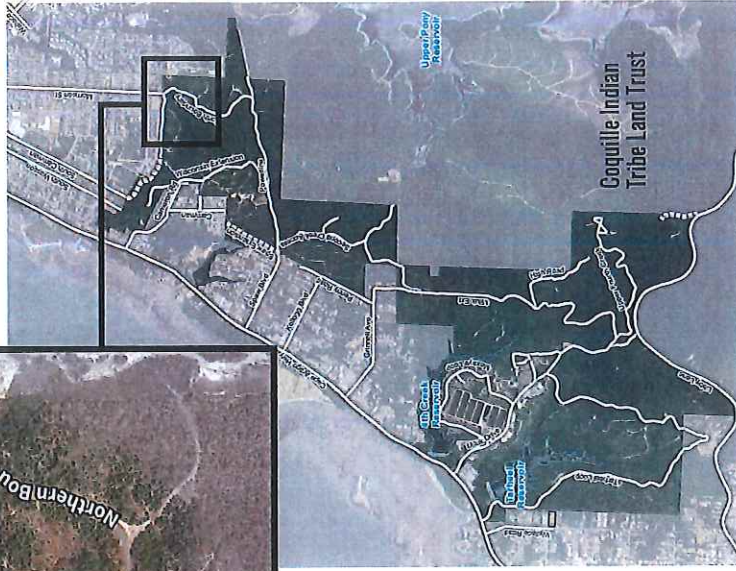
UNIT TYPE	UNITS	BLDGS
SINGLE FAMILY		
Rental	27	27
Homebuyer	14	14
Non-Residential	4	4
Private Purchase	26	26
MULTI-FAMILY		
Rental – Duplex	10	5
Rental – FourPlex	12	3
	93	79

tribal member input to date includes a recommendation for tribal and non-tribal housing opportunities in the Empire area, specifically in the area where Morrison Street intersects Marshall Avenue (see map below). Land south of the former Memory Care facility could be a mix of single family homes, cottage housing, townhouses and/or apartment units. The land just east of here could be developed for market rate housing and tie in nicely with the housing development that is taking place along Nautical Lane, which is located just outside the Tribe's boundary.

The success of the CIHA provides a foundation for ventures into expanded housing opportunities – beyond HUD assisted housing. The Coquille Economic Development Corporation (CEDCO) has demonstrated leadership in project development and could begin to forge a similar role relative to housing production – as a fundamental element necessary for future economic development projects.

The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI) also have experience in housing production with the Tribes' development at Qxas Heights in North Bend which offers two, three and four bedroom single family houses, two bedroom duplexes and one and two bedroom units in a four-plex structure. Additionally, the Coquille and CTCLUSI tribes have a number of housing programs including rental assistance, down payment loan assistance and a home repair program. As they look to ramp up their housing efforts there may be additional opportunities, including land, for future housing development that could address workforce housing for the tribes' members with the possibility of rental housing for non-tribal members.

Collaboration is the key to creative ventures moving forward.



APPENDIX I SECTION 4.5.5

A. Acknowledgements

COLLABORATIVE PARTNERS

- Oregon Community Foundation
- Advanced Health
- United Way of Southwestern Oregon (In-kind)
- City of Coos Bay
- Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians
- Wild Rivers Coast Alliance
- Coquille Indian Tribe Community Fund
- Jordan Cove
- Banner Bank
- City of Bandon
- City of Myrtle Point
- The Mill Casino (In-kind)
- Coos Bay Rotary
- Coos County
- Coos Curry County Housing Authority
- Coos Maintenance LLC
- Habitat for Humanity
- Oregon Coast Community Action
- Rental Owners Association of SW Oregon
- Southern Coos Hospital
- NeighborWorks Umpqua
- Coast Community Health Center
- Umpqua Community Property Management
- Waterfall Clinic
- Walmart
- DHS (In-Kind)

PREPARED FOR COOS COUNTY PLANNING DEPARTMENT

DATA AND INFORMATION CONTRIBUTORS

- Coos County Tax Assessor
- Oregon Bay Properties
- FCR Housing Survey
- SCDC Oregon's South Coast Profile

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

B. Unimproved Properties Available for Residential Development

Property List Corresponding to Maps in the Plan
Residentially Zoned + Unimproved + No Environmental Risks

Bandon City

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W31ATL070000	0.31	RR-2	\$0	CONNIE JOY BRANNING LIVING TRUST	PO BOX 2845	HARBOR	OR
28514W32ATL070000	0.31	RR-2	\$0	HARRIS, SAMUEL F. & ETHEL A.	328 KENT ST	BROOKLINE	MA
28514W33ATL070000	0.62	RR-2	\$19,500	LLEWELYN, CHRISTOPHER E. ETAL	1491 GRANITE HILL RD	GRANTS PASS	OR
28514W34ATL070000	0.62	RR-2	\$0	LLEWELYN, CHRISTOPHER E. ETAL	PO BOX 536	BANDON	OR
28514W35ATL070000	1.00	R-1	\$0	ROBERTSON, GLEN	1163 FAHY AV NE	BANDON	OR
28514W36ATL070000	0.50	R-1	\$0	ROBERTSON, GLEN	1163 FAHY AV NE	BANDON	OR
28514W37ATL070000	0.70	R	\$69,000	OGLTREE, JIM G ET AL	41 GOI LD RUN CT	COQUILLE	CA
28514W38ATL070000	0.69	R	\$0	COOS COUNTY	250 N BAXTER ST	COQUILLE	OR
28514W39ATL070000	1.00	R	\$70,000	STADELMAN REVOCABLE LIVING TRUST	313 OHIO AVE SE	BANDON	OR
28514W40ATL070000	1.00	R	\$39,500	STADELMAN LIVING TRUST	313 OHIO AVE SE	BANDON	OR
28514W41ATL070000	0.85	CD-R2	\$40,000	VANDERPOOL, LEONARD A.	1064 SHARON LP SE	SALEM	OR
28514W42ATL070000	0.80	CD-R2	\$45,000	MARLYN E KOVTONOVICH TRUST	276 ALMOND ST	ASHLAND	OR
28514W43ATL070000	1.03	CD-R2	\$121,000	SKINNER, SALLY A.	12409 W MORNING VISTA LN	PEORIA	AZ
28514W44ATL070000	1.03	CD-R2	\$75,000	RUMMEL, MONA ELISE	2080 S SHASTA LOOP	EUGENE	OR
28514W45ATL070000	1.10	CD-R2	\$0	TOM & MARIAN GANT LIVING TRUST	PO BOX 765	BANDON	OR
28514W46ATL070000	2.27	CD-R2	\$0	TOM & MARIAN GANT LIVING TRUST	PO BOX 765	BANDON	OR
28514W47ATL070000	2.19	CD-R2	\$0	LEUTHOLD, MARILYN ELLEN	3557 GREENMOUNT AVE	BALTIMORE	MD
28514W48ATL070000	0.59	R-1	\$55,500	PHILIPPS, CHRIS ET AL	PO BOX 59661	SPARKS	NV
28514W49ATL070000	0.00	R	\$700	SMITH, TREVOR	11440 E RAMONIA AVE	MESA	AZ
28514W50ATL070000	0.98	R	\$25,000	PETTIT, DAVID J. ETAL	1672 MAIN ST # 6142	RAMONA	CA
28514W51ATL070000	0.00	R	\$75,000	PHIFER, JAMES E. & BETTY J.	PO BOX 377	BANDON	OR
28514W52ATL070000	0.00	R	\$300	SMITH, GEOFFREY	11440 E RAMONIA AVE	MESA	AZ
28514W53ATL070000	0.00	R	\$0	BURROUGHS, LUCILLE	481 AMERICA ST	WIDENBURG	AZ
28514W54ATL070000	0.00	R	\$0	FRAZIER, MARY F	425 E 10TH PLACE	JUNCTION CITY	OR
28514W55ATL070000	0.00	R	\$0	TRUNNELL, FRANCES D. ETAL	2495 INVERVIEW ST	EUGENE	OR
28514W56ATL070000	0.00	R	\$0	SPADY, MYRON D. & LILLIE E.	795 OHIO AVE NE	BANDON	OR
28514W57ATL070000	0.00	R	\$0	SPADY, MYRON D. & LILLIE E.	795 OHIO AVE NE	BANDON	OR
28514W58ATL070000	0.50	R	\$17,500	DEETS, MICHAEL & SUSAN	8629 NORTH BANK LN	COQUILLE	OR
28514W59ATL070000	0.28	R-1	\$110,000	FELTON, NDEL M.	PO BOX 20528	OKLAND	CA
28514W60ATL070000	0.09	R	\$0	REILLY, SEAN F	1308 FORTUNE DR	MEDFORD	OR
28514W61ATL070000	0.06	R-1	\$0	SPRING CREEK PROPERTIES	861 E BIG SPOOKUM RD	SHELTON	WA
28514W62ATL070000	0.04	R-1	\$0	SPRING CREEK PROPERTIES, INC	351 E BIG SPOOKUM RD	SHELTON	WA
28514W63ATL070000	0.77	R	\$89,000	SPRING CREEK PROPERTIES, INC	361 E BIG SPOOKUM RD	SHELTON	WA

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W64ATL070000	0.03	R-1	\$0	SPRING CREEK PROPERTIES, INC	1122 E PIKE ST PMB 1220	SEATTLE	WA
28514W65ATL070000	0.30	MHR	\$30,250	FREEMAN, NINA	610 9RD AVE	BANDON	OR
28514W66ATL070000	0.36	MHR	\$4,000	CROSS, KENNETH R. & JOYCE C.	PO BOX 853	BANDON	OR
28514W67ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W68ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W69ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W70ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W71ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W72ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W73ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W74ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W75ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W76ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W77ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W78ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W79ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W80ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W81ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W82ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W83ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W84ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W85ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W86ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W87ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W88ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W89ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W90ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W91ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W92ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W93ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W94ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W95ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W96ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W97ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W98ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W99ATL070000	0.09	MHR	\$17,500	BUTLER, KENNETH E. & PHYLLIS J.	PO BOX 853	BANDON	OR
28514W00ATL070000	0.05	R-2	\$0	BANE KEVIN T ET AL	1108 4TH ST NE	BANDON	OR
28514W000ATL080200	0.22	R-1	\$0	FISHER, PAUL	5694 PARKERSBURG RD	BANDON	OR

APPENDIX I SECTION 4.3.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W30A01L040000	0.00	MHR	\$0	MURPHY, MICHAEL C.	PO BOX 2095	PASO ROBLES	CA
28514W30A01L0650000	0.00	MHR	\$11,000	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28514W30A01L0660000	0.20	R	\$83,000	CHASSIDAV, BRIAN PATRICK	920 3RD ST SE	BANDON	OR
28514W30A01L0661000	0.14	R-1	\$0	SCHOTTLEIN, MARK ETAL	14705 MANSA DR	LA MIRADA	CA
28514W30A01L0690000	0.00	MHR	\$11,000	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28514W30A01L0750000	0.00	MHR	\$0	RODMAN, GARY E & DIANA	2190 HILLSIDE DR	LAKE HAVASU CITY	AZ
28514W30A01L0750000	0.00	R	\$20,000	GOLD RIVER, LLC	33711 OAK FLAT RD	AGNESS	OR
28514W30A01L0770000	0.00	R	\$10,000	KARIN, DANIR	PO BOX 90277	PORTLAND	OR
28514W30A01L0103000	0.13	CD-R2	\$200,000	KIMES, DAVID E, ETAL	621 MICHIGAN	BANDON	OR
28514W30A01L0800000	1.65	CD-R2	\$0	ROBERTSON, GERRY L.	3244 ROADMAN	KLAMATH FALLS	OR
28514W30A01L0100000	0.13	CD-R2	\$124,500	JSA REVOCABLE LIVING TRUST	1051 NE 6TH ST	GRANTS PASS	OR
28514W30A01L0150000	0.17	CD-R2	\$160,000	KUDO, WILLIAM & SUNNY	54258 BEAR CREEK RD	BANDON	OR
28514W30A01L0200000	1.55	CD-R2	\$124,800	JSA REVOCABLE LIVING TRUST	2413 WESTERNESSE	DANVS	CA
28514W30A01L0300000	0.29	R	\$10,000	PATRICIA C. DRESSENDORFER TRUST	2413 WESTERNESSE	DAVIS	CA
28514W30A01L0350000	0.14	R	\$136,500	MANNING, RAYMOND G	PO BOX 239	BANDON	OR
28514W30A01L0400000	0.09	R	\$22,000	SCHILLING, LISA & JOHN	PO BOX 796	BANDON	OR
28514W30A01L0450000	0.09	R	\$22,000	SCHILLING, LISA & JOHN	PO BOX 796	BANDON	OR
28514W30A01L0450000	0.09	R	\$22,000	SCHILLING, LISA & JOHN	PO BOX 796	BANDON	OR
28514W30A01L0450000	0.00	R	\$925,375	WOMACK LIVING TRUST	1804 ROGUE RIVER HWY	GOLD HILL	OR
28514W30A01L0490000	0.00	R	\$10,250	MOODY, RONALD D	976 1ST ST SE	BANDON	OR
28514W30A01L0500000	0.00	R	\$0	WILSON, CLARK EUGENE	96925 HIGHWAY 42	COQUILLE	OR
28514W30A01L0790000	0.00	R	\$0	WILSON, CLARK EUGENE ET AL	96925 HIGHWAY 42	COQUILLE	OR
28514W30A01L0790000	0.00	R	\$0	WILSON, CLARK EUGENE ET AL	96925 HIGHWAY 42	COQUILLE	OR
28514W30A01L0790000	0.09	R-1	\$8,000	TIFFANY, TERRENCE P & JOY A.	PO BOX 814	BANDON	OR
28514W30A01L1400000	0.04	R	\$85,000	HERZIG, JOHN W, ET AL	880 DIVISION AVE SE	BANDON	OR
28514W30A01L0810000	0.13	R	\$158,000	JASMAN, DAVID A. & BARBARA S.	PO BOX 21	GLIDE	OR
28514W30A01L0810000	0.13	R	\$158,000	ESSELYN PAUL R ETAL	3245 RALEIGHWOOD AVE	SPRINGFIELD	OR
28514W30A01L0840000	0.14	R	\$92,500	WOODS, SAMUEL E & LORENA M.	55400 AZALEA DR	BANDON	OR
28514W30A01L0860000	0.13	R	\$87,500	MILLER, LINDA A.	5178 LANCE ST	ROSEBURG	OR
28514W30A01L0880000	0.11	R	\$82,500	BERRY, MARY Y	454 S 980 W	TOOELE	UT
28514W30A01L0900000	0.11	R	\$82,500	BEAVER, JOHN S & HIBBITTS, JULY	54070 BEAR CREEK RD	BANDON	OR
28514W30A01L0900000	0.25	R	\$9,149	MANNING, RAYMOND G.	PO BOX 283	BANDON	OR
28514W30A01L0980000	0.58	R	\$373,587	MOORE MILL & LUMBER CO.	PO BOX 277	BANDON	OR
28514W30A01L1400000	1.60	R	\$0	EQUITY TRUST CO FBO LEN R. MERRYMAN	212 ISLAND POINT DR	MEDFORD	OR
28514W30A01L2000000	0.53	R	\$0	WHOLE BOTTLE, LLC.	6190 WATHMANDU PL	DULLES	VA
28514W30A01L0490000	0.17	R	\$0	WHOLE BOTTLE, LLC.	6190 WATHMANDU PL	DULLES	VA
28514W30A01L0730000	0.18	MHR	\$2,000	MOORE KEVIN	14510 W BROOK PL	TUGSON	AZ
28514W30A01L0780000	0.09	MHR	\$160,000	HARUNA, ROBIN	765 9TH ST SE	BANDON	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W30A01L0790000	0.70	MHR	\$60,000	HARUNA, ROBIN	765 9TH ST SE	BANDON	OR
28514W30A01L0820000	0.09	MHR	\$60,000	HARUNA, ROBIN	765 9TH ST SE	BANDON	OR
28514W30A01L0830000	0.14	MHR	\$40,000	HARUNA, ROBIN	765 9TH ST SE	BANDON	OR
28514W30A01L0840000	0.00	MHR	\$114,000	HOUSEGO, TAMMY	PO BOX 818	BANDON	OR
28514W30A01L0920000	0.00	MHR	\$0	HEATH, SHARI	PO BOX 308	BANDON	OR
28514W30A01L0700000	0.18	R	\$89,000	NICHOLS, WAYNE & JUDITH L.	472 ELMIRA AVE SE	BANDON	OR
28514W30A01L0780000	0.05	R	\$392,000	SHILLAM, JERI A	472 ELMIRA AVE SE	GRASS VALLEY	CA
28514W30A01L0780000	0.15	R-1	\$54,900	GRAVES, NORMAN WESLEY & TIFFANY MARIN	PO BOX 333	GRASS VALLEY	CA
28514W30A01L0930000	0.02	R-1	\$932,000	SHILLAM, JERI A	472 ELMIRA AVE SE	BANDON	OR
28514W30A01L0920000	0.06	R	\$95,317	HOUSE, RITA M.	855 DELAWARE AV	BANDON	OR
28514W30A01L0890000	0.12	R	\$10	SCHLESZER FAMILY TRUST 05-05-11	2144 S 227TH AVE	BUCKEYE	AZ
28514W30A01L0900000	0.10	R	\$18,025	SCHILLING, JOHN & LISA	325 HARRINGTON CT	HERMET	CA
28514W30A01L0900000	0.24	R	\$0	ROBERTS FAMILY TRUST	836 CHICAGO AVE SE	BANDON	OR
28514W30A01L0100000	0.04	R-1	\$137,000	NOORBA, JACOB D. & MARILYN G.	375 5TH ST SE	BANDON	OR
28514W30A01L0100000	0.20	R-2	\$39,000	KYCEK, ALAN J	765 HARRISON AVE	BANDON	OR
28514W30A01L0900000	0.00	R	\$0	HOGAN FAMILY PARTNERSHIP	9954 SOUTHRIDGE DR	EUGENE	OR
28514W30A01L0150000	0.00	MHR	\$0	COOS COUNTY	250 N BAXTER ST	COQUILLE	OR
28514W30A01L0160000	0.18	MHR	\$0	COOS COUNTY	250 N BAXTER ST	COQUILLE	OR
28514W30A01L0380000	0.09	MHR	\$220,000	WRIGHT, DAVID & PBNY	4886 NW BRAMBLE WOOD CT	ALBANY	OR
28514W30A01L0370000	0.26	MHR	\$120,000	ASHWORTH, DANIEL E & ABIGAIL E	PO BOX 1241	BANDON	OR
28514W30A01L0100000	0.12	R	\$0	BANDON LODGE #133, I.O.O.F.	PO BOX 978	BANDON	OR
28514W30A01L0200000	0.33	R	\$16,000	INTERNATIONAL CHURCH OF THE FOUR SQUARE G	PO BOX 1378	BANDON	OR
28514W30A01L0400000	0.33	R	\$3,000	TRIGS, ROBER	22283 MORSE CT	HAYWARD	CA
28514W30A01L0500000	0.00	R	\$8,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W30A01L0700000	0.00	R	\$5,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W30A01L0180000	0.00	R	\$95,000	GODDARD, DONALD L. ETAL	PO BOX 247	BANDON	OR
28514W30A01L0200000	0.39	R	\$25,000	BRADLEY, JANIS L	1175 6TH ST SE	BANDON	OR
28514W30A01L0200000	0.06	R	\$25,000	BRADLEY, JANIS L	1175 6TH ST SE	BANDON	OR
28514W30A01L0290000	0.19	R	\$154,500	LEHOSIT, JAMES P	PO BOX 1456	BANDON	OR
28514W30A01L0290000	0.10	R	\$25,000	KLEINER, ROBERT & TERRI E.H.	17900 RED MULE RD	FIDDLERTOWN	CA
28514W30A01L0290000	0.10	R	\$25,000	KLEINER, ROBERT & TERRI E.H.	17900 RED MULE RD	FIDDLERTOWN	CA
28514W30A01L0290000	0.29	R	\$43,000	BURKHALTER, LINVILLE A. & SALLY A.	19285 FERRY RD	CENTRAL POINT	OR
28514W30A01L0360000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0360000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0390000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0390000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0400000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0430000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0440000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0460000	0.00	R	\$125,000	STADELMAN, TOM & SARAH	1120 FILMORE AVE	BANDON	OR
28514W30A01L0490000	2.91	R	\$25,000	JURKOWSKI, KEVIN & HOLLIE	1094 3RD ST SE	BANDON	OR
28514W30A01L0550000	0.10	R	\$1,800	JURKOWSKI, KEVIN & HOLLIE	1094 3RD ST SE	BANDON	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W300DTL056000	0.10	R	\$5,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W300DTL057000	0.19	R	\$5,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W300DTL058000	0.10	R	\$45,000	JURKOWSKI, KEVIN D. & HOLLIE J.	1094 3RD ST SE	BANDON	OR
28514W300DTL059000	0.10	R	\$45,000	JURKOWSKI, KEVIN D. & HOLLIE J.	1094 3RD ST SE	BANDON	OR
28514W300DTL060000	0.10	R	\$45,000	JURKOWSKI, KEVIN D. & HOLLIE J.	1094 3RD ST SE	BANDON	OR
28514W300DTL061000	0.10	R	\$45,000	JURKOWSKI, SALLY JEANNE	1025 4TH ST SE	BANDON	OR
28514W300DTL062000	0.00	R	\$168,000	MILLER, BARRY	1094 3RD ST SE	BANDON	OR
28514W300DTL063000	0.14	R	\$35,000	JURKOWSKI, SALLY JEANNE	1094 3RD ST SE	BANDON	OR
28514W300DTL064000	0.34	R	\$40,000	RINGO, MICHAEL C., ETAL	PO BOX 2054	BANDON	OR
28514W300DTL065000	2.02	R-1*	\$0	COX, ROGER M. & DONNA B.	PO BOX 1162	BANDON	OR
28514W300DTL066000	0.00	R	\$0	REIMANN 2008 TRUST	28021 LAKE WILDERNESS COUNTRY CLUB DR SE	MAPLE VALLEY	WA
28514W300DTL067000	0.37	R	\$5,000	CIRIGLIANO, DANIEL F.	2647 STANTON ST	NORTH BEND	OR
28514W300DTL068000	0.56	R	\$22,000	LANDUCCI, EDWARD J. & CHRISTINE M.	PO BOX 1758	BANDON	OR
28514W300DTL069000	0.33	R-1	\$0	TIFRANY, TERRENCE P., ETAL	PO BOX 814	BANDON	OR
28514W300DTL070000	0.04	R	\$2,500	LESLIE, LANNI ETAL	777 HIGH ST SU 300	EUGENE	OR
28514W300DTL071000	0.03	R	\$25,000	LESLIE, LANNI ETAL	777 HIGH ST SU 300	EUGENE	OR
28514W300DTL072000	0.11	R	\$25,000	MORGAN, STEVEN R. & DONNIE C.	PO BOX 554	BANDON	OR
28514W300DTL073000	0.00	MHR	\$25,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W300DTL074000	0.00	MHR	\$0	STUMPF, RICHARD D., ETAL	6214 FOXBOING CREEK RD	GREENCASTLE	PA
28514W300DTL075000	0.00	MHR	\$5,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W300DTL076000	0.00	MHR	\$5,000	STADELMAN, TOM	1120 FILMORE AVE SE	BANDON	OR
28514W300DTL077000	0.00	MHR	\$0	BANDON CHRISTIAN FELLOWSHIP	1199 FACE ROCK RD SE	BANDON	OR
28514W300DTL078000	0.00	MHR	\$700	RET LAW LIMITED PARTNERSHIP	PO BOX 1164	LA JOLLA	CA
28514W300DTL079000	0.00	MHR	\$132,500	SCHAMBERHORN, MARY C.	PO BOX 521	BANDON	OR
28514W300DTL080000	0.08	R-2	\$19,000	ALTSEIMER, JOHN C., ETAL	PO BOX 521	BANDON	OR
28514W300DTL081000	0.00	R-2	\$0	SOBER, JEFF & MARY K.	1040 HARLEM ST	BANDON	OR
28514W300DTL082000	0.00	MHR	\$41,200	SOBER, JEFF & MARY K.	1040 HARLEM SE	BANDON	OR
28514W300DTL083000	0.17	MHR	\$0	SOBER, JEFF & SOBER, MARY	1040 HARLEM SE	BANDON	OR
28514W300DTL084000	0.00	MHR	\$0	FRANSON, NAOMI M.	PO BOX 684	BANDON	OR
28514W300DTL085000	0.00	MHR	\$0	DAVIS, DARLENE	4722 ALPINE DR	KLAMATH FALLS	OR
28514W300DTL086000	0.14	R-2	\$70,000	LONG, BRYAN & MARSHA	56321 LEE VALLEY ROAD	COQUILLE	OR
28514W300DTL087000	0.03	R-2	\$0	BUTLER, WAYNE E., ETAL	PO BOX 674	BANDON	OR
28514W300DTL088000	0.18	MHR	\$62,000	KREUTZER, LAURIE, ETAL	1299 INDIANA AV	BANDON	OR
28514W300DTL089000	0.39	R	\$250,000	VINING, LYNETTE M	918 OHG AVE SE	BANDON	OR
28514W300DTL090000	0.28	R	\$42,500	LIVING TRUST OF ERIC CLARK GILCHRIST	1166 9TH ST SE	BANDON	OR
28514W300DTL091000	0.45	R	\$0	PURISIMA CREEK PARTNERS, LP	PO BOX 973	PAONIA	CO
28514W300DTL092000	0.10	R-2	\$315,000	LOWRY, JOSEPH HOUSTON	PO BOX 107	BANDON	OR
28514W300DTL093000	0.10	R-1	\$239,000	PLUEARD, STEPHANIE	1196 11TH ST SE	BANDON	OR
28514W300DTL094000	0.10	R-1	\$289,000	DALTON FAMILY TRUST	1178 11TH ST SE	BANDON	OR
28514W300DTL095000	0.10	R-1	\$390,000	PATTEN LIVING TRUST	PO BOX 1970	CRESTED BUTTE	CO
28514W300DTL096000	0.10	R	\$425,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28514W300DTL097000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL098000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL099000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL100000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL101000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL102000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL103000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL104000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL105000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL106000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL107000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL108000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL109000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL110000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL111000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL112000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL113000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL114000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL115000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL116000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL117000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL118000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL119000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL120000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL121000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL122000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL123000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL124000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL125000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL126000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL127000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL128000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL129000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL130000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL131000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL132000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL133000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL134000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL135000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL136000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL137000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL138000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL139000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL140000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL141000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL142000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL143000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL144000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL145000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL146000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL147000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL148000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL149000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL150000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL151000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL152000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL153000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL154000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL155000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL156000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL157000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL158000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL159000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL160000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL161000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL162000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL163000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL164000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL165000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL166000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL167000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL168000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL169000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL170000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL171000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL172000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL173000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL174000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL175000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL176000	0.10	R	\$475,000	LEE FAMILY TRUST	101 DEER VALLEY DR	EUGENE	OR
28514W300DTL177000	0.10	R					

APPENDIX I | SECTION 4.5.3 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S15W96CATL011950000	0.00	R	\$0	WILSON, MARY	PO BOX 54	BANDON	OR
28S15W96CATL012040000	0.00	R	\$59,000	ANTHONY & JAMIE LATTER TRUST; ETAL	PO BOX 873	MARTINEZ	CA
28S15W96CATL013100000	0.07	R	\$150,000	CAPELLE, BRIAN K. & CHARLENE M.	1010 FRANKLIN AVE	BANDON	OR
28S15W96CATL013800000	0.00	R	\$152,000	WENZEL, MICHAEL	4255 803 SHIMO MARGUKO	OTAKU TOKYO	OR
28S15W96CATL014700000	0.00	R	\$33,000	SHIRLEY M. MAY TRUST	2482 BOWMAN RD	REDSPOUT	OR
28S15W96CATL014970000	0.17	R	\$40,000	LAUER, JOANNE	9973 PASSEOOD- RALTO	MORENO VALLEY	CA
28S15W96CATL016000000	0.21	R	\$15,000	HEINE, STEVEN ROBERT	4820 LANCASTER DR #121	SALEM	OR
28S15W96CATL016010000	0.21	R-1	\$15,101	MILES, CHRISTOPHER D.	1166 9TH ST SE	BANDON	OR
28S15W96CATL017100000	0.00	R	\$16,800	CAPPS, BRUCE	9553 TWO MILE LN	BANDON	OR
28S15W96CATL018400000	0.00	R	\$12,750	COOS COUNTRY REALTY, INC.; ET AL	507 W 11TH ST	COQUILLE	OR
28S15W96CATL018600000	0.00	R	\$0	DUNLAP, FRANCIS M.; ET AL	54373 FRONTAGE RD	MYRTLE POINT	OR
28S15W96CATL019700000	0.00	R	\$15,000	MCGARTY, GARY L. & DIANNA	3650 INDEPENDENCE SCHOOL RD	MEDFORD	OR
28S15W96CATL019800000	0.35	RR-2	\$27,500	HEINE, STEVEN ROBERT	4825 LANCASTER DR #121	SALEM	OR
28S15W96CATL019900000	0.35	RR-2	\$24,000	MALONEY FAMILY TRUST	10743 TASEAU RD	PINE GROVE	CA
28S15W96CATL020500000	10.00	EFU10	\$180,000	BANDON COMMUNITY SWIMMING POOL, DBA	PO BOX 1998	BANDON	OR
28S15W96CATL020600000	10.00	EFU10	\$375,000	DCIDSON, DAVID A. & CATHY L.	51445 LINTON LP	BEND	OR
28S15W96CATL020700000	10.00	ER110	\$0	WESSEL, PAUL F ET AL	360 S WOODBRIDGE RD	COQUILLE	OR
28S15W96CATL021000000	0.19	R-1	\$134,500	SMILEY, JENNY Y.	2805 FRANCES AVE	LOS ANGELES	CA
28S15W96CATL021010000	0.19	R-1	\$49,950	HOLLAND, MEGAN M. & CRAIG T	824 ROGERS PL	BANDON	OR
28S15W96CATL021050000	0.19	R-1	\$60,000	POTTER, JUSTON & POTTER, ELIZABETH	P.O. BOX 1117	LANGLOIS	OR
28S15W96CATL021060000	0.19	R-1	\$60,000	POTTER, JUSTON & POTTER, ELIZABETH	P.O. BOX 1117	LANGLOIS	OR
28S15W96CATL021070000	0.19	R-1	\$135,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021080000	0.22	R-1	\$65,000	BARNETT, JOHN	1940 CAVERSHAM WAY	FOLSOM	CA
28S15W96CATL021100000	0.17	R-1	\$37,700	ONEY, GREGG & B KELLY	PO BOX 1285	BANDON	OR
28S15W96CATL021110000	0.17	R-1	\$67,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021120000	0.25	R-1	\$135,000	GONZALES, STEPHEN B. & DEBBIE J.	PO BOX 17343	ANAHEIM	CA
28S15W96CATL021130000	0.22	R-1	\$0	2003 GLENN G GOLDAN TRUST ET AL	555 H ST STE G	EUREKA	CA
28S15W96CATL021140000	0.19	R-1	\$136,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021170000	0.19	R-1	\$106,000	MOORE, BRYAN R.	805 OAK VIEW PL	GEORGETOWN TX	TX
28S15W96CATL021180000	0.19	R-1	\$90,000	TENNEY, BRIAN S.	49514 HIGHWAY 101	BANDON	OR
28S15W96CATL021190000	0.19	R-1	\$90,000	TENNEY, BRIAN S.	49514 HIGHWAY 101	BANDON	OR
28S15W96CATL021200000	0.19	R-1	\$0	LINDA, MARIE OLSEN LIVING TRUST	2858 NW FENDLE WAY	MCMINNVILLE	OR
28S15W96CATL021210000	0.19	R-1	\$106,000	STERLING TRUST COMPANY	835 9TH ST SW	BANDON	OR
28S15W96CATL021220000	0.17	R-7	\$110,000	MOORE, BRYAN R.	805 OAKVIEW PL	GEORGETOWN TX	TX
28S15W96CATL021230000	0.15	R-7	\$149,000	SHUPE, LESLIE A	3072 FRANJORAS CIR	OAKLEY	CA
28S15W96CATL021240000	0.17	R-7	\$140,000	SHUPE, LESLIE A	3072 FRANJORAS CIR	OAKLEY	CA
28S15W96CATL021260000	0.24	R-7	\$60,000	GEORGE SCHWIRMAN AND EDITH SCHWIRMAN REV	1087 CARTER AVE	BANDON	OR
28S15W96CATL021270000	0.17	R-7	\$39,000	ROBERT RECHEL & MARY NOONAN LIVING TRUST	3065 CAMELIA DR S	SALEM	OR
28S15W96CATL021280000	0.16	R-7	\$110,000	CORAOR, ROBERT J. & SUSAN	2515 BELVIEW RD	SCHNECKSVILLE PA	PA

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S15W96CATL021290000	0.15	R-7	\$140,000	SHUPE, LESLIE A	3072 FRANJORAS CIR	OAKLEY	CA
28S15W96CATL021300000	0.17	R-7	\$0	POTTER, JUSTON ET AL	PO BOX 1117	LANGLOIS	OR
28S15W96CATL021310000	0.18	R-7	\$110,000	LAWSON, JOHN M.; ETAL	545 ASPEN GLEN PL SW	CALGARY ALBERTA	OR
28S15W96CATL021320000	0.15	R-7	\$140,000	SHUPE, LESLIE A	3072 FRANJORAS CIR	OAKLEY	CA
28S15W96CATL021330000	0.15	R-7	\$110,000	CORAOR, STEVEN	6035 AUYSE LN	MIDLAND	MI
28S15W96CATL021340000	0.17	R-7	\$0	CROUCHER, DOUGLAS W.; ET AL	PO BOX 548	WACONIA	MN
28S15W96CATL021370000	0.17	R-7	\$124,444	STADELHAM REVOCABLE LIVING TRUST	313 OHIO AVE SE	BANDON	OR
28S15W96CATL021390000	0.20	R-7	\$26,000	GUERRERO, ANDREW & BRENDA	1116 RHINECASTLE WAY	SAN JOSE	CA
28S15W96CATL021400000	0.17	R-7	\$50,000	EICHELBERGER, JASON ALAN	1130 BALTIMORE AVE SE SITE #60	BANDON	OR
28S15W96CATL021410000	0.17	R-7	\$35,000	PETUNIA STREET, LLC.	301 MARY BEE LN	MEDFORD	OR
28S15W96CATL021420000	0.21	R-7	\$98,500	TENNEY, BRIAN S	46914 HIGHWAY 101	BANDON	OR
28S15W96CATL021430000	0.18	R-7	\$92,500	DI FILIPPO, GERARD W.	2911 PALO VERDE BLVD	LAKE HAVASU CITY	AZ
28S15W96CATL021450000	0.15	R-7	\$44,950	LUDWIGSEN, RODGER J. & JEAN E	PO BOX 418	FALL RIVER MILLS	CA
28S15W96CATL021460000	0.13	R-7	\$29,500	PRICE, LOU ANNE	2445 N 15TH ST SW	COOS BAY	OR
28S15W96CATL021490000	0.15	R-1	\$277,000	MONTGOMERY, KEVIN; ETAL	2945 LINCOLN AVE SW	BANDON	OR
28S15W96CATL021500000	0.22	R-1	\$270,000	PATTERSON, WESLEY R.	3696 BROADWAY AVE 235	NORTH BEND	OR
28S15W96CATL021510000	0.15	R-1	\$277,000	MONTGOMERY, KEVIN; ETAL	2945 LINCOLN AVE SW	BANDON	OR
28S15W96CATL021520000	0.20	R-1	\$140,000	ALBRIGHT, ELAINE Y. & DAVID M., SR	14015 LAKE VALLEY DR	AUBURN	CA
28S15W96CATL021530000	0.13	R-1	\$307,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021540000	0.13	R-1	\$307,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021550000	0.16	R-1	\$307,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021560000	0.14	R-1	\$307,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021570000	0.17	R-1	\$307,500	LINDSAY FAMILY TRUST	PO BOX 1893	BANDON	OR
28S15W96CATL021580000	0.22	R-1	\$97,600	LEWISHEFF, DONALD A. & PAGE D.	705 LEMON GROVE AVE	VENTURA	CA
28S15W96CATL021590000	0.18	R-1	\$28,000	WONACK LIVING TRUST	1596 ROGUE RIVER HWY	GOLD HILL	OR
28S15W96CATL021600000	0.21	R-1	\$145,000	LALLO, ANTHONY & MARY E.	330 ISABELL DR	MEDFORD	OR
28S15W96CATL021610000	0.20	R-1	\$32,500	COLE, CATHERINE R.	3821 S VALLEY FORGE AVE	BOISE	ID
28S15W96CATL021620000	0.23	R-1	\$0	CATHERINE C. MILLS LIVING TRUST	909 N BERKELEY WAY	MEDFORD	OR
28S15W96CATL021630000	0.24	R-1	\$164,200	TENER, JOSEPH W.	1222 DEPOT ST #29	GLENVIEW	IL
28S15W96CATL021640000	0.23	R-1	\$52,000	SPENCER, ROBERT & TERI	1051 ROGERS PL	BANDON	OR
28S15W96CATL021650000	0.21	R-1	\$0	2003 GLENN G GOLDAN TRUST ET AL	555 H ST STE G	EUREKA	CA
28S15W96CATL021660000	0.21	R-1	\$26,500	LINDSAY FAMILY TRUST 4/7/09	PO BOX 1893	BANDON	OR
28S15W96CATL021670000	0.31	R-1	\$42,950	JOHNSON, ANDY ET AL	PO BOX 1332	BANDON	OR
28S15W96CATL021680000	0.32	R-1	\$0	BERNSTON FAMILY 2015 REVOCABLE TRUST	1820 CASTLEVIEW DR	TURLOCK	CA
28S15W96CATL021690000	0.32	R-1	\$146,500	DAMIANO FAMILY 2004 REVOCABLE TRUST	2515 MGNCCOTT DR	MADERA	CA
28S15W96CATL021700000	0.17	R-1	\$215,000	BANDON LAND INC	477 OHIO AVE	BANDON	OR
28S15W96CATL021710000	0.17	R-1	\$215,000	BANDON LAND INC	477 OHIO AVE	BANDON	OR
28S15W96CATL021720000	0.17	R-1	\$215,000	BANDON LAND INC	477 OHIO AVE	BANDON	OR
28S15W96CATL021730000	0.17	R-1	\$40,000	CROSS, GILBERT W. & JULIE R	2645 CASCARA AVE	BANDON	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28515W36DBTL006000	0.17	R-1	\$39,500	PITTS, CLARENCE E & ROBERTA J	2658 RUBY CT	BANDON	OR
28515W36DBTL007000	0.20	R-1	\$70,000	SUTTON, STEVEN & TAMARA	PO BOX 57077	MODesto	CA
28515W36DBTL008000	0.23	R-1	\$50,000	JAYNE, GARY M & ANN M	847 IBERIS WAY	TRACY	CA
28515W36DBTL009000	0.19	R-1	\$0	TREE, JASON & JUDITH	1240 JACKSON	BANDON	OR
28515W36DBTL010000	0.22	R-1	\$0	TREE, JASON & JUDITH	1240 JACKSON	BANDON	OR
28515W36DBTL011000	0.18	R-1	\$299,900	RICHMOND, KAREN	665 ROGERS PL	BANDON	OR
28515W36DBTL012000	0.24	R-1	\$49,800	MICHELL, KEVIN W & TAMMY L	PO BOX 378	SEASIDE	CA
28515W36DBTL013000	0.21	R-1	\$41,750	CLARK, KENNETH A & MICHELE A	3400 HANBREL ST	BLUTE	MT
28515W36DBTL014000	0.18	R-1	\$40,000	RED, JULIE & HIDAKA, ROBERT	2629 HARRISON AVE	BANDON	OR
28515W36DBTL015000	0.16	R-1	\$215,000	BANDON LAND INC	477 OHIO AVE	BANDON	OR
28515W36DBTL016000	0.17	R-1	\$39,000	JK DEVELOPMENT & DESIGN LLC	PO BOX 490	BANDON	OR
28515W36DBTL017000	0.22	R-1	\$57,500	NAVRATHIL, DAVID L	2679 HARRISON AVE SW	BANDON	OR
28515W36DBTL018000	0.22	R-1	\$97,000	LANE, MARK D.	981091 PUWERI ST	MILLANI	HI
28515W36DBTL019000	0.21	R-1	\$43,500	SHEASBY, RICHARD G & MARGIE L	871 CARTER AVE	BANDON	OR
28515W36DBTL020000	0.21	R-1	\$945,000	STADELMAN, TIMOTHY & MARJORIE	98153 BANK CHETCO RIVER RIVER	BROOKINGS	OR
28515W36DBTL021000	0.27	R-1	\$45,000	CANCI, TIM JOHN & CATHERINE DUANE	33140 FOX RD	TENEGUILLA	CA
28515W36DBTL022000	0.21	R-1	\$945,000	STADELMAN, TIMOTHY & MARJORIE	98153 N BANK CHETCO RIVER RD	BROOKINGS	OR
28515W36DBTL023000	0.15	R-1	\$945,000	STADELMAN, TIMOTHY & MARJORIE	98153 N BANK CHETCO RIVER RD	BROOKINGS	OR
28515W36DBTL024000	0.14	R-1	\$945,000	STADELMAN, TIMOTHY & MARJORIE	313 OHIO AVE SE	BANDON	OR
28515W36DBTL025000	0.19	R-1	\$39,000	CROSS, GILBERT W & JULIE R	2646 CASCARA AVE	BANDON	OR
28515W36DBTL026000	0.17	R-1	\$945,000	STADELMAN, TIMOTHY & MARJORIE	98153 N BANK CHETCO RIVER RD	BROOKINGS	OR
28515W36DBTL027000	0.22	R-1	\$0	HINE, STEVE R.	4836 LANCASTER DR #121	SALEM	OR
28515W36DBTL028000	0.39	R-1	\$75,000	2004 ELIZABETH FLVNN REV TRUST	PO BOX 1469	BANDON	OR
28515W36DBTL029000	0.41	R-1	\$31,500	HEINRICH, STEVEN A & KATHLEEN L	2701 S DOGWOOD ST	CORNELIUS	OR
28515W36DBTL030000	0.37	R-1	\$0	GEORGE G VILAHU & SANDY VILAHU TRUST	3777 NAIALE WAY	BANDON	OR
28515W36DBTL031000	0.40	R-1	\$65,000	YOUSSEF, OMAR MOHAMED, ETAL	5793 HWY 85 N #3045	CRESTVIEW	FL
28515W36DBTL032000	0.14	UR-1	\$1,200,000	EUREKA FOREST PRODUCTS, INC.; ETAL	PO BOX 2208	SANTA ROSA	CA
28515W36DBTL033000	0.22	R-1	\$32,500	LUDWIGSEN, RODGER J & JEAN E	PO BOX 418	FALL RIVER MILLS	CA
28515W36DBTL034000	0.22	R-1	\$45,000	STOUP-WHADE FAMILY TRUST	8994 AUGUSTINE CT	ORANGEVALE	CA
28515W36DBTL035000	0.22	R-1	\$0	TU FAMILY TRUST	470 DIN HUAS RD SECTION 2, 14F	TAIPEI	OR
28515W36DBTL036000	0.22	R-1	\$0	LLEWELLYN ESTATES LLC	PO BOX 536	BANDON	OR
28515W36DBTL037000	0.25	R-1	\$0	PAGE, LYNDIA J.	482 N MUGCADINE CT	AURORA	CO
28515W36DBTL038000	0.19	R-1	\$54,000	PEARSON, ERIC A & DEBORAH M	PO BOX 513	LANGLOIS	OR
28515W36DBTL039000	0.22	R-1	\$44,000	MINN, BEVERLY P & HALL, KENT F.	2723 LINCOLN AVE SW	RANDON	OR
28515W36DBTL040000	0.27	R-1	\$62,500	SCHROEDER, ROBERT Y & GRETCHEN K	1033 VICTORIA PARK	HERCULES	CA
28515W36DBTL041000	0.28	R-1	\$0	LLEWELLYN ESTATES LLC	PO BOX 536	BANDON	OR
28515W36DBTL042000	0.29	R-1	\$0	LLEWELLYN ESTATES LLC	PO BOX 536	BANDON	OR
28515W36DBTL043000	0.21	R-1	\$0	LLEWELLYN ESTATES LLC	PO BOX 536	BANDON	OR
28515W36DBTL044000	0.49	R-1	\$50,000	MCCABE, GEORGE W. & RESINA M.	PO BOX 295	POULSO	VA

Bandon City UGB

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28515W31BTL004000	0.23	RR-2	\$1,500	CAOLINE O'CONNOR MCKENY TRUST	9080 HWY 42S	COQUILLE	OR
28515W31BTL005000	0.23	RR-2	\$0	SCHULZ, MICHAEL F & JENNIFER M. LN	87326 MONTMANS LN	BANDON	OR
28515W31BTL006000	0.47	RR-2	\$0	SCHULZ, MICHAEL F & JENNIFER M. LN	87326 MONTMANS LN	BANDON	OR
28515W31BTL007000	0.30	RR-2	\$180,000	JOYCE, JESSIE A.	2410 EMERALD ST	EBENE	OR
28515W31BTL008000	0.34	RR-2	\$132,500	MARTINO, RALPH T & HOLLEY L	PO BOX 899	BANDON	OR
28515W31BTL009000	0.34	RR-2	\$2,500	MARTINO, RALPH T & HOLLEY L	PO BOX 899	BANDON	OR
28515W31BTL010000	0.12	RR-2	\$39,000	JOHNSON, JEROME D. & DANIELLE M.	1280 FRANKLIN	BANDON	OR
28515W31BTL011000	0.58	RR-2	\$39,000	JOHNSON, JEROME D. & DANIELLE M.	1280 FRANKLIN	BANDON	OR
28515W31BTL012000	0.12	RR-2	\$500	GILPATRICK, ALAN & SHERRY	28210 STATE ROAD 64 E	MYAKKA CITY	FL
28515W31BTL013000	0.12	RR-2	\$39,000	JOHNSON, JEROME D. & DANIELLE M.	1280 FRANKLIN	BANDON	OR
28515W31BTL014000	0.11	RR-2	\$176,000	LOPEZ, YERNA L	PO BOX 2122	BANDON	OR
28515W31BTL015000	0.06	RR-2	\$0	MOORE, JOYCE V.	PO BOX 365	BANDON	OR
28515W31BTL016000	0.18	RR-2	\$0	MAYER, VICTOR L.	PO BOX 113	DEER HARBOR	WA
28515W31BTL017000	0.36	RR-2	\$15,000	LUTHER, JUNE A	1295 SANFORD ST	COOS BAY	OR
28515W31BTL018000	0.18	RR-2	\$15,000	LUTHER, JUNE A	1295 SANFORD ST	COOS BAY	OR
28515W31BTL019000	0.12	RR-2	\$11,500	LATTER, ANTHONY & JAMIE	PO BOX 813	MARTINEZ	CA
28515W31BTL020000	1.39	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL021000	2.20	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL022000	3.01	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL023000	3.10	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL024000	0.29	RR-2	\$0	GORMAN, RICHARD E.	40101 DEERHORN RD	SPRINGFIELD	OR
28515W31BTL025000	0.63	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL026000	0.70	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL027000	0.06	RR-2	\$500	PETERS, BARBARA J.	63108 FRESCA ST	BEND	OR
28515W31BTL028000	0.67	RR-2	\$0	BARBARA J. PETERS FAMILY LLC	4415 CALUMET WAY	EBENE	OR
28515W31BTL029000	0.35	RR-2	\$7,776	DAVIS, JACK M. & DEBRA D.	PO BOX 312	BANDON	OR
28515W31BTL030000	0.69	RR-2	\$0	AL & NANCY WALSH TRUST	275 N HENRY ST	COQUILLE	OR
28515W31BTL031000	2.00	RR-2	\$0	CECL D SAXON REVOCABLE TRUST	1574 COBURG RD #227	EBENE	OR
28515W31BTL032000	5.30	RR-2	\$15,000	JOHNSON, JEROME D.	1280 FRANKLIN	BANDON	OR
28515W31BTL033000	0.23	RR-2	\$49,000	RIFFLE LIVING TRUST	4347 PIONEER RD	MEDFORD	OR
28515W31BTL034000	0.12	RR-2	\$0	RICE, GAIL A.	2840 SAINTE FE CT #41304	MISSOULA	MT
28515W31BTL035000	0.23	RR-2	\$0	CLENDENIN, DEAN Q & CLENDENIN, LAURA	40 BONHAM RD	OROVILLE	CA
28515W31BTL036000	1.16	RR-2	\$0	ORTIS, HERBERT D.; ETAL	1103 T ST	SPRINGFIELD	OR
28515W31BTL037000	1.16	RR-2	\$0	MOORE, ROBERT L & CHARLENE J.	3077 S 258RD	KENT	WA
28515W31BTL038000	2.32	RR-2	\$0	ROBERT A. ANDERSON TRUST; ETAL	32855 PEORIA RD	CORVALLIS	OR
28515W31BTL039000	0.24	RR-2	\$0	WILCOX, LISA L.; ETAL	2811 N KILPATRICK	PORTLAND	OR
28515W31BTL040000	0.23	RR-2	\$0	SCHUR, WYRTLE E	60181 SEVEN DEVILS	BANDON	OR
28515W31BTL041000	0.18	RR-2	\$1	BILLY C. & VIRGINIA YATES TRIST; ETAL	809 DELSIE DR	GRANTS PASS	OR
28515W31BTL042000	0.05	RR-2	\$10,000	RUSSELL & VICTORIA EARL TRUST	955 N ALDER	COQUILLE	OR
28515W31BTL043000	0.35	RR-2	\$10,000	RUSSELL & VICTORIA EARL TRUST	955 N ALDER	COQUILLE	OR
28515W31BTL044000	0.37	UR-2	\$0	FIEDLER, ROBERT C.	38223 HWY 43	INDEPENDENCE	LA
28515W31BTL045000	0.12	RR-2	\$0	DINSMORE, JENNIS, ETAL	1989 SEABROOK LN	FLORENCE	OR

APPENDIX 1 SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S15W36A8T1044000	0.49	RR-2	\$71,689	GRAVES, LINDA LORRAINE	PO BOX 496	NORTH BEND	OR
28S15W36A8T1047000	0.34	UR-2	\$35,000	MENDONZA, DOROTHY	PO BOX 1108	BANDON	OR
28S15W36A8T1050000	0.23	RR-2	\$11,000	ALPANO, KAREN	13513 CURRY DR	SPRING HILL	FL
28S15W36A8T1052000	0.23	RR-2	\$6,000	WEAVER, SANDRA L	87922 14TH ST SW	BANDON	OR
28S15W36A8T1054000	0.23	RR-2	\$15,000	WEAVER, SANDRA L	87922 14TH ST SW	BANDON	OR
28S15W36A8T1056000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1058000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1060000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1062000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1064000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1066000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1068000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1070000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1072000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1074000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1076000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1078000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1080000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1082000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1084000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1086000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1088000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1090000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1092000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1094000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1096000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1098000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1100000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1102000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1104000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1106000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1108000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1110000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1112000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1114000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1116000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1118000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1120000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1122000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1124000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1126000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1128000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1130000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1132000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1134000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1136000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1138000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1140000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1142000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1144000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1146000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1148000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1150000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1152000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1154000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1156000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1158000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1160000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1162000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1164000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1166000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1168000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1170000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1172000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1174000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1176000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1178000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1180000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1182000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1184000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1186000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1188000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1190000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1192000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1194000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1196000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1198000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1200000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S15W36A8T1052000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1054000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1056000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1058000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1060000	0.11	RR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1062000	0.12	UR-2	\$6,000	ARRIOLA, DANIEL JOSEPH	7100 PLANA VISTA DR UNIT 109	PLANA VISTA	CA
28S15W36A8T1064000	0.11	UR-2	\$0	ARRIOLA, DANIEL JOSEPH	7100 PLANA VISTA DR #105	PLANA VISTA	CA
28S15W36A8T1066000	0.11	UR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1068000	0.12	UR-2	\$0	ARRIOLA, DANIEL JESSE	1705 ARTHUR LOOP	UPLAND	CA
28S15W36A8T1070000	0.23	RR-2	\$0	ROTHWELL, WILLIAM J. & CLAUDETTE	2172E 2050 NGRTH LAYTON	LAYTON	UT
28S15W36A8T1072000	0.23	RR-2	\$12,000	ALPANO, KAREN	1386 BOLBER AV	SPRING HILL	FL
28S15W36A8T1074000	0.70	RR-2	\$27,500	STRENGTH, JOHN & THERESA	22799 480TH AVE	ROSEAU	MN
28S15W36A8T1076000	0.12	RR-2	\$1,000	GIBSON, DENNIAN F. & CAROLA	5079 AZALEA GLEN RD	GLENDALE	OR
28S15W36A8T1078000	0.23	RR-2	\$0	RENFRO, ROBERT C. & KATHERINE L	2210 EBRET CT	GRANTS PASS	OR
28S15W36A8T1080000	0.47	RR-2	\$0	ANDERSON, MONIQUE F ET AL	380 S BUCLID AVE #31	PASADENA	CA
28S15W36A8T1082000	0.23	RR-2	\$0	RICHARD & FRANCES MICHELSON LIVING TRUST	1038 SE BELLE AIR DR	GRANTS PASS	OR
28S15W36A8T1084000	0.12	UR-2	\$0	RATH FAMILY TRUST	5639 AUSTIN WAY	EUGENE	OR
28S15W36A8T1086000	0.23	RR-2	\$10,000	SWAN, JIM & GAIL	PO BOX 1044	BANDON	OR
28S15W36A8T1088000	0.63	RR-2	\$20,000	STADELMAN REVOCABLE LIVING TRUST	313 OHIO AVE SE	BANDON	OR
28S15W36A8T1090000	0.23	RR-2	\$0	BRIGGS, BARBARA	904 SCHAEFFERS LN	GRANTS PASS	OR
28S15W36A8T1092000	0.23	RR-2	\$0	MCCOY SANDRA C.	2873 ARCADE WAY #22	REDDING	CA
28S15W36A8T1094000	0.23	RR-2	\$12,000	SWEET, RODNEY L & MICHELLE R.	430 E 15TH CIR	LA CENTER	WA
28S15W36A8T1096000	0.40	RR-2	\$25,000	BRECHTLEIT, STEPHEN & DONNA M	PO BOX 1667	BANDON	OR
28S15W36A8T1098000	0.52	RR-2	\$0	WILHELM, TERESA PATTERSON	12776 SW KRAFT	TIGARD	OR
28S15W36A8T1100000	0.23	RR-2	\$0	O'NEIL, STEVEN L.	PO BOX 1122	CORNELIUS	OR
28S15W36A8T1102000	0.64	RR-2	\$0	ROBERT A. ANDERSON TRUST; ETAL	3285E PEORIA RD	CORVALLIS	OR
28S15W36A8T1104000	0.35	RR-2	\$0	ROBERT A. ANDERSON TRUST; ETAL	3285E PEORIA RD	CORVALLIS	OR
28S15W36A8T1106000	0.18	RR-2	\$0	ROBERT A. ANDERSON TRUST; ETAL	3285E PEORIA RD	CORVALLIS	OR
28S15W36A8T1108000	0.12	RR-2	\$0	TIMOTHY LARNEY TENNESSEE MARITAL TRUST	804 LEGNOS GLEN CT	FRANKLIN	TN
28S15W36A8T1110000	2.35	RR-2	\$0	ROBERT A. ANDERSON TRUST; ETAL	3285E PEORIA RD	CORVALLIS	OR
28S15W36A8T1112000	1.64	RR-2	\$7,500	PEYTEL, SPENCER	2270 W 18TH AVE #3	EUGENE	OR
28S15W36A8T1114000	0.23	RR-2	\$0	BAILEY, LARRY D. & GLENDA R.	685 FRANKHAM RD	GRANTS PASS	OR
28S15W36A8T1116000	0.23	RR-2	\$0	NACCARATO, JOHN D. & LINDA L.	629 N WARGUERITA	ALHAMBRA	CA
28S15W36A8T1118000	0.23	RR-2	\$0	HEIN, SARA-LI; ETAL	1082 W PLACITA VARGAS	GREEN VALLEY	AZ
28S15W36A8T1120000	0.23	RR-2	\$0	JOHN AND JAN LEE LIVING TRUST	40474 PASSED DEL CIELO	TEMEQUILA	CA
28S15W36A8T1122000	0.23	RR-2	\$0	BAILEY, LARRY D. & GLENDA R.	685 FRANKHAM RD	GRANTS PASS	OR
28S15W36A8T1124000	0.35	RR-2	\$0	MILLER, DONALD C. & EDITH K.	205 SHAMROCK	GRANTS PASS	OR
28S15W36A8T1126000	0.35	RR-2	\$0	LARNEY, JANICE C.	1425 BURBRIDGE DR	ROGUE RIVER	OR
28S15W36A8T1128000	0.11	RR-2	\$2,000	BRITTON, KEITH F. & BRITTON, ANITA	121		

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28515W366ACTL020800	0.11	RR-2	\$0	BRITTON, KETH & ANITA, ETAL	1219 OAKVIEW DR	GRANTS PASS	OR
28515W366ACTL014800	0.50	RR-2	\$0	RAYMOND FAMILY TRUST 09-31-00	23001 MENDOCINO	TEHACHAPI	CA
28515W366ACTL016000	2.64	RR-2	\$0	ROBERT A. ANDERSON TRUST, ETAL	32855 PIEDRA RD	CORVALLIS	OR
28515W366ACTL020900	0.41	RR-2	\$0	LECHUGA, PAUL & LISA	260 ELICALYPTUS AV	REDLANDS	CA
28515W366ACTL021000	0.11	RR-2	\$15,000	CAMERON D. THOM TRUST	20425 PEACH	MEDFORD	OR
28515W366ACTL022000	0.23	RR-2	\$0	ARMERLUST, PATRICIA	40344 N RUBY LOOP	SCD	CA
28515W366ACTL023000	0.35	RR-2	\$1,300	GRUNOW, ARTHUR C., JR. & LISA A.	10188 SISKIYOU CT	APPLE VALLEY	CA
28515W366ACTL024000	0.12	RR-2	\$1,300	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
28515W366ACTL025000	0.69	RR-2	\$0	BRIGGS, GERALD L	265 BARBARA DR	GRANTS PASS	OR
28515W366ACTL026000	0.23	RR-2	\$0	DIERKS, DOROTHY	PO BOX 1488	SHADY COVE	OR
28515W366ACTL027000	0.23	RR-2	\$0	DIERKS, DOROTHY	PO BOX 1488	SHADY COVE	OR
28515W366ACTL028000	0.23	RR-2	\$0	DIERKS, DOROTHY	PO BOX 1488	SHADY COVE	OR
28515W366ACTL029000	0.23	RR-2	\$0	DIERKS, DOROTHY	PO BOX 1488	SHADY COVE	OR
28515W366ACTL030000	0.11	RR-2	\$6,000	SCHULTZ, DALE M. & SHEILA A.	19703 W MINNIE 2094 AVE	LITCHFIELD PARK	AZ
28515W366ACTL031000	0.23	RR-2	\$0	MOORE, FRANCES E.	2805 RD 147	ALBURN	WY
28515W366ACTL032000	0.23	RR-2	\$0	SCHONDER, LYNNETTE K, ETAL	1331 CHATEAU COM- MON	LIVERMORE	CA
28515W366ACTL033000	0.23	RR-2	\$0	MOORE, FRANCES E.	2805 RD 147	ALBURN	WY
28515W366ACTL034000	0.23	RR-2	\$0	SCHONDER, LYNNETTE K, ETAL	1331 CHATEAU COM- MON	LIVERMORE	CA
28515W366ACTL035000	0.64	RR-2	\$64,500	MARTINEZ, LEONARD M. & LORETTA J.	5138 CENTRAL AVE	BONITA	CA
28515W366ACTL036000	0.29	RR-2	\$28,000	RAY DONAT & DORIN, KIMBERLY	1644 MOUNTAIN RD	GREENFIELD	NH
28515W366ACTL037000	0.29	RR-2	\$0	ARMERLUST, PATRICIA	40344 N RUBY LOOP	SCD	CA
28515W366ACTL038000	0.12	RR-2	\$0	AMRE, CAROLE J.	4128 SE CRISTAL SPRINGS BLVD	PORTLAND	OR
28515W366ACTL039000	0.12	RR-2	\$0	LAIRD, GEORGE P., II	PO BOX 2877	CARMEL	CA
28515W366ACTL040000	0.12	RR-2	\$0	NICHOLSON, MARY LOUI, ETAL	PO BOX 1434	VENETA	OR
28515W366ACTL041000	0.12	RR-2	\$0	MONA LEIGH MCCREA TRUST	67266 MCTAMONS LN	BANDON	OR
28515W366ACTL042000	0.12	RR-2	\$2,250	SCHULZ, MICHAEL & JENNIFER	20 ESTERO AVE	SAN FRANCISCO	CA
28515W366ACTL043000	0.58	RR-2	\$29,000	VARNI, PAUL S.	87522 18TH ST SW	BANDON	OR
28515W366ACTL044000	0.64	RR-2	\$8,185	MCCOY, MARK L. & TAMARA K	34150 BUSINESS PK FRONTAGE RD	SOLDOTNA	AK
28515W366ACTL045000	0.64	RR-2	\$8,185	HENRY, JOHN W.	34780 BUSINESS PK FRONTAGE RD	SOLDOTNA	AK
28515W366ACTL046000	1.11	RR-2	\$3,000	PRINCE, HEDLEY GRAHAM	846 CORDWELL CIR	ROSEVILLE	CA
28515W366ACTL047000	0.17	UR-2	\$0	PRINCE, HEDLEY GRAHAM	846 CORDWELL CIR	ROSEVILLE	CA
28515W366ACTL048000	0.57	RR-2	\$1	HOPPER, SCOTT K, ET AL	130 SEANWRIGHT DR	FAVETTESVILLE	GA
28515W366ACTL049000	0.47	RR-2	\$0	BECKER, LUCI M, ETAL	PO BOX 1638	SUTHERLIN	OR
28515W366ACTL050000	0.47	RR-2	\$70,000	YAO, ANITA AI PING	1840 24TH AVE	SAN FRANCISCO	CA
28515W366ACTL051000	0.58	UR-2	\$46,000	YAO, ANITA AI PING	1840 24TH AVE	SAN FRANCISCO	CA
28515W366ACTL052000	1.74	UR-2	\$49,789	MCCOY, REVOCABLE LIVING TRUST	54831 HIGHLAND RD	BANDON	OR
28515W366ACTL053000	0.39	RR-2	\$49,759	MCCOY, REVOCABLE LIVING TRUST	54831 HIGHLAND RD	BANDON	OR
28515W366ACTL054000	1.03	RR-2	\$12,426	MCCOY, REVOCABLE LIVING TRUST	54831 HIGHLAND RD	BANDON	OR
28515W366ACTL055000	1.03	UR-2	\$0	MAY PAUL R., JR. & JENNIFER E	1305 LE SAINT GER- TROUPE ST, SEJ	SANTA ANA	CA
28515W366ACTL056000	0.43	RR-2	\$13,000	TATE, BRYAN & JENNIFER	500 TATE LN	OAKLEY	CA
28515W366ACTL057000	0.43	RR-2	\$13,000	TATE, BRYAN & JENNIFER	500 TATE LN	OAKLEY	CA

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28515W366ACTL0060100	0.72	UR-2	\$28,000	BALDWIN, JOEL B. & KELLY L	15600 NW FIREGRASS ST	PORTLAND	OR
28515W366ACTL0100000	0.29	RR-2	\$0	BOB AND ROSE ANNE GATES REVO- CABLE LVIN	PO BOX 2030	BANDON	OR
28515W366ACTL0120000	0.14	RR-2	\$0	BOB AND ROSE ANNE GATES REVO- CABLE LVIN	PO BOX 2030	BANDON	OR
28515W366ACTL0130000	0.14	RR-2	\$0	BOB AND ROSE ANNE GATES REVO- CABLE LVIN	PO BOX 2030	BANDON	OR
28515W366ACTL0160000	0.14	RR-2	\$0	BOB AND ROSE ANNE GATES REVO- CABLE LVIN	PO BOX 2030	BANDON	OR
28515W366ACTL0170000	0.14	RR-2	\$0	BOB AND ROSE ANNE GATES REVO- CABLE LVIN	PO BOX 2030	BANDON	OR
28515W366ACTL0220000	1.02	UR-2	\$65,000	DUANNE, ROBERT J.	PO BOX 571	PORT ORFORD	OR
28515W366ACTL0230000	0.06	RR-2	\$100	SMITH, GEOFFREY	11449 E RAMONA AVE	MESSA	AZ
28515W366ACTL0250100	0.06	RR-2	\$300,000	LOSHAUGH, SAMUEL	PO BOX 1344	BANDON	OR
28515W366ACTL0250200	0.06	RR-2	\$0	PATTERSON, ROBERT	6650 FIELDALE DR	ELK GROVE	CA
28515W366ACTL0250300	0.06	RR-2	\$500	RADFORD, JOHN L, JR.	228 POOPY AVE	MORROVIA	CA
28515W366ACTL0250400	0.17	RR-2	\$0	ZOUTIS, AUSTIN M. & JENNIFER K.	207 CORTE TIERRA CIELD	SAN CLEMENTE	CA
28515W366ACTL0290000	0.06	RR-2	\$500	HILL, HANNAH L, ET AL	2060 SHERIDAN AVE	NORTH BEND	OR
28515W366ACTL0290500	0.11	RR-2	\$900	LEAVITT, LA GRANO R	1024 E GLENWOOD AVE	FULLERTON	CA
28515W366ACTL0290700	0.06	RR-2	\$0	TURNER, LISA D.	1320 BURRO CT	GARDNERVILLE	NV
28515W366ACTL0290900	0.06	RR-2	\$60,000	ZANDIAN, JAMES HD, ETAL	3087 MAUR WOODS DR	EL DORADO HILLS	CA
28515W366ACTL0291000	0.06	RR-2	\$500	HILL, HANNAH L, ET AL	2060 SHERIDAN AVE	NORTH BEND	OR
28515W366ACTL0291100	0.06	RR-2	\$900,000	LOSHAUGH, SAMUEL	PO BOX 1344	BANDON	OR
28515W366ACTL0291200	0.10	RR-2	\$0	COOS COUNTY	250 N BAYTER ST	COQUILLE	OR
28515W366ACTL0291300	0.06	RR-2	\$0	RIFE, ERIN & JEFF	1828 HERON DR	RIDGEFIELD	WA
28515W366ACTL0291400	4.59	RR-2	\$15,000	CAMERON D. THOM TRUST	20425 PEACH	MEDFORD	OR
28515W366ACTL0291500	0.29	RR-2	\$3,600	THE AMERICAN DREAM, LLC	1898 SHOLU AVE E	TWIN FALLS	ID
28515W366ACTL0291600	3.00	RR-2	\$50,376	BATCHOLDER FAMILY TRUST OF 2005	2654 CEDAR LP	BANDON	OR
28515W366ACTL0291700	1.01	UR-1	\$60,000	GOODMAN, DUANE W, ETAL	3942 JACKSONVILLE	MEDFORD	OR
28515W366ACTL0291800	1.09	UR-1	\$185,000	MALONE, MICHAEL S. & MARSCHNER, MALONE C	1234 GRANBERRY AVE	SUNNYVALE	CA
28515W366ACTL0291900	1.09	UR-1	\$140,000	MALONE, MICHAEL S. & CAROL	1234 GRANBERRY AVE	SUNNYVALE	CA
28515W366ACTL0292000	1.55	UR-1	\$99,500	MALONE, MICHAEL S. & CAROL A.M.	1234 GRANBERRY AVE	SUNNYVALE	CA
28515W366ACTL0300000	6.57	ERU10	\$51,500	SARTIN, REBEKAH	PO BOX 457	DRAIN	OR
28515W366ACTL0300100	3.06	UR-2	\$13,000	CAMERON D. THOM TRUST	20425 PEACH	MEDFORD	OR
28515W366ACTL0300200	3.16	UR-2	\$190,000	STADELMAN REVOCABLE LIVING TRUST, ETAL	913 OHIO AVE SE	BANDON	OR
28515W366ACTL0300300	1.59	UR-2	\$0	DUANNE, ROBERT J.	54771 FRANKLIN RD	BANDON	OR
28515W366ACTL0300400	1.00	UR-2	\$52,000	CHARLES F TWITTY FAMILY TRUST	33479 SOMERSET RD	YUCONIPA	CA
28515W366ACTL0300500	1.00	UR-2	\$54,000	PICCOLI ROBERT T & REBECCA L	11448 COURTSIDE ST	VICTORVILLE	CA
28515W366ACTL0300600	7.28	ERU10	\$0	HARMON, MICHAEL J.	PO BOX 124	SILVER CITY	NV
28515W366ACTL0300700	5.14	RR-5	\$0	ARIZTHA FAMILY TRUST	PO BOX 2953	GARDENVILLE	NV

APPENDIX I | SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26514W01B0TL04600	0.23	UR-2	\$42,500	LANE, WALKER & EVELYN D #1888	118 RAINBOW DR #1888	LIVINGSTON	TX
26514W01B0TL03010	0.15	UR-2	\$0	DIHEL, STEPHEN D & SUSAN M	63667 FOSHORN DR	COOS BAY	OR
26514W01B0TL04400	0.11	UR-2	\$72,500	PALLMER, MICHAEL D & RACHEL MAR-ROTT	3850 LINDBERG AVE	COOS BAY	OR
26514W01B0TL02000	0.13	UR-2	\$100,000	HILL, HANNAH L	2060 SHERIDAN	NORTH BEND	OR
26514W01B0TL04000	0.11	UR-2	\$22,500	PATRICK, MICHAEL S ET AL	PO BOX 631	COOS BAY	OR
26514W01B0TL04900	0.12	UR-2	\$45,000	CROOKER, LANCE N	PO BOX 5428	KETCHIKAN	AK
26514W01B0TL04800	0.12	UR-2	\$45,000	CROOKER, LANCE N	PO BOX 5428	KETCHIKAN	AK
26514W01B0TL04900	0.14	UR-2	\$0	W.R. & J.R. EVANS TRUST	1056 GREEN ACRES RD #102-520	EUGENE	OR
26514W01B0TL04900	0.15	UR-2	\$0	W.R. & J.R. EVANS TRUST	1056 GREEN ACRES RD #102-520	EUGENE	OR
26514W01B0TL04200	0.23	UR-2	\$0	W.R. & J.R. EVANS TRUST	1056 GREEN ACRES RD #102-520	EUGENE	OR
26514W01B0TL04100	0.14	UR-2	\$0	W.R. & J.R. EVANS TRUST	1056 GREEN ACRES RD #102-520	EUGENE	OR
26514W01B0TL04300	0.13	UR-2	\$28,500	APGAR, RICKI BARTH & PATRICIA JEANNE	PO BOX 1623	COOS BAY	OR
26514W01B0TL04200	0.13	UR-2	\$0	W.R. & J.R. EVANS TRUST	1056 GREEN ACRES RD #102-520	EUGENE	OR
26514W01B0TL03050	0.19	UR-2	\$0	DIHEL, STEPHEN D & SUSAN M	6492 N SHERMAN AVE	FRESNO	CA
26514W01B0TL04500	0.11	UR-2	\$22,500	KRATTI, JOHN E	PO BOX 5657	CHARLESTON	OR
26514W01B0TL14400	0.19	UR-2	\$125,000	ADAMS, SCOTT & BERNADETTE	PO BOX 5657	CHARLESTON	OR
26514W01B0TL06500	0.12	UR-2	\$31,000	ANDERSON, LARRY A & TERESITA E	900 S EITH	COOS BAY	OR
26514W01B0TL02900	0.32	UR-2	\$27,000	CUNNINGHAM, MATTI ET AL	PO BOX 8655	COOS BAY	OR
26514W01B0TL02900	0.41	UR-2	\$0	OWEN, KENNETH NEAL JR	10025 SW BROAD OAK BLVD	BEAVERTON	OR
26514W01B0TL02700	0.30	UR-2	\$195,000	FEDERAL NATIONAL MORTGAGE ASSOCIATION	2000 ESPERANZA CROSSING	AUSTIN	TX
26514W01B0TL01000	1.38	UR-2	\$0	MAHAFFY, CHARLES W, JR	65274 LANDRITH RD	COOS BAY	OR
26514W01B0TL00200	0.13	UR-2	\$97,500	STERGEN, ARTHUR W & BARBARA A, ETAL	342 LOWER GARDEN VALLEY RD	ROSEBURG	OR
26514W01B0TL16400	0.14	UR-2	\$0	WILSHIRE ESTATES, LLC	63452 JAMES DR	COOS BAY	OR
26514W01B0TL16400	0.16	UR-2	\$32,000	ASHLEY, ANTHONY	900 WEBSTER AVE	COOS BAY	OR
26514W01B0TL19000	0.09	UR-2	\$0	NICKELSON, ROZALUK ETAL	407 S EMPIRE BV	COOS BAY	OR
26514W01B0TL15100	0.17	UR-2	\$0	SMITH, MARTIN D & JUDY K	729 71ST ST	SPRINGFIELD	OR
26514W01B0TL01020	0.25	UR-2	\$220,000	BORCHER, DAVID G	P.O. BOX 266	NORTH BEND	OR
26514W01B0TL14600	0.20	UR-1	\$0	MCCONNELL, KENNETH E ETAL	703 ALDER ST	BREA	CA
26514W01B0TL04010	0.23	UR-1	\$0	CURTIS WAYNE RUSSELL JR REV TRUST	929 MARLAND AVE	COOS BAY	OR
26514W01B0TL14000	0.12	UR-2	\$13,000	SVATOS, GENE A ET AL	PO BOX 5016	CHARLESTON	OR
26514W01B0TL13600	0.19	UR-2	\$0	SNYDER, ROY E & MARY R	8881 64TH ST	RIVERSIDE	CA
26514W01B0TL13000	0.12	UR-2	\$0	RICHARD MAGRIE FAMILY TRUST	1514 E EVANS CROSS RD	ROGUE RIVER	OR
26514W01B0TL12100	0.18	UR-2	\$112,100	BROPHY, KAMMIE	6828 S BARVIEW RD	COOS BAY	OR
26514W01B0TL11000	0.06	UR-2	\$21,100	MAVER, DANIELLE E	1509 SEAGATE AVE	COOS BAY	OR
26514W01B0TL10200	0.06	UR-2	\$17,500	ROBINET, ROBERT C ETAL	6851 S OLIVE RD	COOS BAY	OR
26514W01B0TL10000	0.12	UR-2	\$0	COOK, JERRY DALE ET AL	919 E MAIN ST ACT #1	SANTA MARIA	CA
26514W01B0TL04000	0.06	UR-2	\$0	BEJTRAN, DAWN M	63515 GRAND RD	COOS BAY	OR
26514W01B0TL07000	0.12	UR-2	\$0	JENSEN JOINT REVOCABLE TRUST	3 BLUEBELL AVE APT #809	NAPLES	FL

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26514W01B0TL06700	0.05	UR-2	\$0	ALLEN, NANCY L	90773 HOLLYWOOD LN	COOS BAY	OR
26514W01B0TL14700	0.27	UR-2	\$0	PODSON, MICHAEL F	PO BOX 39	SHADY COVE	OR
26514W01B0TL01200	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL00700	0.34	UR-2	\$0	DEMPESEY, BRITTA A, OLSON & SHAUN M	CAM, 489 BOX 1010	APPO, AE	OR
26514W01B0TL02400	0.83	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02370	0.20	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02350	0.14	UR-2	\$45,000	KEANE, RORRY	54937 BLACK TAIL LN	COOS BAY	OR
26514W01B0TL02340	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02330	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02300	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02290	0.26	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02280	0.28	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02250	0.16	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02210	0.55	UR-2	\$220,000	BORCHER, DAVID G	P.O. BOX 266	NORTH BEND	OR
26514W01B0TL02100	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL03100	2.83	UR-2	\$0	KELEY, ANNE J	68257 VALMA RD	COOS BAY	OR
26514W01B0TL03160	0.18	UR-2	\$0	SANCHEZ, JOHN L	8909 NEVADA AVE	ROSEMEAD	CA
26514W01B0TL01700	5.61	RR-2	\$450,000	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL02000	0.13	UR-2	\$100,000	HILL, HANNAH L	2060 SHERIDAN	NORTH BEND	OR
26514W01B0TL03100	1.01	UR-2	\$19,000	HOOGES, THAREN L & CATHERINE L	194 S INDIAN HILL BLVD	CLAREMONT	CA
26514W01B0TL04900	0.12	UR-2	\$0	WILLIAMSON, DICK M	500 CAROLYN CT APT A2	EDEN	NC
26514W01B0TL01000	0.19	UR-2	\$0	ROBINSON, DEL F	PO BOX 635	RO VISTA	CA
26514W01B0TL01000	0.19	UR-2	\$0	ROBINSON, DEL F	PO BOX 635	RO VISTA	CA
26514W01B0TL02400	0.29	UR-2	\$0	KING, C, HARRELL & L, BILLEN HWY	91168 CAPE ARAGO HWY	COOS BAY	OR
26514W01B0TL01500	1.07	UR-2	\$0	HOCKEMA, JOHN M	90713 SAND DOLLAR LN	COOS BAY	OR
26514W01B0TL00500	2.30	UR-1	\$512,500	LAOD, LARRY R & RITA FAYE	PO BOX 5807	COOS BAY	OR
26514W01B0TL02200	0.14	UR-2	\$0	LEE WEBSTER EXCAVATING, INC.	62061 ROSS INLET RD	COOS BAY	OR
26514W01B0TL01000	0.30	UR-2	\$45,000	HENDERSON, DEBORAH	70536 STAGE RD	NORTH BEND	OR
26514W01B0TL05000	0.06	UR-2	\$65,000	CHAMBERLIN, KIMBERLY B	90711 WILSHIRE LN	COOS BAY	OR
26514W01B0TL02900	0.12	UR-2	\$87,000	HALL, LAWRENCE M	62558 CROWN FT RD	COOS BAY	OR
26514W01B0TL01900	0.06	UR-2	\$0	TAFF, SHAWN TRACY	2110 N 28TH ST	COOS BAY	OR
26514W01B0TL01300	0.12	UR-2	\$0	DOBSON, MICHAEL F	PO BOX 39	SHADY COVE	OR
26514W01B0TL01000	0.12	UR-2	\$146,000	COHEN, MICHAEL & ROBIN ET AL	29575 SEA HORSE CV	LAGUNA HILLS	CA
26514W01B0TL01000	0.06	UR-2	\$182,000	KNIGHT, JOHNNIE L	90748 HOLLYWOOD LN	COOS BAY	OR
26514W01B0TL00800	0.06	UR-2	\$0	HALL, NELSON G	6572 GRAND RD	COOS BAY	OR
26514W01B0TL00600	0.12	UR-2	\$0	HALL, NELSON G	6572 GRAND RD	COOS BAY	OR
26514W01B0TL00500	0.06	UR-2	\$0	HALL, NELSON G	6572 GRAND RD	COOS BAY	OR
26514W01B0TL00400	0.06	UR-2	\$0	HALL, NELSON G	6572 GRAND RD	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26514W01BCTL039000	0.05	UR-2	\$51,000	GREENER, BARBARA S.	PO BOX 5559	CHARLESTON	OR
26514W01BCTL070000	0.12	UR-2	\$74,000	RISH, DAVID A.	63555 GRAND RD	COOS BAY	OR
26514W01BCTL080000	0.23	UR-2	\$45,000	HENDERSON, DEBORAH	70936 STAGE RD	NORTH BEND	OR
26514W01BCTL090000	0.48	UR-2	\$97,500	HOCKEMA, THOMAS D.	PO BOX 5421	CHARLESTON	OR
26514W01BCTL100000	0.12	UR-2	\$45,000	REBEK, CATHARINE L.	3144 COLONIAL RD	ROSEBURG	OR
26514W01BCTL110000	0.12	UR-2	\$0	VADER, ELDON C.	1311 L ST	SPRINGFIELD	OR
26514W01BCTL120000	0.11	UR-2	\$64,000	COMANT, DAVID N.	917 S EMPIRE BLVD SPC 31A	COOS BAY	OR
26514W01BCTL130000	0.05	UR-2	\$22,000	MILLS, ELMER C. & LINDA J.	PO BOX 5472	CHARLESTON	OR
26514W01BCTL140000	0.06	UR-2	\$0	BAKER, MICHAEL L ET AL	304 WALKER RD	GRANT'S PASS	OR
26514W01BCTL150000	0.05	UR-2	\$2,500	BRYAN, GEORGE H	3549 BUCKHORN RD	ROSEBURG	OR
26514W01BCTL160000	0.06	UR-2	\$2,500	BRYAN, GEORGE H	3549 BUCKHORN RD	ROSEBURG	OR
26514W01BCTL170000	0.23	UR-2	\$92,000	TURTLE PEAK, INC.	1369 COMMERCIAL ST	COOS BAY	OR
26514W01BCTL180000	0.20	UR-2	\$50,000	RUTHERFORD, CLAUDE R.	65421 MOBILANE RD	COOS BAY	OR
26514W01BCTL190000	0.12	UR-2	\$54,640	OLSON, SAGER & NICOL	1986 MCFARVISH CT	SPRINGFIELD	OR
26514W01BCTL200000	0.12	UR-2	\$6,000	MONTFALS, NEVALD A. & JANET L.	182 STYDICE CAN- TEN LN	MYRTLE CREEK	OR
26514W01BCTL210000	0.11	UR-2	\$0	LEBARD, AUBREY	1646 N FULLERTON RD	LA HABRA	CA
26514W01BCTL220000	0.11	UR-2	\$10,000	TURTLE PEAK, INC.	1369 COMMERCIAL ST	COOS BAY	OR
26514W01BCTL230000	0.17	UR-2	\$13,200	WOLFE, ANNA LEE ET AL.	6364 BALDWIN ST	VALLEY SPRINGS	CA
26514W01BCTL240000	0.18	UR-2	\$45,000	CHAMBERLIN, KIMBERLY B.	90711 WILSHIRE LN	COOS BAY	OR
26514W01BCTL250000	0.12	UR-2	\$4,000	LESSNER, RICHARD J.	29040 LINDELL RD	LAKE ELSINORE	CA
26514W01BCTL260000	0.06	UR-2	\$1,224	TIMEOUT TRUST	97294 HOLLYWOOD LN	COOS BAY	OR
26514W01BCTL270000	0.12	UR-2	\$13,000	TIMEOUT TRUST	97294 HOLLYWOOD LN	COOS BAY	OR
26514W01BCTL280000	0.12	UR-2	\$5,500	THOMAS G. PORTER REVOCABLE TRUST	3620 RAWSON RD	CORNING	CA
26514W01BCTL290000	0.12	UR-2	\$0	BERRY, DONALD C.	3057 S HIGUERA #147	SAN LUIS OBISPO	CA
26514W01BCTL300000	0.05	UR-2	\$600	MATTHEWS, DANNY & MATTHEWS, MARIE	90814 HOLLYWOOD LN	COOS BAY	OR
26514W01BCTL310000	0.12	UR-2	\$20,000	BROWN, LISA	365 N ROSS LN	MEDFORD	OR
26514W01BCTL320000	0.12	UR-2	\$20,000	BAUMGARTNER, FRED S.	3403 HWY 66	ASHLAND	OR
26514W01BCTL330000	0.06	UR-2	\$270	FULTON, MELODY S.	58551 N SPRING RD	COOS BAY	OR
26514W01BCTL340000	0.20	UR-1	\$0	MASSEY, SUSAN M.	91213 CAPE ARAGO HWY	COOS BAY	OR
26514W01BCTL350000	0.12	UR-2	\$0	LIBBETT, NICK L & SHERRY L	60156 FAIRVIEW RD	COQUILLE	OR
26514W01BCTL360000	0.06	UR-2	\$40,000	THOMAS, BONNIE	1446 N 3RD ST	CENTRAL POINT	OR
26514W01BCTL370000	0.31	UR-2	\$0	HOLLY STAMPER REVOCABLE TRUST	90622 WILSHIRE LN	COOS BAY	OR
26514W01BCTL380000	0.13	UR-2	\$45,000	CHRISTOFFERSEN, DAVID & LEWIS, MOLLY	PO BOX 5936	CHARLESTON	OR
26514W01BCTL390000	0.25	UR-2	\$0	GREGORY LEE WEHS FAMILY TRUST	PO BOX 1265	GUNNISON	CO
26514W01BCTL400000	0.06	UR-2	\$1,000	PARMER, RANDY & KELLY	7795 HAPPY VALLEY RD	ROSEBURG	OR
26514W01BCTL410000	0.13	UR-2	\$8,000	LEWIS, DAVID ETAL	PO BOX 536	CHARLESTON	OR
26514W01BCTL420000	0.06	UR-2	\$3,500	SEABOURN, DOROTHY M. & FLOYD M.	1765 PINON AVE	ANDERSON	CA
26514W01BCTL430000	0.12	UR-2	\$7,000	BORER, DOROTHY & SEABOURN, MICHAEL	1786 PINON AVE	ANDERSON	CA
26514W01BCTL440000	0.06	UR-2	\$0	REIDMAN, LEONARD ETAL	161 SOUTH CREEK CIRCLE	FOLSOM	CA

Bunker Hill CDP

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02AATL050000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL060000	0.12	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL070000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL080000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL090000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL100000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL110000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL120000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL130000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL140000	0.48	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL150000	0.12	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL160000	0.12	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL170000	0.21	UR-2	\$0	ANDREWS, KELLEY K. & DEBORAH D.	95889 LOCKOUT LN	COOS BAY	OR
26513W02AATL180000	0.12	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL190000	0.06	UR-2	\$0	DESCHLER, WILLIAM H. & GEROGIA R.	63678 SW 10TH RD	COOS BAY	OR
26513W02AATL200000	0.09	UR-2	\$5,000	HILL, SHERRY M.	68570 LIGHTNING RD	COOS BAY	OR
26513W02AATL210000	0.49	UR-2	\$90,000	HAYNES, ANTHONY A & MARY C.	69498 FLANNAGAN RD	COOS BAY	OR
26513W02AATL220000	0.53	UR-2	\$0	DIAMIK INVESTMENTS, LLC ETAL.	13372 THUNDER- HEAD ST	SAN DIEGO	CA
26513W02AATL230000	0.59	UR-2	\$3,500	LESHLEY, RICHARD D.	93651 BAY PARK LN	COOS BAY	OR
26513W02AATL240000	0.09	UR-2	\$0	OLIVA, GEORGE J. & MARCIA C.	93647 BAY PARK LN	COOS BAY	OR
26513W02AATL250000	1.06	UR-2	\$0	BEEZLEY, LINDA K. ETAL.	27370 SE FEEN DR	BORING	OR
26513W02AATL260000	0.16	UR-2	\$100	HUMBERG, CLINTON B. & KAREN L.	PO BOX 673	OREGON CITY	OR
26513W02AATL270000	0.06	UR-2	\$213,000	MICHAEL E. & GAYLE A. CRONIC TRUST	19950 NORTHWOODS DR	LAKEHEAD	CA
26513W02AATL280000	0.22	UR-2	\$90,000	MILLER, ANDREA	93813 BAY PARK LN	COOS BAY	OR
26513W02AATL290000	0.19	UR-2	\$0	SHESTAD, ARLIN & HELEN	68554 DUSTY RD	COOS BAY	OR
26513W02AATL300000	0.22	UR-2	\$0	MEYER, BETTY S. ETAL.	69149 FRUITDALE RD	COOS BAY	OR
26513W02AATL310000	0.07	UR-2	\$140,000	OSTRANDER, ROYAL	69509 LIGHTNING RD	COOS BAY	OR
26513W02AATL320000	0.14	UR-2	\$164,000	RODERICK, WILLIAMS S. & OWEN J.	93659 BAY PARK LN	COOS BAY	OR
26513W02AATL330000	0.17	UR-2	\$0	OLIVA, GEORGE J. & MARCIA C.	93647 BAY PARK LN	COOS BAY	OR
26513W02AATL340000	0.03	UR-2	\$97,500	TEMPLE EARL G. & MONA L.	69489 THIRD RD	COOS BAY	OR
26513W02AATL350000	0.22	UR-2	\$20,000	OLIVA, GEORGE & MARCIA	93647 BAY PARK LN	COOS BAY	OR
26513W02AATL360000	0.14	UR-2	\$289,000	SCHREBERL, THOMAS M ET AL.	63484 LIGHTNING RD	COOS BAY	OR
26513W02AATL370000	0.07	UR-2	\$164,000	RODERICK, WILLIAMS S. & OWEN J.	93659 BAY PARK LN	COOS BAY	OR
26513W02AATL380000	0.35	UR-2	\$99,500	FREEMAN, JOHN W. III & LEON L.	96973 CANYON LN	COOS BAY	OR
26513W02AATL390000	0.19	UR-2	\$20,000	MOYE, JEREMY	58 S COLLIER ST	COQUILLE	OR
26513W02AATL400000	0.13	UR-2	\$0	GARY VICTOR BELLAMY & CAROL JANE BELLAMY	222 CRYSTAL LN	MEADOW VISTA	CA
26513W02AATL410000	0.07	UR-2	\$18,500	LEDDINE, RUSSELL & SANDRA K	PO BOX 1814	COOS BAY	OR
26513W02AATL420000	0.21	UR-2	\$69,500	BARRETT, TONY	63472 FIRST RD	COOS BAY	OR
26513W02AATL430000	0.09	UR-2	\$0	HILL, SHERRY M. ETAL.	63510 LIGHTNING RD	COOS BAY	OR
26513W02AATL440000	0.12	UR-2	\$0	MAJOR, WILLIAM R.	98699 HEBARBER LN	COOS BAY	OR
26513W02AATL450000	0.14	UR-2	\$0	SPEEGLE FAMILY TRUST	3916 FOOTHILL RD	CARPINTERIA	CA
26513W02AATL460000	0.49	UR-2	\$0	MAVER, SUSAN J.	63357 FLANNAGAN RD	COOS BAY	OR
26513W02AATL470000	0.14	UR-2	\$0	IGLOO INDUSTRIES, LLC	301 THELMA DR #138	CASPER	WY
26513W02AATL480000	0.14	UR-2	\$0	MAVER, SUSAN J.	63357 FLANNAGAN RD	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ADRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02ACTL0730000	0.14	UR-2	\$900	GISSNA, ROBERT L.	PO BOX 2262	LOS ANGELES	CA
26513W02ACTL0730000	0.14	UR-2	\$1,000	GISSNA, ROBERT L.	PO BOX 2262	LOS ANGELES	CA
26513W02ACTL0730000	0.14	UR-2	\$0	CONRAD, CRAIG B. ETAL	12442 MEADOWS RD	WHITE CITY	OR
26513W02ACTL0550000	0.35	UR-2	\$0	ANGAROLA, RICHARD	7977 VANTAGE AV	NORTH HOLLYWOOD	CA
26513W02ACTL0690000	0.14	UR-2	\$750	MAJOR, WILLIAM R	98599 HIBARBER LN	COOS BAY	OR
26513W02ACTL0830000	0.11	UR-2	\$250	HUMBERG, CLINTON B. & KAREN L.	PO BOX 873	OREGON CITY	OR
26513W02ACTL0660000	0.16	UR-2	\$134,000	SCHIEFER, MONICA DAWN	63366 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0640000	0.16	UR-2	\$0	ADAMS, MATTHEW	2271 MARION ST	NORTH BEND	OR
26513W02ACTL0100000	0.14	UR-2	\$31,000	ZIMMERMAN, JEFFREY L.	63394 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0690000	0.21	UR-2	\$9,000	ZIMMERMAN, JEFFREY L.	63394 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0950000	0.21	UR-2	\$0	PANDINGS, STEVEN; TRUSTEE	PO BOX 24	INOLA	OK
26513W02ACTL0950000	0.14	UR-2	\$1,000	LUND, GUSTINA D.	2312 UNION	NORTH BEND	OR
26513W02ACTL0910000	0.54	UR-2	\$0	MAYER, SUSAN J.	63367 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0700000	0.14	UR-2	\$0	CONRAD, CRAIG B. ETAL	12442 MEADOWS RD	WHITE CITY	OR
26513W02ACTL1000000	0.14	UR-2	\$6,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL1000000	0.06	RR-2	\$400	KOIKE, ALBERT & SARA H.	1723 NOELANI ST	PEARL CITY	HI
26513W02ACTL0990000	0.29	UR-2	\$10	MOMAHON, DYLAN ROHN	19470 BUCK CANYON RD	BEND	OR
26513W02ACTL0990000	0.06	UR-2	\$0	PARDOLA, TODD	15391 ESTHER DR	SAN JOSE	CA
26513W02ACTL0970000	0.06	UR-2	\$0	PARDOLA, TODD	15391 ESTHER DR	SAN JOSE	CA
26513W02ACTL0960000	0.07	UR-2	\$0	CRESSON, FLOYD L. & SUZANNE L.	1501 W FLOWER ST	FULLERTON	CA
26513W02ACTL0950000	0.05	UR-2	\$1	EVANS, LUCIANA W.	PO BOX 201	PAPAHOI	HI
26513W02ACTL0950000	0.12	RR-2	\$5,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0900000	0.28	UR-2	\$0	MAYER, SUSAN J.	65607 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0920000	0.28	UR-2	\$10,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0210000	0.47	UR-2	\$90,000	MILLER, ANDREA	9819 BAY PARK LN	COOS BAY	OR
26513W02ACTL0910000	0.18	UR-2	\$6,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0900000	0.14	UR-2	\$0	COOK, SYLVIA H.	3112 N TOMAHAWK TR	TUCCSON	AZ
26513W02ACTL0890000	0.11	UR-2	\$0	DUBSAR, VICKI L.	PO BOX 3975	COOS BAY	OR
26513W02ACTL0870000	0.11	UR-2	\$2,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0960000	0.14	UR-2	\$5,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0850000	0.11	UR-2	\$9,000	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0500000	0.44	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0500000	0.12	UR-2	\$0	MORGAN, ELIZABETH M. ESTATE OF	6130 ELEANOR AV	ORADALE	CA
26513W02ACTL0400000	0.14	UR-2	\$4,500	NESSITT, GLENN S.	PO BOX 61921	SANTA BARBARA	CA
26513W02ACTL0400000	0.28	UR-2	\$60,000	BAY PARK DEVELOPMENTS, INC.	1715 BLACK SHEEP WAY NE	KEIZER	OR
26513W02ACTL0200000	0.14	UR-2	\$0	KISH, PAUL & KRISTINA	3894 SCOTHING SURF DR	LAS VEGAS	NV
26513W02ACTL0210000	0.84	UR-2	\$0	JACKSON, EDWARD L.	95569 WITTWER LN	COOS BAY	OR
26513W02ACTL0190000	0.07	UR-2	\$0	JACKSON, EDWARD L.	95569 WITTWER LN	COOS BAY	OR
26513W02ACTL0190000	0.62	UR-2	\$0	JACKSON, EDWARD L.	95569 WITTWER LN	COOS BAY	OR
26513W02ACTL0180000	0.34	UR-2	\$42,500	HARVEY, GREGGORY S.	95578 LINTON LN	COOS BAY	OR
26513W02ACTL0180000	0.34	UR-2	\$42,500	HARVEY, GREGGORY S.	95578 LINTON LN	COOS BAY	OR
26513W02ACTL0970000	0.14	UR-2	\$0	HUMBERG, CLINTON	PO BOX 873	OREGON CITY	OR
26513W02ACTL0960000	4.11	UR-2	\$126,000	COTTRELL INVESTMENTS LP	4111 BAYSHORE DR	COOS BAY	OR

TAX LOT ID	ADRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02ACTL0270000	0.07	UR-2	\$900	DUDLEY, ARLENE	90937 ROBERTSON LN	COOS BAY	OR
26513W02ACTL0820000	0.14	UR-2	\$0	BAY PARK DEVELOPMENTS, INC.	1715 BLACK SHEEP WAY NE	KEIZER	OR
26513W02ACTL0820000	0.07	UR-2	\$146,000	YOUNG, MARC P. & PREVIL, FRANCESKA	63538 SLEEPY HOLLOW RD	COOS BAY	OR
26513W02ACTL0820000	0.06	UR-2	\$160,000	YOUNG, MARC P. & PREVIL, FRANCESKA	63538 SLEEPY HOLLOW RD	COOS BAY	OR
26513W02ACTL0750000	0.09	UR-2	\$249,500	MARTIN, TRAVIS B. & STEPHANIE M.	63321 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0750000	0.06	UR-2	\$0	SPINNING, CRAIG A. & CATHERINE L.	5600 SW TSONO AVE	BEAVERTON	OR
26513W02ACTL0490000	0.28	UR-2	\$25,000	JONES, DOUGLAS M. & M. CHRISTINA	63469 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0670000	0.76	UR-2	\$0	JONES, DOUGLAS M. & MARY C.	63469 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0100000	1.92	UR-2	\$126,000	COTTRELL INVESTMENTS, LP	4111 N BAYSHORE DR	COOS BAY	OR
26513W02ACTL0300000	0.42	UR-2	\$0	ANGAROLA, RICHARD	7937 VANTAGE AV	NORTH HOLLYWOOD	CA
26513W02ACTL0520000	0.26	UR-2	\$6,000	BOOTH, FEDERICA C.	63418 EVERETT RD	COOS BAY	OR
26513W02ACTL0510000	0.14	UR-2	\$0	MOULDEN, JAMES	12625 WILLOW BROOK LN	MORENO VALLEY	CA
26513W02ACTL0500000	0.14	UR-2	\$12,500	BOOTH, FEDERICA C.	63418 EVERETT RD	COOS BAY	OR
26513W02ACTL0490000	0.14	UR-2	\$12,500	BOOTH, FEDERICA C.	63418 EVERETT RD	COOS BAY	OR
26513W02ACTL0490000	0.28	UR-2	\$0	HARVEY & KATHERINE WILCOX TRUST	63372 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0440000	0.14	UR-2	\$167,600	COPLIN, BRIAN	63374 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0410000	0.21	UR-2	\$0	GRAY, DOUGLASS S.	24230 DEER HILL RD	CLATSkanie	OR
26513W02ACTL0290000	0.14	UR-2	\$640	KIRAKOS, ELIZABETH G.	5151 COLLETT AVE	ENCINO	CA
26513W02ACTL0280000	0.28	UR-2	\$2,000	GRAY, DOUGLASS S.	24230 DEER HILL RD	PORTLAND	OR
26513W02ACTL0280000	0.21	UR-2	\$5,900	MAYER, SUSAN J.	5808 SW MATHIEV AVE STE A	YAKIMA	WA
26513W02ACTL0250000	0.14	UR-2	\$3,000	MAYER, SUSAN J.	6307 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0250000	0.14	UR-2	\$1,000	MAYER, SUSAN J.	6307 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0250000	0.14	UR-2	\$1,000	MAYER, SUSAN J.	6307 FLAMAGAN RD	COOS BAY	OR
26513W02ACTL0200000	0.28	UR-2	\$0	MOYA, ANTHONY G.	45055 STATE HWY 74 SPC 50	HENET	CA
26513W02ACTL0270000	0.07	UR-2	\$2,250	MOYA, ANTHONY G.	45055 STATE HWY 74 SPC 50	HENET	CA
26513W02ACTL0260000	1.06	UR-2	\$167,500	DEBORE, RYAN A.	63463 ANDREWS RD	COOS BAY	OR
26513W02ACTL0390000	0.21	UR-2	\$0	SHANER, CARL L. & DEBRA M.	8815 ASH AVE	CLOVIS	CA
26513W02ACTL0390000	0.30	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	0.30	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	0.30	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	0.30	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	4.85	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	4.85	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	4.85	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID
26513W02ACTL0390000	4.85	UR-M	\$0	VINCENT, NORMAN W. & TAMMY L.	3915 W AMBROSIA LN	KUNA	ID

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02B0TL022000	1.41	UR-1	\$0	BREDENSTINE & MCCLAIN LLC	1925 SOUTHWEST BLVD	COOS BAY	OR
26513W02B0TL023000	0.13	UR-2	\$1,000	CLATTY, DANIEL	7925 OAK FOND CT	REDWOOD VALLEY	CA
26513W02B0TL024000	0.70	UR-2	\$230,000	OLSON, MARK V & CHRISTA A.	63439 ANDREWS RD	COOS BAY	OR
26513W02B0TL025000	0.26	UR-2	\$250,000	OLSON, MARK V & CHRISTA A.	63439 ANDREWS RD	COOS BAY	OR
26513W02B0TL026000	0.20	UR-2	\$20,000	HADJIOBSON FAMILY REVOCABLE TRUST	2195 SHERMAN AVE	NORTH BEND	OR
26513W02B0TL027000	0.20	UR-2	\$200,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL028000	0.20	UR-1	\$103,000	BREDAY, SCOTT JAMES	330 S FOLSOM CT	COQUILLE	OR
26513W02B0TL029000	0.02	UR-1	\$0	LEWIS, EDWARD S.	69448 RAILROAD RD	COOS BAY	OR
26513W02B0TL030000	0.18	UR-1	\$205,500	BISHOP DAVID L. & JONELL M.	93198 LISCOMBE LP	COOS BAY	OR
26513W02B0TL031000	0.34	UR-1	\$0	BREDENSTINE & MCCLAIN LLC	1925 SOUTHWEST BLVD	COOS BAY	OR
26513W02B0TL032000	0.06	UR-2	\$0	ROSE, H.A.	14152 HOWLAND WAY	TUSTIN	CA
26513W02B0TL033000	0.64	UR-1	\$0	UNICORN FAMILY TRUST	62828 POPPY RD	COOS BAY	OR
26513W02B0TL034000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL035000	2.33	RR-2	\$18,000	IRVING, DANIEL M.	1090 KINGWOOD AVE	COOS BAY	OR
26513W02B0TL036000	2.44	RR-2	\$92,500	JERRY & ELISE CIRIACLO 2003 TRUST	63953 JUNIPER DR	COOS BAY	OR
26513W02B0TL037000	2.04	RR-2	\$90,000	RUSS, PETER E. ETAL	205 POWELL ST	FREDERICKSBURG VA	VA
26513W02B0TL038000	0.12	UR-2	\$87,500	TEMPLE EARL G. & MONA L.	63469 THIRD RD	COOS BAY	OR
26513W02B0TL039000	0.06	UR-2	\$0	ROBERT GEORGE FAMILY TRUST	399 LONG POINT	LONG BEACH CA	CA
26513W02B0TL040000	4.72	RR-2	\$18,000	OLSON, DAVID S. & LE ANNA	63167 MILLINGTON FRONTAGE RD	COOS BAY	OR
26513W02B0TL041000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL042000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL043000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL044000	0.32	UR-2	\$39,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL045000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL046000	0.23	RR-2	\$30,000	TUTTLE, SCOTT & DIANA	69076 ASHLEY RD	COOS BAY	OR
26513W02B0TL047000	0.13	UR-1	\$0	POBANZ, DENISE R.	12600 AVERY BRANCH BLVD # 1019	CEDAR PARK TX	TX
26513W02B0TL048000	0.66	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL049000	1.14	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL050000	0.09	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL051000	0.53	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL052000	1.22	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL053000	0.88	UR-1	\$0	CANDACE R. BLANKENSHIP TRUST	5895 W 78TH ST	LOS ANGELES CA	CA
26513W02B0TL054000	0.31	UR-2	\$99,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL055000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL056000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL057000	0.40	UR-2	\$39,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL058000	0.20	UR-2	\$0	MERILYN DAVIS SURVIVORS TRUST	1996 W HEATHER LN	HANFORD CA	CA
26513W02B0TL059000	1.45	UR-2	\$39,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL060000	0.07	UR-1	\$0	WALTER JR & JACQUELINE STEINER TRST	1341 21ST ST	OCEANO CA	CA

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02B0TL061000	0.06	UR-1	\$0	WALTER E. STEINER, JR. & JACQUELINE E.	1341 21ST ST	OCEANO	CA
26513W02B0TL062000	0.13	UR-1	\$1,650	WALTER E. STEINER, JR. & JACQUELINE E.	PO BOX 278	WALTERVILLE	OR
26513W02B0TL063000	0.07	UR-1	\$0	WALTER E. STEINER, JR. & JACQUELINE E.	1341 21ST ST	OCEANO	CA
26513W02B0TL064000	0.13	UR-1	\$1,050	PHYLLIS A. PERIN TRUST	PO BOX 278	WALTERVILLE	OR
26513W02B0TL065000	0.46	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL066000	2.25	RR-2	\$10,000	MCCURDY, FLOYD A.	4235 AIRPORT RD	MONTAGUE CA	CA
26513W02B0TL067000	0.26	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL068000	2.10	RR-2	\$10,000	MCCURDY, FLOYD A.	4235 AIRPORT RD	MONTAGUE CA	CA
26513W02B0TL069000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL070000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL071000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL072000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL073000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL074000	0.59	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL075000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL076000	0.13	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL077000	0.51	UR-2	\$39,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02B0TL078000	0.25	UR-1	\$0	ARTHUR GARY MUELLER REV LIVING TRUST	PO BOX 4904	COOS BAY	OR
26513W02B0TL079000	0.19	UR-2	\$60,000	MORRISON GEDEROS LLC	PO BOX 1225	COQUILLE	OR
26513W02B0TL080000	0.07	UR-1	\$0	BURDINE, MAGGIE	2406 S 15TH AV	YAKIMA WA	WA
26513W02B0TL081000	0.15	UR-2	\$1,400	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL082000	0.14	UR-2	\$1,400	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL083000	0.14	UR-2	\$1,400	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL084000	0.14	UR-2	\$1,000	KISH, PAUL ETAL	9694 SOUTHWING SURF DR	LAS VEGAS NV	NV
26513W02B0TL085000	0.21	UR-2	\$1,500	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL086000	0.21	UR-2	\$3,000	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL087000	0.14	UR-2	\$10	MAYER SUSAN J.	6367 FLANAGAN RD	COOS BAY	OR
26513W02B0TL088000	0.23	UR-2	\$15,000	MOORE FAMILY REVOCABLE TRUST	97096 STIAN SMITH RD	COOS BAY	OR
26513W02B0TL089000	0.12	UR-2	\$0	JORDAN, VERA L. ETAL	5111 VIA MALAGUE	OCEANSIDE CA	CA
26513W02B0TL090000	0.28	UR-2	\$6,000	BUTLER, JUDY M.	727 W WHARTON ST	ROSEBURG	OR
26513W02B0TL091000	0.18	UR-2	\$60,000	MORRISON GEDEROS LLC	PO BOX 1225	COQUILLE	OR
26513W02B0TL092000	0.14	UR-2	\$0	VANDRE, DONALD L	97377 LORAIN LN	COOS BAY	OR
26513W02B0TL093000	0.13	UR-2	\$65,000	FOLSON, DANIEL & BETTY	1218 LEIBOLDS PT	PIPE CREEK TX	TX
26513W02B0TL094000	0.48	UR-1	\$0	BREDENSTINE & MCCLAIN LLC	1925 SOUTHWEST BLVD	COOS BAY	OR
26513W02B0TL095000	0.40	UR-2	\$69,000	KARLOPE, STEVE & VICKIE	62515 CROWN POINT RD	COOS BAY	OR
26513W02B0TL096000	1.28	UR-1	\$0	BREDENSTINE & MCCLAIN LLC	1925 SOUTHWEST BLVD	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02BTL0150000	0.12	UR-1	\$0	BRIDENSTINE & MCLAIN LLC	1525 SOUTHWEST BLVD	COOS BAY	OR
26513W02BTL0150000	0.55	UR-1	\$0	BRIDENSTINE & MCLAIN LLC	1525 SOUTHWEST BLVD	COOS BAY	OR
26513W02BTL0150000	0.46	UR-1	\$0	WOOD, LYDIA	181 S MAIN	TOLEDO	OR
26513W02BTL0100000	0.12	UR-1	\$5,500	FISHER, MICHAEL ETAL	PO BOX 1062	COOS BAY	OR
26513W02BTL0102000	0.13	UR-1	\$1,000	FISHER, MICHAEL L & FISHER, LAURAD.	PO BOX 1062	COOS BAY	OR
26513W02BTL0104000	0.84	UR-2	\$50,000	MORRISON GEBEROS LLC	PO BOX 1225	COQUILLE	OR
26513W02BTL1190000	0.21	UR-2	\$25,000	REA JOINT REVOCABLE TRUST	PO BOX 190 PNB 18094	JEFFERSON	OR
26513W02ADTL0200000	0.18	UR-2	\$0	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02ADTL0200000	0.14	UR-2	\$13,500	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02BTL0200000	0.36	UR-2	\$29,000	PROUTY, PAUL	1265 WINSOR AVE	NORTH BEND	OR
26513W02BTL0200000	0.29	RR-2*	\$0	HILLARY TEMPLE	3681 LEAR WAY	MEDFORD	OR
26513W02BTL0200000	0.62	UR-2	\$0	JACKSON, EDWARD L	93659 MITTBER LN	COOS BAY	OR
26513W02BTL0100000	0.14	UR-2	\$0	BAILEY, EVERT M. & PHYLLIS L	63487 THIRD RD	COOS BAY	OR
26513W02BTL0100000	0.14	UR-2	\$0	BAILEY, EVERT M. & PHYLLIS L	63487 THIRD RD	COOS BAY	OR
26513W02ADTL0140000	0.28	UR-2	\$4,500	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02ADTL0100000	0.15	UR-2	\$0	COZAD, FRED, JR.	69469 THIRD RD	COOS BAY	OR
26513W02ADTL0500000	0.21	UR-2	\$0	VANDRE, DONALD L	92707 LORAIN LN	COOS BAY	OR
26513W02ADTL1200000	0.14	UR-2	\$25,000	REA JOINT REVOCABLE TRUST	PO BOX 190 PNB 18094	JEFFERSON	OR
26513W02ADTL0790000	0.21	UR-2	\$2,000	MAVER, SUSAN J.	63827 FLANAGAN RD	COOS BAY	OR
26513W02ADTL1500000	0.14	UR-2	\$6,000	ZIMMERMAN, JEFFREY L	63234 FLANAGAN RD	COOS BAY	OR
26513W02ADTL1110000	0.21	UR-2	\$0	KOON, DAWN L	120 HUNTINGTON ST	WANTINGTON BEACH	CA
26513W02ADTL0500000	0.14	UR-2	\$0	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02ADTL1090000	0.14	UR-2	\$3,000	HAMILTON, HERBERT W. & YOKO	21159 NW GALICE LN	PORTLAND	OR
26513W02ADTL1080000	0.35	UR-2	\$3,000	HAMILTON, HERBERT W. & YOKO	21159 NW GALICE LN	PORTLAND	OR
26513W02ADTL0660000	0.42	UR-2	\$0	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02ADTL0580000	0.52	UR-2	\$15,000	A.T. INVESTMENTS, LLC	3642 RIVER POINTE DR	EUGENE	OR
26513W02ADTL0450000	0.49	UR-2	\$0	OREGON PACIFIC LEASING, INC.	93788 CARLISLE LN	COOS BAY	OR
26513W02ADTL0660000	0.14	UR-2	\$0	VANDRE, DONALD L	93707 LORAIN LN	COOS BAY	OR
26513W02ADTL1240000	0.12	UR-2	\$25,000	REA JOINT REVOCABLE TRUST	PO BOX 190 PNB 18094	JEFFERSON	OR
26513W02BTL0070000	4.01	UR-1	\$0	THE MAUER FAMILY TRUST	PO BOX 3303	COOS BAY	OR
26513W02BTL0410000	0.44	UR-1	\$0	SHULER, JOHN J.	8627 N SHULER	BENTON CITY	WA
26513W02BTL0420000	2.33	UR-1	\$400,000	HALLER, CLINTON & SYLVIA	92974 BROADWAY RD	COOS BAY	OR
26513W02BTL0430000	0.22	UR-1	\$500	CRAG, AL	PO BOX 3024	LONG BEACH	CA
26513W02BTL0440000	0.24	UR-1	\$500	CRAG, AL	PO BOX 3024	LONG BEACH	CA
26513W02BTL0450000	0.76	UR-1	\$400,000	HALLER, CLINTON & SYLVIA	92974 BROADWAY RD	COOS BAY	OR
26513W02BTL0480000	0.46	UR-1	\$0	TARRANT, JERRY Z.	2832 CALLE AVEN- TURA	RANCHO PALOS VERDES	CA
26513W02BTL0490000	1.90	UR-1	\$400,000	HALLER, CLINTON & SYLVIA	92974 BROADWAY RD	COOS BAY	OR
26513W02BTL0500000	0.16	RR-2	\$5,500	CRUMP, TERRY	93191 COAL BANK LN	COOS BAY	OR
26513W02BTL0520000	0.54	RR-2	\$0	DURBIN, DAVE	PO BOX 273	CRESWELL	OR
26513W02BTL0400000	0.57	UR-1	\$0	BRIDENSTINE & MCLAIN LLC	1525 SOUTHWEST BLVD	COOS BAY	OR
26513W02BTL0200000	1.50	UR-1	\$0	THE MAUER FAMILY TRUST	PO BOX 3303	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
26513W02BTL0150000	0.11	RR-2	\$450	MAYERS, MADINE S.	4850 GARNET WY	EUGENE	OR
26513W02BTL0080000	1.29	RR-2	\$16,000	HARDMAN, DREW & CARRI HA HWY	59-650 KAMBERME-HA HWY	HALEIWA	HI
26513W02BTL0120000	1.40	RR-2*	\$100,000	FRANK, SEANA & KAREN	93221 COAL BANK LN	COOS BAY	OR
26513W02BTL0130000	0.05	RR-2*	\$100	STOMBAUGH, WILLIAM R	6380 NE COLEMAN AVE	YACHTS	OR
26513W02BTL0040000	1.96	UR-1	\$225,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0160000	1.26	RR-2	\$0	HILLARY TEMPLE	3581 LEAR WAY	MEDFORD	OR
26513W02BTL0170000	0.34	UR-2	\$3,000	MAYER, SUSAN J.	63867 FLANAGAN RD	COOS BAY	OR
26513W02BTL0170000	0.23	RR-2	\$500	TRIPP, TODD M. & SUSAN M, ETAL	148R NUTWOOD AV	COOS BAY	OR
26513W02ADTL0100000	0.07	UR-2	\$900	MAJURA, WILLIAM R.	96609 HIBARBER LN	COOS BAY	OR
26513W02BTL0180000	0.23	RR-2	\$0	COOS COUNTY	250 N BAXTER ST	COQUILLE	OR
26513W02BTL0190000	0.11	RR-2	\$0	BERRY, DONALD C.	3057 S HIGUERA #147	SAN LUIS OBISPO	CA
26513W02BTL0010000	2.12	UR-1	\$0	BRIDENSTINE & MCLAIN LLC	1525 SOUTHWEST BLVD	COOS BAY	OR
26513W02BTL0120000	0.40	UR-1	\$5,000	FULL CIRCLE CRAFT, LLC.	PO BOX 3865	PORTLAND	OR
26513W02ADTL0140000	0.47	UR-2	\$0	TANNER, LADAWN M.	16753 ANTONIO DR	SAN DIEGO	CA
26513W02BTL0150000	1.02	UR-1	\$0	BRIDENSTINE & MCLAIN LLC	1525 SOUTHWEST BLVD	COOS BAY	OR
26513W02BTL0060000	0.00	UR-1	\$10,000	BURFORD, BLANCHE P	93850 N PARK LN	COOS BAY	OR
26513W02BTL0100000	0.26	UR-1	\$2,000	CABANA, JOEY C.	21122 19TH ST NE	GRANITE FALLS	WA
26513W02BTL0110000	1.41	UR-1	\$3,000	MUELLER, NICOLE L.	7756 SW FLORENCE LN	PORTLAND	OR
26513W02ADTL0100000	0.17	UR-2	\$400	HUMBERT, KAREN L.	PO BOX 873	OREGON CITY	OR
26513W02BTL0140000	0.18	RR-2*	\$130,000	FRANK, SEAN A & KAREN	93221 COAL BANK LN	COOS BAY	OR
26513W02BTL0150000	0.18	RR-2*	\$0	BOUCHELT, MARGARENE D.	93195 COAL BANK LN	COOS BAY	OR
26513W02BTL0180000	0.16	UR-1	\$4,000	CRUMP, TERRY E.	93191 COAL BANK LN	COOS BAY	OR
26513W02BTL0150000	0.08	RR-2	\$340	PAWLOSKI, THOMAS J, ETAL	918 LAKE ST	CRESCENT CITY	CA
26513W02BTL0200000	0.24	RR-2	\$2,500	CRUMP, TERRY	93191 COAL BANK LN	COOS BAY	OR
26513W02BTL0200000	0.24	RR-2	\$500	CRUMP, TERRY	93191 COAL BANK LN	COOS BAY	OR
26513W02BTL0200000	0.24	UR-1	\$225,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0200000	0.31	UR-1	\$75,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0200000	0.24	UR-1	\$225,000	GRIFITH, GREGORY P.	93189 COAL BANK LN	COOS BAY	OR
26513W02BTL0200000	1.09	UR-1	\$0	THE MAUER FAMILY TRUST	PO BOX 3303	COOS BAY	OR
26513W02BTL0200000	0.11	UR-1	\$400,000	HALLER, CLINTON & SYLVIA	92974 BROADWAY RD	COOS BAY	OR
26513W02BTL0200000	0.44	UR-1	\$400,000	HALLER, CLINTON & SYLVIA	92974 BROADWAY RD	COOS BAY	OR
26513W02BTL0200000	1.29	UR-1	\$225,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0200000	0.16	UR-1	\$225,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0200000	0.16	UR-1	\$225,000	BRIGGS, CHARLES W, ET AL	PO BOX 26	COOS BAY	OR
26513W02BTL0200000	0.33	UR-1	\$0	THE MAUER FAMILY TRUST	PO BOX 3303	COOS BAY	OR

APPENDIX I | SECTION 4.5.S COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Coos Bay City

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W20D01L070000	0.55	R-2	\$17,000	MILLER, REX E. & DEVERA, J.	PO BOX 656	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$25,000	CRANDALL, THOMAS & HELENE	PO BOX 395	ALBURN	CA
25S13W20D01L070000	0.00	R-2	\$15,000	FOLEY, JAMES R. & CLENE, J.	1900 GRANT	NORTH BEND	OR
25S13W20D01L070000	0.00	R-2	\$48,500	RICHMOND, THOMAS H	42547 HIGHWAY 3B	REDSBORO	CO
25S13W20D01L070000	0.16	R-2	\$50,000	TINDELL, STEVEN L. & TINDELL, NANCY T.	2650 WHISPERING TERR	COLORADO SPRINGS	OR
25S13W20D01L070000	0.00	R-2	\$16,000	STRALEY, JAMES D. & JACQUELINE A.	2610R UCREAN PKWY UNIT #55	VALENCIA	CA
25S13W20D01L070000	0.04	R-2	\$1	TINDELL, STEVEN L. & NANCY T.	2650 WHISPERING TERR	COLORADO SPRINGS	CO
25S13W20D01L070000	0.12	R-2	\$0	TINDELL, STEVEN L. ET AL	2650 WHISPERING TERR	COLORADO SPRINGS	CO
25S13W20D01L070000	0.00	R-2	\$0	FAIRBANKS MARGENIA FAIRBANKS TRUST	761 DENISE PL	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$7,500	FOLEY, JAMES R. & CLENE, J.	1900 GRANT	NORTH BEND	OR
25S13W20D01L070000	0.16	R-2	\$1	TINDELL, STEVEN L. ET AL	2650 WHISPERING TERR	COLORADO SPRINGS	CO
25S13W20D01L070000	0.00	R-2	\$16,000	JOHNSON, DOUGLAS S. & JOYCE A.	835 LISA PL	COOS BAY	OR
25S13W20D01L070000	0.14	R-2	\$186,000	PENABODY, DONALD & CAROL B.	PO BOX 453	NORTH BEND	OR
25S13W20D01L070000	0.00	R-2	\$286,500	GOLDBERG, MARSHALL P. & MELANIE JOHNSON	837 ZANNA PL	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$27,000	MARLENE JOY WARE TRUST	PO BOX 3189	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$27,000	MARLENE JOY WARE TRUST	PO BOX 3189	COOS BAY	OR
25S13W20D01L070000	0.19	R-2	\$47,500	TRICHLER, JASON E. & SASHA S.	1197 NAUTICAL LN	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$0	TINDELL, FAMILY TRUST	735 PREFONTAINE DR	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$7,000	FRANKLIN, DAVID L. & HEATHER L.	4500 WILLOWGLEN WY	ROCKLIN	CA
25S13W20D01L070000	0.17	R-2	\$40,000	CARDOSO, DANNY, ETAL	17000 NW SPRINGVILLE RD	PORTLAND	OR
25S13W20D01L070000	0.30	R-2	\$0	AUER, STEVE	1200 INGERSOLL AVE	COOS BAY	OR
25S13W20D01L070000	0.01	R-3	\$130	PIKE, MARTIN J.	1289 SCOTT LN	NORTH BEND	OR
25S13W20D01L070000	0.03	R-2	\$280,000	CRANFORD, DONALD D. & DIANE M.	701 PREFONTAINE DR	COOS BAY	OR
25S13W20D01L070000	0.11	R-2	\$0	VANCE, DOUGLAS J. & DENISE G.	N819 SMITH VALLEY RD	LA CROSSE	WI
25S13W20D01L070000	1.36	R-2	\$82,500	JOHNSON, EDWARD G. JR. & PHYLLIS A.	2510 FER	COOS BAY	OR
25S13W20D01L070000	3.41	R-2	\$82,500	OCEAN GROVE DEVELOPMENT GROUP LLC	2305 ASHLAND ST STE C40	ASHLAND	OR
25S13W20D01L070000	0.08	R-2	\$1,200,000	OCEAN GROVE LLC	3140 JUANPERO WAY #201	MEDFORD	OR
25S13W20D01L070000	0.19	R-2	\$10,000	WALBERG, GEORGE & SUSAN, ET AL	1410 COMPASS DR	COOS BAY	OR
25S13W20D01L070000	0.07	R-3	\$170,000	A. W. SWEET TRUST	1301 BAYVIEW ST	NORTH BEND	OR
25S13W20D01L070000	0.19	R-2	\$15,500	ILERSGILBERT, INC.	1350 OCEAN BV	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$199,000	MODERATTI, DEBORAH	2710 33RD ST	COOS BAY	OR
25S13W20D01L070000	0.11	R-2	\$183,000	CHEN, LINZE & LI, XIANG X	2710 32ND ST	COOS BAY	OR
25S13W20D01L070000	0.11	R-2	\$0	BILL, AND SANDY RANTZ TRUST	9139 CAPE ARAGO HWY	COOS BAY	OR
25S13W20D01L070000	0.02	R-2	\$0	MCSWAIN, LONGLEY FOSTER	PO BOX 1267	COOS BAY	OR
25S13W20D01L070000	0.23	R-2	\$0	LEE, GINNY	1101 BLANCO	COOS BAY	OR
25S13W20D01L070000	0.16	R-2	\$40,000	HAWTIN, BRETT E. & LENA E.	114E FULTON AVE	COOS BAY	OR
25S13W20D01L070000	1.26	R-2	\$0	LANGLEY, MARJORY A.	640 LINDY LN	COOS BAY	OR
25S13W20D01L070000	0.24	R-2	\$125,000	O'LEARY, JACK	590 FILLMORE ST	COOS BAY	OR
25S13W20D01L070000	0.50	R-2	\$26,000	FOSTER, DAVID D. & KAREN S	PO BOX 844	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W20D01L070000	0.15	R-2	\$70,000	KAISER, CARY & CHRISTINE	24787 FIR GROVE LN	ELMIRA	OR
25S13W20D01L070000	0.17	R-2	\$20,000	KAISER, CARY & CHRISTINE	24787 FIR GROVE LN	ELMIRA	OR
25S13W20D01L070000	0.16	R-2	\$20,000	KAISER, CARY & CHRISTINE	24787 FIR GROVE LN	ELMIRA	OR
25S13W20D01L070000	0.00	R-2	\$19,000	AJER, STEVE	1200 INGERSOLL	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$19,000	AJER, STEVE	1200 INGERSOLL	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$9,000	O'LEARY, JACK P.	590 FILLMORE	COOS BAY	OR
25S13W20D01L070000	0.21	R-2	\$7,000	O'LEARY, JACK P.	590 FILLMORE ST	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$30,000	O'LEARY, JACK P.	590 FILLMORE	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$98,000	MORGAN, MARGARET E.	P.O. BOX 67	COOS BAY	OR
25S13W20D01L070000	0.02	R-2	\$6,100	MAIN LAND, LLC	141 OLD BUIRVILLE WY LN	NORTH BEND	OR
25S13W20D01L070000	0.00	R-2	\$18,000	AJER, STEVE	1200 INGERSOLL	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$1,000	LARSON ALYSSA	161 OLD BUIRVILLE RD	TORRINGTON	CT
25S13W20D01L070000	2.92	R-2	\$40,000	CURRIE, MICHAEL B.	58416 MELTON RD	BANDON	OR
25S13W20D01L070000	0.13	R-2	\$125,000	O'LEARY, JACK	590 FILLMORE ST	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$5,200	CARDOSO, TOMAS	17000 NW SPRINGVILLE RD	PORTLAND	OR
25S13W20D01L070000	0.50	R-2	\$40,000	CARDOSO, TOMAS, ETAL	17000 NW SPRINGVILLE RD	PORTLAND	OR
25S13W20D01L070000	0.00	R-2	\$24,000	HERSHEY, MAVIS I.	675 PACIFIC AVE	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$6,000	BRUNELL, RUSSELL & ROSEMARY	PO BOX 1774	COOS BAY	OR
25S13W20D01L070000	0.14	R-2	\$205,000	WASSAM, ROBERT F	PO BOX 4244	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$0	MC LAIN, KATHY, ET AL	450 SHORPINES AVE	COOS BAY	OR
25S13W20D01L070000	0.09	R-2	\$24,000	LAIRD BUILDING LLC	PO BOX 149	ROOSEBURG	OR
25S13W20D01L070000	0.00	R-2	\$2,000	PLANE, CHRISTIE ET AL	7951 SW CROCKFORD-LAW CT	DURHAM	OR
25S13W20D01L070000	0.00	R-2	\$24,000	LAIRD BUILDING LLC	PO BOX 149	ROOSEBURG	OR
25S13W20D01L070000	0.14	R-2	\$16,000	SMITH, MICHAEL ALLEN & HOLLY JEAN	1690 S PEACH ST	MEDFORD	OR
25S13W20D01L070000	0.14	R-2	\$6,100	MAIN LAND LLC	64551 KENTUCK WAY LN	NORTH BEND	OR
25S13W20D01L070000	0.09	R-2	\$4,000	MELTON, JULIE A.	2180 ORR LN	EBENE	OR
25S13W20D01L070000	0.00	R-2	\$0	CACCAIMISE, DIANE M.	1190 FULTON AVE	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$98,500	MADE, JEREMY	58 S COLLIER ST	COQUILLE	OR
25S13W20D01L070000	0.00	R-2	\$98,500	MADE, JEREMY	58 S COLLIER ST	COQUILLE	OR
25S13W20D01L070000	0.00	R-2	\$248,500	THORNTON, REGGY A.	690 MADAR RD	COOS BAY	OR
25S13W20D01L070000	0.00	R-2	\$100,000	SWEET, WILLIAM L.	1312 FULTON	COOS BAY	OR
25S13W20D01L070000	0.25	R-2	\$0	LOUDENBECK, LOVING TRUST	865 CENTRAL AV	COOS BAY	OR
25S13W20D01L070000	0.18	R-2	\$7,000	SONELL, ALBERT N. & CAROL S.	8542 HAYHURST RD	YONCALLA	OR
25S13W20D01L070000	0.35	R-2	\$200,000	ULIELUS ORCHARDS, INC.	PO BOX 235	ODELL	OR
25S13W20D01L070000	0.29	R-2	\$15,000	LARKIN, GREG O.	PO BOX 1637	COOS BAY	OR
25S13W20D01L070000	0.17	R-2	\$65,000	HORSKINS, CAROL ANN, ETAL	172 RAINBOW DR	LIVINGSTON	TX
25S13W20D01L070000	0.23	R-2	\$20,000	MEYERS, EARL A. & IGARIN E	PO BOX 3219	COOS BAY	OR
25S13W20D01L070000	0.94	R-2	\$0	GURRADO, YESI	1387 CALIFORNIA AVE	COOS BAY	OR
25S13W20D01L070000	0.18	R-2	\$10	GARCEE, LIVING TRUST	505 PARAMOUNT WAY	REDDING	CA
25S13W20D01L070000	0.08	R-2	\$0	EQUITY TRUST CO.	440 N 14TH ST	COOS BAY	OR
25S13W20D01L070000	0.18	RR-2	\$0	MELTON, JULIE	2180 ORR LN	EBENE	OR
25S13W20D01L070000	0.37	R-2	\$300,000	ULIELUS ORCHARDS, INC.	PO BOX 235	ODELL	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W1707BTL002200	0.00	R-2	\$28,000	HALL, EDDIE E, ETAL	905 SEABREEZE TER	COOS BAY	OR
25513W1707BTL002900	0.00	R-2	\$0	FEDERAL NATIONAL MORTGAGE ASSOCIATION	14221 DALLAS PARK WAY 1000	DALLAS	TX
25513W1707BTL002950	0.00	R-2	\$800,000	GRAHAM, DONALD J & KIPCK S	648 ST ANDREWIS WAY	EAGLE POINT	OR
25513W1707BTL003100	0.56	R-2	\$9,468	LEWIS, SCOTT R. & DIANE F	1700 LAUREL CT	COOS BAY	OR
25513W1707BTL003600	0.00	R-4P	\$250,000	WILSON, DANIEL B.	2722 LEAVENWORTH ST APT 304	SAN FRANCISCO	CA
25513W1707BTL003700	0.18	R-2	\$7,000	PITZ, IRENE & KATHERINE	283 EDWARDS	COOS BAY	OR
25513W1707BTL003800	0.15	R-2	\$0	CALDERA, ALFRED D	525 FULTON	COOS BAY	OR
25513W1707BTL003900	1.23	R-2	\$0	JMT MANAGEMENT LLC	889 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004000	1.23	R-2	\$0	JMT MANAGEMENT LLC	888 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004100	1.23	R-2	\$0	JMT MANAGEMENT LLC	888 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004200	2.58	R-2	\$0	JMT MANAGEMENT LLC	888 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004300	2.58	R-2	\$0	JMT MANAGEMENT LLC	888 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004400	2.58	R-2	\$0	JMT MANAGEMENT LLC	888 TELEGRAPH DR	COOS BAY	OR
25513W1707BTL004500	2.58	R-2	\$62,000	GRAY, RICHARD	838 SILVANA WAY	VISTA	CA
25513W1707BTL004600	0.00	R-2	\$0	KILMER, ROBERT A. & STEPHANIE L	797 SWYSSON AVE	COOS BAY	OR
25513W1707BTL004700	0.01	R-2	\$0	CURTIS WAYNE RUSSELL JR REV LIVING TRUST	929 MARYLAND AVE	COOS BAY	OR
25513W1707BTL004800	0.00	R-2	\$0	TRUBA	525 FULTON	COOS BAY	OR
25513W1707BTL004900	0.00	R-2	\$6,446	CALDERA, ALFRED D & MELODY J	525 FULTON	COOS BAY	OR
25513W1707BTL005000	0.00	R-2	\$0	CALDERA, ALFRED D & MELODY J	525 FULTON	COOS BAY	OR
25513W1707BTL005100	0.00	R-2	\$0	CALDERA, ALFRED D & MELODY J	525 FULTON	COOS BAY	OR
25513W1707BTL005200	0.00	R-2	\$0	SCOTT, VIRGIL M. & INEZ M.	9596 FOTOS CREEK RD R FORK	GOLD HILL	CA
25513W1707BTL005300	0.00	R-2	\$0	PARKER, TALEMUS & MARBIE	620 S MARPLE	COOS BAY	OR
25513W1707BTL005400	0.02	R-2	\$16,000	HOFFMANN, SIEGFRIED W. & HOFFMANN, DONNA	593 MONTGOMERY AVE	COOS BAY	OR
25513W1707BTL005500	0.23	R-2	\$15,000	HOFFMANN, SIEGFRIED W. & HOFFMANN, DONNA	593 MONTGOMERY AVE	COOS BAY	OR
25513W1707BTL005600	0.00	R-2	\$8,000	COOKSEY, CARL W. & FAITH A.	692 N MORRISON	COOS BAY	OR
25513W1707BTL005700	0.00	R-2	\$0	WILSON, SANDRA	667 N CHAMMAN	COOS BAY	OR
25513W1707BTL005800	0.15	R-2	\$60,000	HILL, MICHAEL S. JR & DEBORAH M.	PO BOX 5795	CHARLESTON	OR
25513W1707BTL005900	0.24	R-2	\$0	TAVLIN, GEORGE W	9355 LEWIS AND CLARK RD	ASTORIA	OR
25513W1707BTL006000	0.21	R-2	\$90,000	GODINEZ INVESTMENTS LLC	1930 BAYVIEW AVE	NORTH BEND	OR
25513W1707BTL006100	0.49	R-3	\$11,500	ONG, MARVIN & JANIS E	520 THORNLEY WY	SACRAMENTO	CA
25513W1707BTL006200	0.49	R-2	\$100	CLEBA, DAMONIA	1060 CROCKER LN NW	ALBANY	OR
25513W1707BTL006300	0.49	R-2	\$0	LAWALL, HANS	1470 SEAGATE	COOS BAY	OR
25513W1707BTL006400	0.47	R-2	\$0	STONECYPHER REVOCABLE TRUST	PO BOX 1061	LANGLOIS	OR
25513W1707BTL006500	1.06	R-2	\$289,000	TAVENNER & MOORE FAMILY TRUST	PO BOX 75820	COOS BAY	CA
25513W1707BTL006600	0.22	R-W	\$80,000	ROSENKRANTZ, WILLIAM, ET AL	1067 CHICKSES DR	COOS BAY	OR
25513W1707BTL006700	0.21	R-W	\$0	TAVENNER & MOORE FAMILY TRUST	PO BOX 75820	PETALUMA	CA
25513W1707BTL006800	0.12	R-W	\$0	HOLLOWAY, SAM	7894 SE 7TH AVE	PORTLAND	OR
25513W1707BTL006900	0.00	R-2	\$20,000	GODINEZ INVESTMENTS, LLC	1320 BAYVIEW AVE	NORTH BEND	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W1707AATL001000	0.17	R-2	\$43,500	MILBURN, KELLY G & TINA D	3696 BROADWAY ST PMB 208	NORTH BEND	OR
25513W1707AATL002000	0.23	R-2	\$10,000	WATSON, HOLLIS D. & GEORGIA L	PO BOX 20182	KEIZER	OR
25513W1707AATL003000	0.33	R-2	\$0	WATSON, REVOCABLE TRUST 09-04-12	13851 NW CORNE, LUIS PASS RD	PORTLAND	OR
25513W1707AATL004000	0.00	R-2	\$0	WISELY, KATHERINE R.	91355 BRIMMELL LN	COOS BAY	OR
25513W1707AATL005000	0.11	R-2	\$0	WILHITE FAMILY TRUST	2309 ASH ST	NORTH BEND	OR
25513W1707AATL006000	0.00	R-2	\$0	WILHITE FAMILY TRUST	2309 ASH ST	NORTH BEND	OR
25513W1707AATL007000	0.11	R-2	\$2,500	WATSON, HOLLIS D. & GEORGIA L	PO BOX 20182	KEIZER	OR
25513W1707AATL008000	0.21	R-2	\$5,000	PEGGIA, DIANA L, ETAL	8469 LITTLE DR N	KEIZER	OR
25513W1707AATL009000	0.00	R-2	\$995,000	MICHAEL E & GAYLE A, CRONIC TRUST DR	19850 NORTHWOODS LAKEHEAD DR	LAKEHEAD	CA
25513W1707AATL010000	0.00	R-2	\$0	PURKINSON, DARRIEL R, ETAL	1260 MIRRA MAR APT 904	MEDFORD	OR
25513W1707AATL011000	0.00	R-2	\$0	WILHITE FAMILY TRUST	2309 ASH ST	NORTH BEND	OR
25513W1707AATL012000	0.21	R-2	\$5,000	DUFRENE, JONATHAN E.	4012 GARDNER RD SE	SALEM	OR
25513W1707AATL013000	0.14	R-W	\$0	BRENNAN FAMILY TRUST 7-27-11	1150 W 8TH ST	COQUILLE	OR
25513W1707AATL014000	0.00	R-2	\$60	BETTRIN, CLIFFORD A. & LINDA M.	805 GARFIELD	COOS BAY	OR
25513W1707AATL015000	0.09	R-2	\$0	HABITAT FOR HUMANITY	PO BOX 986	COOS BAY	OR
25513W1707AATL016000	0.09	R-2	\$0	HABITAT FOR HUMANITY	PO BOX 985	COOS BAY	OR
25513W1707AATL017000	0.33	R-1	\$1,000	MCCOY, CHARLES C, ETAL	2652 LOWER WOLF CRK RD	WOLF CREEK	OR
25513W1707AATL018000	0.91	R-2	\$30,800	FIELDS, GEROLD L. & CLAIRE P	68 ROSS INLET	COOS BAY	OR
25513W1707AATL019000	7.21	R-5	\$125,000	SALING FAMILY TRUST	PO BOX 1831	COOS BAY	OR
25513W1707AATL020000	9.76	R-W	\$0	MARINEAU, JEFFREY, ETAL	510 HIGHLAND AVE	COOS BAY	OR
25513W1707AATL021000	0.13	R-2	\$9,500	SHERIDAN, CELIA A.	546 STILLWATER DR	COOS BAY	OR
25513W1707AATL022000	0.12	R-2	\$62,000	KEEF, LOWELL V. & DOROTHY HAE B.	1780 LAKESHORE DR	COOS BAY	OR
25513W1707AATL023000	0.44	R-2	\$12,000	DARYLE NELSON TRUST	14260 SW MCFARLAND BLVD	TIGARD	OR
25513W1707AATL024000	0.14	R-W	\$0	BRENNAN FAMILY TRUST 7-27-11	1150 W 8TH ST	COQUILLE	OR
25513W1707AATL025000	0.23	R-2	\$95,000	BURGLAND, LINDA A. & DONALD E	471 W CHAPARRAL ST	RIALTO	CA
25513W1707AATL026000	0.16	R-W	\$0	GRIFFITH, DAVID L. & JENNIFER M.	304 TASMAN PL	PHILOMATH	OR
25513W1707AATL027000	0.21	R-2	\$229,000	HOYT, MICHAEL R. & SUTTON, COLLEEN	PO BOX 331	NORTH BEND	OR
25513W1707AATL028000	0.17	R-2	\$0	MAGDOLEN, PHILLIP P. & SHERRIE L.	PO BOX 221	NORTH BEND	OR
25513W1707AATL029000	0.07	R-2	\$55,000	TILTON, LARRY, JR.	1340 FRANKOVIC AV	COOS BAY	OR
25513W1707AATL030000	0.14	R-2	\$19,000	HENRIQUEZ, NELSON E.	1260 SANFORD	COOS BAY	OR
25513W1707AATL031000	0.33	R-2	\$995,000	MICHAEL E. & GAYLE A, CRONIC TRUST DR	19850 NORTHWOODS LAKEHEAD DR	LAKEHEAD	CA
25513W1707AATL032000	0.34	R-2	\$995,000	MICHAEL E. & GAYLE A, CRONIC TRUST DR	19850 NORTHWOODS LAKEHEAD DR	LAKEHEAD	CA
25513W1707AATL033000	0.65	R-2	\$0	HOLLOWAY, SAM	7894 SE 7TH AVE	PORTLAND	OR
25513W1707AATL034000	0.17	R-2	\$265,000	OTTOLE CHARLES S & MYRNA A ETAL	1420 HOLLOWAY NEWS	COOS BAY	OR
25513W1707AATL035000	0.18	R-2	\$317,000	MILBURN, KELLY G. & TINA D.	3696 BROADWAY PMB 208	NORTH BEND	OR
25513W1707AATL036000	0.15	R-2	\$7,000	KEEF, LOWELL V. & DOROTHY HAE B.	1780 LAKESHORE DR	COOS BAY	OR
25513W1707AATL037000	0.00	R-2	\$0	FRATONSKI, JACK, SHLOT & NORRA ETAL	357 N WALL ST	COOS BAY	OR
25513W1707AATL038000	0.23	R-W	\$0	GILLHOOPER FAMILY TRUST	PO BOX 3248	COOS BAY	OR
25513W1707AATL039000	0.00	R-2	\$3,500	SCHAD, DENNIS	6687 N BAY RD	NORTH BEND	OR
25513W1707AATL040000	0.16	R-2	\$48,000	WATSON, STEVE & KRISTINE	PO BOX 1716	COOS BAY	OR
25513W1707AATL041000	0.11	R-2	\$26,000	LOEW, SCOTT ET AL	568 N MAIN ST	COOS BAY	OR
25513W1707AATL042000	0.10	R-2	\$20,000	GAUDETTE, MICHAEL J.	440 14TH AVE	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ZONING	ACRES	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W170ATL0090100	R-2	0.20	\$200,000	GAUDETTE, MICHAEL J.	440 14TH AVE	COOS BAY	OR
25S13W170ATL0100000	R-2	\$200,000		GAUDETTE, MICHAEL J.	440 14TH AVE	COOS BAY	OR
25S13W170ATL0065000	R-2	0.26	\$7,500	JOUBERT TRUST	1195 CLARK	NORTH BEND	OR
25S13W170ATL0070000	R-2	0.00	\$120,000	ESTER, KENNETH	20591 FIB TREE LN	REDDING	CA
25S13W170ATL0100100	R-2	0.00	\$0	DURKAN, PHYLLIS F.	93663 VIKINGS LN	NORTH BEND	OR
25S13W170ATL1300000	R-2	0.00	\$0	SWARTZ, SYLVIA	488 PIN OAK RD	PAMPLIN	VA
25S13W170ATL0150400	R-4W	0.21	\$0	GULLHOOPER FAMILY TRUST	PO BOX 3248	COOS BAY	OR
25S13W170ATL0030000	R-2	0.11	\$0	ERICKSON, HELEN L	61201 DANIELS CRK	COOS BAY	OR
25S13W170ATL0060100	R-2	0.09	\$0	EMERSON, MARIA L	91913 COBURG-BOYTON LP	EGGERS	OR
25S13W170ATL0070000	R-2	0.12	\$25,000	STURGES, BLAIR C & SUSAN M.	30 ROBES LN	CAREY	ID
25S13W170ATL0070000	R-2	0.29	\$46,000	HALLORSON FAMILY TRUST	2195 SHERMAN AVE	NORTH BEND	OR
25S13W170ATL0090000	R-2	0.10	\$135,000	ALEXANDER, MARK & CHRISTY M.	755 AUGUSTINE AV	COOS BAY	OR
25S13W170ATL0010000	R-2	0.00	\$9,000	LENAYE, SHIRLEY J.	855 SEABREEZE TR	COOS BAY	OR
25S13W170ATL0028100	R-2	0.09	\$0	HABITAT FOR HUMANITY	PO BOX 986	COOS BAY	OR
25S13W170ATL0028200	R-2	0.05	\$7,250	BRIGHT, PAUL T. & SHARON R.	599 S MORRISON	COOS BAY	OR
25S13W170ATL0028100	R-2	0.09	\$7,250	BRIGHT, PAUL T. & SHARON R.	599 S MORRISON	COOS BAY	OR
25S13W170ATL1240000	R-2	0.00	\$0	MCCOY TRAUSS TRUST 109/10	PO BOX 945	COOS BAY	OR
25S13W170ATL0074000	R-2	0.00	\$46,000	KAMEDA, LANE M & RONDA S.	1075 SPAGE PARK WAY SPC 289	MOUNTAIN VIEW	CA
25S13W170ATL0050300	R-4W	0.14	\$0	MARJORIE ROLICHECK REVOCABLE LIV. TRUST	PO BOX 483	NORTH BEND	OR
25S13W170ATL0020000	R-3	0.17	\$21,500	NIELSEN, DANIEL H. ETAL	13372 THUNDERHEAD ST	SAN DIEGO	CA
25S13W170ATL0106000	R-2	0.23	\$0	BARBER, KOBEL A	382 LONIA TERR	LAGUNA BEACH	CA
25S13W170ATL0107000	R-2	0.23	\$15,556	EVANS, BRIAN S. & ROSE M.	1081 BUCKHORN RD	ROSBURG	OR
25S13W170ATL0020100	R-2	0.00	\$59,000	OXFORD, J. MICHAEL & KERRY L.	1188 CROCKER ST	COOS BAY	OR
25S13W170ATL0280000	R-2	0.11	\$1	PLUMMER, WESLEY ETAL	PO BOX 4253	COOS BAY	OR
25S13W170ATL0280100	R-2	0.14	\$30,000	WATSON, HOLLIS D. & GEORGIA L.	PO BOX 4253	KEZER	OR
25S13W170ATL0048100	R-2	0.00	\$5,000	STEVENS, KYLE & POURTAL-STEVENSON FLORENCE	2591 19TH ST	NORTH BEND	OR
25S13W170ATL0070000	R-2	0.74	\$10,000	FRELAND RESOURCES, LLC.	82390 ENTERPRISE RD	CRESWELL	OR
25S13W170ATL0070000	R-4W	0.20	\$227,000	GILLHOOPER FAMILY TRUST	PO BOX 3248	COOS BAY	OR
25S13W170ATL0050000	R-2	0.09	\$227,000	PUSHKAR, PAUL & HALIA	605 JOHN AV	COOS BAY	OR
25S13W170ATL0160400	R-2	0.10	\$0	EHLIN, THOMAS D. & ELIZABETH J.	PO BOX 3203	COOS BAY	OR
25S13W170ATL0070000	R-2	0.16	\$22,000	BROWN, EARLENE	PO BOX 516	NORTH BEND	OR
25S13W170ATL0070100	R-2	0.21	\$0	BROWN, EARLENE	PO BOX 516	NORTH BEND	OR
25S13W170ATL0090000	R-2	0.29	\$165,000	SUTHERLAND, ALAN J. & KLORISSA A	500 EDWARDS AVE	COOS BAY	OR
25S13W170ATL0100000	R-2	0.00	\$190,000	FARBEK, PALLAV & POOLJA	1097 SEAGATE AVE	COOS BAY	OR
25S13W170ATL0100000	R-2	0.15	\$25,000	BRADLEY, ROBERT E & FRANCES J J	PO BOX 1508	NORTH BEND	OR
25S13W170ATL0100000	R-2	1.96	\$160,000	BRADLEY, ROBERT E & FRANCES J J	2280 HAYES ST	NORTH BEND	OR
25S13W170ATL0120100	R-4W	0.91	\$63,000	GALLAGHER, RICH & RUTH	STURGES, BLAIR & SUSAN	CAREY	ID
25S13W170ATL0120200	R-4W	1.06	\$0	BRADLEY, ROBERT E & FRANCES J J	PO BOX 1509	NORTH BEND	OR
25S13W170ATL0130000	R-2	0.67	\$25,000	BARBIER, KOBEL A	382 LONIA TERR	LAGUNA BEACH	CA
25S13W170ATL0110200	R-2	0.23	\$0	PUSHKAR, PAUL & HALIA	605 JOHN AV	COOS BAY	OR
25S13W170ATL0090000	R-2	0.26	\$227,000	KELLY, TERRY M. ETAL	1065 ESTATE CT NW	SALEM	OR

TAX LOT ID	ZONING	ACRES	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W36ATL0520000	R-2	0.11	\$165,000	HENRY, JONATHAN N.	715 S 5TH ST	COOS BAY	OR
25S13W36ATL0820000	R-1	0.11	\$100	KELLY, TERRY M. ETAL	1065 ESTATE CT NW	SALEM	OR
25S13W36ATL0830000	R-1	0.00	\$0	PATTERSON REVOCABLE TRUST	12784 REED AV	COLTON	CA
25S13W36ATL0840000	R-1	0.00	\$0	HELPING HANDS OF AMERICA FOUNDATION INC	600 WASHINGTON ST	WRENTHAM	MA
25S13W36ATL0860000	R-1	0.00	\$0	HELPING HANDS OF AMERICA FOUNDATION INC	600 WASHINGTON ST	WRENTHAM	MA
25S13W36ATL0730000	R-1	0.00	\$0	LONG, IGM	7079 S LOCUST CIR	CENTENNIAL	CO
25S13W36ATL0800000	R-1	0.00	\$2,000	COOLEY, PETER D & KATHARINE S.	652 14TH AVE	COOS BAY	OR
25S13W36ATL0710000	R-1	0.00	\$1,500	JOHNSON, ROGER C.	69477 VIC MATSON RD	NORTH BEND	OR
25S13W36ATL0900000	R-1	0.00	\$0	HERSHEY, JACK E	11729 81ST AVE NE	MARYSVILLE	VA
25S13W36ATL0950000	R-1	0.24	\$26,500	SEIGNER-HALLER BEVERLY	PO BOX 191	COOS BAY	OR
25S13W36ATL0930000	R-1	0.00	\$40,000	FARR, PAUL F. & SHARRON K.	PO BOX 291	COOS BAY	OR
25S13W36ATL0930200	R-1	0.00	\$0	CABAL, BEGGIE R.	1720 WILLIGAN	COOS BAY	OR
25S13W36ATL0930300	R-3	0.00	\$150	MAJOR, ROBERT A & DENNAE	PO BOX 429	COOS BAY	OR
25S13W36ATL0920000	R-3	0.00	\$65,000	ELLINGSEN, EDWIN S. & LYNDA M.	495 11TH AVE	COOS BAY	OR
25S13W36ATL0920000	R-1	0.00	\$500	OREGON, RON	640 W CENTRAL	COQUILLE	OR
25S13W36ATL0140000	R-1	0.91	\$175,000	COLTER, CYNTHIA A.	6807 N BAY RD	NORTH BEND	OR
25S13W36ATL0180000	R-2	0.14	\$301,191	CHETCO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W36ATL0170000	R-2	0.00	\$65,000	HOLBROOK, WILLIAM	4655 MEADOW PINES	ROHNERT PARK	CA
25S13W36ATL0400000	R-3	0.00	\$0	MARILYN MARIE WILSON REVOCABLE TRUST	942 S 5TH ST	COOS BAY	OR
25S13W36ATL0401000	R-4P	0.01	\$72,500	NICKOLS, JOHN J & RACHELLE L.	1066 S 4TH ST	COOS BAY	OR
25S13W36ATL0070100	R-1	0.13	\$100,000	PICATTI, TONY & MONICA	1682 APPLEWOOD DR	COOS BAY	OR
25S13W36ATL0770000	R-1	0.00	\$0	HELPING HANDS OF AMERICA FOUNDATION INC.	600 WASHINGTON ST	WRENTHAM	MA
25S13W36ATL0070100	R-1	0.00	\$0	NIELSEN, EDWARD A. & PATRICIA E	1646 COOS RIVER HY	COOS BAY	OR
25S13W36ATL0070000	R-1	0.99	\$20,000	HUGGINS, ROBERT C. & JANET M.	PO BOX 1019	COOS BAY	OR
25S13W36ATL0140100	R-2	0.54	\$175,000	SCHAD, DENNIS	66007 N BAY RD	NORTH BEND	OR
25S13W36ATL0580000	R-1	0.17	\$1,000	MCCOY, CHARLES C. ETAL	2692 LOWER WOLF CRK RD	WOLF CREEK	OR
25S13W36ATL0540000	R-1	0.12	\$155,000	SCHMIDT, LORIAN ETAL	1629 BAYVIEW DR	COOS BAY	OR
25S13W36ATL0850000	R-1	0.22	\$199,500	THOMAS F. & CONSTANCE J. GREEN	PO BOX 4025	COOS BAY	OR
25S13W36ATL0660100	R-1	0.23	\$42,500	CALDERA, MARVIN L.	PO BOX 5975	CHARLESTON	OR
25S13W36ATL0700000	R-2	0.00	\$500	GAUDETTE, MICHAEL J. & NICKOLYN R.	440 14TH AV	COOS BAY	OR
25S13W36ATL0070000	R-1	0.00	\$9,500	MOORE, JESSE L. & AUDREY F.	1663 APPLEWOOD DR	COOS BAY	OR
25S13W36ATL0540000	R-1	0.00	\$2,500	JOHNSON, FRANK D. & PATRICIA K.	1274 G ST	COOS BAY	OR
25S13W36ATL0460200	R-3	0.12	\$360,000	BENNETT, SHAWN THOMAS & STEPHANIE DAWN	1155 SHONSTA WAY	COOS BAY	OR
25S13W36ATL0470100	R-3	0.12	\$0	SALSBURY, EARL	10295 SKANSYSIDE RD SE	JEFFERSON	OR
25S13W36ATL0480000	R-3	0.12	\$1,500	LEWANDOWSKI, LEOPOLD	50371 HIGHWAY 101	BANDON	OR
25S13W36ATL0490000	R-3	0.12	\$0	FRANK & SANDRA HANSON REVOCABLE LIVING T	2090 TIMBERLINE DR	COOS BAY	OR
25S13W36ATL0500000	R-3	0.23	\$1,500	LEWANDOWSKI, LEOPOLD	50371 HIGHWAY 101	BANDON	OR
25S13W36ATL0530100	R-2	0.29	\$20,000	FARR, JAMES A. & HELEN L.	PO BOX 762	COOS BAY	OR
25S13W36ATL0530000	R-1	0.00	\$0	ACEVES, DESIRE S. ET AL	5932 STANTON AVE	BUENA PARK	CA
25S13W36ATL0530000	R-3	0.00	\$12,500	PLUMMER, WESLEY A. & PAMELA L.	PO BOX 4253	COOS BAY	OR
25S13W36ATL0560000	R-3	0.00	\$25,000	JOHANN WILSKY TRUST	795 14TH AV	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W36ACT1070000	0.00	R-3	\$50,000	DELZOTTI, KARLA A. & DENISE A.	731 14TH AV	COOS BAY	OR
25S13W36ACT1059000	0.00	R-3	\$0	JOANNE WILSKEY TRUST	795 14TH AV	COOS BAY	OR
25S13W36ACT1059000	0.00	R-1	\$30,000	CHANDLER, WILLIAM S. ETAL	PO BOX 1656	COOS BAY	OR
25S13W36ACT1060000	0.00	R-1	\$0	DU PUY, JOSEPH L. & A.N.	6480 KATHERINE RD SPC 78	SIM VALLEY	CA
25S13W36ACT1060000	0.29	R-3	\$0	MATTHEWS, YERENA J.	PO BOX 851	COOS BAY	OR
25S13W36ACT1061000	0.22	R-3	\$15,500	LEWANDOWSKI, JEOFOLD	5317 HIGHWAY 101	BANDON	OR
25S13W36ACT1070000	1.07	R-3	\$12,500	BRACELIN, LEROY L. & JOAN A.	688 10TH AV	COOS BAY	OR
25S13W36ACT1070000	0.00	R-3	\$0	SLECHTA, GEORGE A.	537 LINNELL ST	COOS BAY	OR
25S13W36ACT1069000	0.00	R-1	\$45,000	MALESKA, RENEE	PO BOX 469	NORTH BEND	OR
25S13W36ACT1070000	0.00	R-1	\$11,500	POORE, EUGENIE H. & LINDA L.	567 19TH CT	COOS BAY	OR
25S13W36ACT1070000	0.00	R-3	\$94,500	WALLIS, RICHARD C. & SUSAN D.	572 11TH CT	COOS BAY	OR
25S13W36ACT1068000	0.00	R-3	\$94,500	WALLIS, RICHARD C. & SUSAN D.	572 11TH CT	COOS BAY	OR
25S13W36ACT1068000	0.00	R-3	\$13,200	STICHTER, KEVIN	2739 BENTON TRL	GRANTS PASS	OR
25S13W36ACT1066000	0.12	R-3	\$950,000	BENNETT, SHAWN THOMAS & STEPHANIE DAWN	1155 SHON-STA WAY	COOS BAY	OR
25S13W36ACT1070000	0.00	R-3	\$28,500	SHINN, GREGORY & LAURA	PO BOX 3015	MYRTLE POINT	OR
25S13W36ACT1069000	0.87	R-3	\$5,000	BRACELIN, L.L. & JOAN A.	688 10TH AV	COOS BAY	OR
25S13W36ACT1022000	0.12	R-3	\$62,475	EBBERT, TRACY A.	649 11TH AVE	COOS BAY	OR
25S13W36ACT1024000	0.14	R-3	\$0	BRACELIN, LEROY	888 10TH AV	COOS BAY	OR
25S13W36ACT1024000	0.34	R-3	\$5,000	BRACELIN, L.L. & JOAN A.	688 10TH AV	COOS BAY	OR
25S13W36ACT1027000	0.25	R-3	\$21,000	BRACELIN, LEROY L. & JOAN A.	688 10TH AV	COOS BAY	OR
25S13W36ACT1027000	0.29	R-3	\$90,000	BRACELIN, LEROY & JOAN	688 10TH AV	COOS BAY	OR
25S13W36ACT1050000	0.20	R-1	\$980,000	BENTLEY, DICK P & LINDA L.	462 12TH AVE	COOS BAY	OR
25S13W36ACT1050000	0.00	R-3	\$29,500	SHINN, GREGORY & LAURA	PO BOX 3015	MYRTLE POINT	OR
25S13W36ACT1025000	1.31	R-2	\$2,500	KANU, WILLIAM, JR. & VICKI M.	1395 INGERSOLL	COOS BAY	OR
25S13W36ACT1025000	0.16	R-2	\$298,000	BARNES, RODNEY C. & LESLIE M.	813 S 5TH ST	COOS BAY	OR
25S13W36ACT1026000	0.00	R-2	\$0	MC DANIEL, WILLIAM A. & SUZIE Q.	740 S 12TH	COOS BAY	OR
25S13W36ACT1027000	0.00	R-2	\$0	FORRESTER FAMILY TRUST	777 S 12TH ST	COOS BAY	OR
25S13W36ACT1029000	2.49	R-2	\$0	FORRESTER FAMILY TRUST	777 S 12TH ST	COOS BAY	OR
25S13W36ACT1029000	0.21	R-2	\$1,000	FORRESTER FAMILY TRUST	777 S 12TH ST	COOS BAY	OR
25S13W36ACT1030000	0.01	R-3	\$0	FALCON CABLE SYSTEMS CO. II, L.P.	12465 POWER-SCOURT DR	SAINT LOUIS	MO
25S13W36ACT1016000	0.18	R-2	\$0	STOCKS, JANET C.	1855 OCEAN BLVD SEA PT 218	COOS BAY	OR
25S13W36ACT1070000	0.12	R-2	\$245,000	STEPHAN J. & JENNIFER L. GROTH TRST	1800 GOLDEN AVE	COOS BAY	OR
25S13W36ACT1070000	0.24	R-2	\$2,000,000	LUCKY STAR LLC	133 TIFFANY WAY	GRANTS PASS	OR
25S13W36ACT1065000	0.00	R-2	\$50,000	METZ, STEVE	PO BOX 1014	COOS BAY	OR
25S13W36ACT1069000	0.05	R-2	\$90,000	NELLES, VICTORIA S ET AL	831 S 11TH ST	COOS BAY	OR
25S13W36ACT1020000	0.00	R-2	\$290,000	DENNIS, DONALD E	845 S 11TH ST	COOS BAY	OR
25S13W36ACT1030000	0.00	R-2	\$0	PAYNE, BRUCE H. & KIMBERLY K.	879 S 11TH ST	COOS BAY	OR
25S13W36ACT1020000	12.46	R-3	\$27,000	POGDANSKI FAMILY TRUST	2776 MASSACHUSETTS AV	LEWIS GRIVE	CA
25S13W36ACT1020000	0.57	R-2	\$95,000	MARTIN, JAMES J. & GEORGIA C.	834 S 12TH ST	COOS BAY	OR
25S13W36ACT1020000	0.27	R-3	\$245,000	STEPHAN J. & JENNIFER L. GROTH TRST	1800 GOLDEN AVE	COOS BAY	OR
25S13W36ACT1019000	0.14	RR-2	\$301,191	CHIETCO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W36ACT1019000	0.15	RR-2	\$301,191	CHIETCO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W36ACT1017000	0.01	R-3	\$200	BANSINGER, EVERETT D. & EILEEN L.	327 S 9TH CT	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W36ACT1070000	0.02	R-3	\$200	BANSINGER, EVERETT D. & EILEEN L.	327 S 9TH CT	COOS BAY	OR
25S13W36ACT10310000	0.11	R-3	\$274,664	SECRETARY OF HOUSING & URBAN DEVELOPMENT	6200 TENNYSON PKWY	PLANO	TX
25S13W36ACT10010000	0.00	R-2	\$85,000	BYERS, HELEN T.	692 S 12TH CT	COOS BAY	OR
25S13W36ACT10390000	0.13	R-3	\$6,000	CRANDALL, JERRY R. ETAL	3970 MARGARET WAY	CARLSBAD	CA
25S13W36ACT1070000	0.16	R-3	\$45,000	HUNTLEY, BILL T. & HEATHER S.	985 S 11TH	COOS BAY	OR
25S13W36ACT10620000	0.27	R-3	\$245,000	STEPHAN J. & JENNIFER L. GROTH TRST	1800 GOLDEN AVE	COOS BAY	OR
25S13W36ACT1020000	0.30	R-3	\$245,000	STEPHAN J. & JENNIFER L. GROTH TRST	1800 GOLDEN AVE	COOS BAY	OR
25S13W36ACT1040000	1.97	R-2	\$500,000	COOS BAY RIDGE-ELROD LLC	133 TIFFANY WAY	GRANTS PASS	OR
25S13W36ACT10950000	0.24	R-2	\$0	STUNTZNER, RONALD E. & JOYCE E.	1260 GOLDEN	COOS BAY	OR
25S13W36ACT10970000	0.10	R-2	\$0	STUNTZNER, RONALD E. & JOYCE E.	1260 GOLDEN	COOS BAY	OR
25S13W36ACT10970000	0.12	R-2	\$0	STUNTZNER, RONALD E. & JOYCE E.	1260 GOLDEN	COOS BAY	OR
25S13W36ACT10980000	0.00	R-3	\$0	CRANDALL, JERRY R. ETAL	3970 MARGARET WAY	CARLSBAD	CA
25S13W36ACT10660000	0.52	R-2	\$25,000	HASEL, STEVE & MELINDA L.	9199A ALDERWOOD LN	COOS BAY	OR
25S13W36ACT10680000	0.56	R-2	\$0	LEE, C. RAY	1485 MINNESOTA ST	COOS BAY	OR
25S13W36ACT10690000	0.00	R-2	\$4,900	CHASE WAYNER.	93581 W MILL LN	COOS BAY	OR
25S13W36ACT10670000	0.00	R-2	\$4,900	CHASE WAYNER.	93581 W MILL LN	COOS BAY	OR
25S13W36ACT10680000	0.00	R-2	\$10,000	CARDOVA, EDWARD R. ETAL	1063 ELROD AVE	COOS BAY	OR
25S13W36ACT10700000	0.00	R-2	\$0	BROWN, SCOTT W ETAL	1370 WASHINGTON AVE	COOS BAY	OR
25S13W36ACT10920000	0.05	R-3	\$195,000	CON. BLOW REV. TRUST; ETAL	PO BOX 265	ALESANY	OR
25S13W36ACT10620000	0.11	R-2	\$33,938	WEBSTER, JON & PATRICIA A.	6274 FED DIKE RD	COOS BAY	OR
25S13W36ACT10270000	0.00	R-2	\$21,500	APCO COOS PROPERTIES, LLC	PO BOX 300	COOS BAY	OR
25S13W36ACT10760000	0.00	R-2	\$0	MCCARTHY, WILLIAM H	1228 S 10TH ST	COOS BAY	OR
25S13W36ACT10800000	0.07	R-2	\$157,000	TAYLOR, JESSE & DARCY	1035 W LOCKHART AVE	COOS BAY	OR
25S13W36ACT10240000	0.14	R-3	\$66,000	COOKA, JAMES E.	3696 BROADWAY AVE	NORTH BEND	OR
25S13W36ACT10270000	0.00	R-3	\$0	PAYNES, CLINTON B. & SALLIE	150 JACKSON ST	COOS BAY	OR
25S13W36ACT10960000	0.00	R-3	\$0	MULLER, DONALD J. ETAL	155 W FINK	COOS BAY	OR
25S13W36ACT10790000	0.00	R-2	\$900	JENKINS, ROBERT B.	1990 WASHINGTON AV	COOS BAY	OR
25S13W36ACT10560000	0.00	R-3	\$25,000	TAVERNIER, LARRY L.	2148 ASH ST	NORTH BEND	OR
25S13W36ACT10600000	0.00	R-3	\$920,000	ELST, DAVID E. & TRACIL.	PO BOX 4004	COOS BAY	OR
25S13W36ACT10790000	0.26	R-3	\$1	KRANS, BERYL L E & ANSLIE E B	1011 S 11TH ST	COOS BAY	OR
25S13W36ACT10940000	0.82	R-3	\$12,000	RE SERVICES & VENTURES INC	9592 LOPAIN LN	COOS BAY	OR
25S13W36ACT10990000	0.18	R-3	\$0	BARBARA A. MAISCH REVOCABLE LIVING TRUST	845 JOHNSON AVE	COOS BAY	OR
25S13W36ACT11060000	0.00	R-3	\$7,000	DAVIDSON, JAMES C. & LORETTA G.	1030 S 8TH	COOS BAY	OR
25S13W36ACT10940000	5.76	R-2	\$21,500	APCO COOS PROPERTIES, LLC	PO BOX 300	COOS BAY	OR
25S13W36ACT11160000	0.00	R-3	\$10,000	TRIM, PAUL R.	7864 BAY VIEW ST	NORTH BEND	OR
25S13W36ACT10920000	0.00	R-2	\$21,500	APCO COOS PROPERTIES, LLC	PO BOX 300	COOS BAY	OR
25S13W36ACT10200000	0.00	R-2	\$168,000	ROGERS, GUY A.	362 MICHIGAN AVE SE	BANDON	OR
25S13W36ACT10160000	0.00	R-2	\$0	GAMBLE, DOTY & DONNA	7255 S 12TH ST	COOS BAY	OR

APPENDIX 1 SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W03B01L010000	0.00	R-2	\$1	CROSS, BYRON R	1276 S 12TH ST	COOS BAY	OR
25513W03B01L020000	0.00	R-2	\$0	GAMBLE, BOYL & DONNA	1255 S 12TH ST	COOS BAY	OR
25513W03B01L030000	0.00	R-2	\$0	GAMBLE, BOYL & DONNA	1255 S 12TH ST	COOS BAY	OR
25513W03B01L040000	0.08	R-3	\$45,000	HUMTLEY, BILL T. & HEATHER S.	985 S 11TH	COOS BAY	OR
25513W03B01L050000	0.20	R-3	\$0	HUMTLEY, BILL T. & HEATHER S.	1495 JUNIPER AVE	COOS BAY	OR
25513W03B01L060000	0.21	R-3*	\$40,000	NORMAN, ROY & SHERY	1146 S APRICOT AVE	FRESNO	CA
25513W03B01L070000	0.66	R-3	\$70,500	MERRIAM, WILLARD H. & CAROLYN J.	1194 CANYON DR	COOS BAY	OR
25513W03B01L080000	0.38	R-3*	\$60,000	ODWYER, MICHAEL R	52115 FONDEROSA WAY	LAPINE	OR
25513W03B01L090000	0.20	R-3*	\$61,000	HAZEL GRAY CHILDREN COMMON TRUST	1205 SUZANNE DR	ANGELS CAMP	CA
25513W03B01L100000	0.17	R-3*	\$40,000	STROUD, THOMAS L & NANCY C	9510 GREEN ACRES LN	COOS BAY	OR
25513W03B01L110000	0.18	R-3*	\$40,000	HILL, INGRID J & BDE, RYAN A	62696 KARL RD	COOS BAY	OR
25513W03B01L120000	0.31	R-2	\$116,000	THE PERRIERE GROUP	420 PARK AVE	COOS BAY	OR
25513W03B01L130000	0.23	R-3*	\$1,000,000	PENNSYLVANIA PLACE, LLC	PO BOX 5555	CHARLESTON	OR
25513W03B01L140000	0.19	R-3*	\$1,000,000	PENNSYLVANIA PLACE, LLC	PO BOX 5555	CHARLESTON	OR
25513W03B01L150000	0.00	R-2	\$10,500	SINCLAIR, KARLA M.	1740 PENNSYLVANIA AV	COOS BAY	OR
25513W03B01L160000	0.00	R-2	\$450	LYONS, WARREN R. & LINDA L	1805 PENNSYLVANIA AV	COOS BAY	OR
25513W03B01L170000	0.48	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L180000	0.21	R-2	\$7,000	DUNLAP, MALCOLM L & SUSAN K	PO BOX 121	WILLIAMS	CA
25513W03B01L190000	0.00	R-2	\$0	MARTIN, JAMES, J E	1750 DOWA AVE	COOS BAY	OR
25513W03B01L200000	0.13	R-2	\$0	EDWARD & CAROL MORRISON TRUST	PO BOX 483	COOS BAY	OR
25513W03B01L210000	0.36	R-3*	\$36,000	WOODS, STUART A. & DONNA J.	1673 N 17TH ST	COOS BAY	OR
25513W03B01L220000	0.65	R-2	\$0	WILSON, KIRK	PO BOX 1255	NORTH BEND	OR
25513W03B01L230000	1.09	R-2	\$0	KUDRNA, GUY F	13871 OLD DAIRY CT	HERNDON	VA
25513W03B01L240000	0.00	R-2	\$106,000	GILSON, HEIDI B.	1777 S 16TH ST	COOS BAY	OR
25513W03B01L250000	0.04	R-2	\$124,900	WRIGHT, JANE A.	1601 IDAHO DR	COOS BAY	OR
25513W03B01L260000	0.00	R-2	\$0	GILSETH, BRADLEY E. & STACY A.	1721 S 15TH ST	COOS BAY	OR
25513W03B01L270000	0.26	R-3*	\$1,000,000	PENNSYLVANIA PLACE, LLC	PO BOX 5555	CHARLESTON	OR
25513W03B01L280000	1.47	R-2	\$0	WILSON, KIRK	PO BOX 1255	NORTH BEND	OR
25513W03B01L290000	0.00	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L300000	2.82	R-2	\$0	WILSON, KIRK	PO BOX 1255	NORTH BEND	OR
25513W03B01L310000	1.62	R-2	\$0	WIECHERING, ECKHARD F.	PO BOX 1204	COOS BAY	OR
25513W03B01L320000	0.72	R-2	\$0	WILSON, KIRK	PO BOX 1255	NORTH BEND	OR
25513W03B01L330000	0.86	R-3*	\$120,000	SULLIVAN, SEAN	1400 PENNSYLVANIA AVE	COOS BAY	OR
25513W03B01L340000	0.12	R-3*	\$65,000	WILLIAMSEN, JOHN ELOY	1502 PENNSYLVANIA PL	COOS BAY	OR
25513W03B01L350000	0.00	R-2	\$5,000	RAY, DAN, ETAL	1100 JUNIPER	COOS BAY	OR
25513W03B01L360000	0.14	R-2	\$7,500	MAINLAND LLC	96521 KENTUCK WAY LN	NORTH BEND	OR
25513W03B01L370000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L380000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L390000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L400000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L410000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L420000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W03B01L010000	1.24	R-2	\$85,000	HASEL STEVEN & MELINDA	91994 ALDERWOOD LN	COOS BAY	OR
25513W03B01L020000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L030000	0.00	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L040000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L050000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L060000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L070000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L080000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L090000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L100000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L110000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L120000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L130000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L140000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L150000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L160000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L170000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L180000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L190000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L200000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L210000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L220000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L230000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L240000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L250000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L260000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L270000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L280000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L290000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L300000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L310000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L320000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L330000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L340000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L350000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L360000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L370000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L380000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L390000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L400000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L410000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L420000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L430000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L440000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L450000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L460000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L470000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L480000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L490000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L500000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L510000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L520000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L530000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L540000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L550000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L560000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L570000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L580000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L590000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L600000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L610000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L620000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L630000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L640000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L650000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L660000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L670000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 IDAHO AV	COOS BAY	OR
25513W03B01L680000	0.28	R-2	\$59,301	PURVIS, THOMAS E. & JANICE M.	1133 ID		

APPENDIX 1 SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W36A07L010000	0.00	R-2	\$320,000	ELST, DAVID E. & TRACIL	PO BOX 4034	COOS BAY	OR
25S13W36A07L020000	0.00	R-1	\$0	DOWNES, WILLIAM GAYRON & KATHLEEN L.	1057 E LA LOMA	SOMIS	CA
25S13W36A07L030000	0.00	R-1	\$0	DOWNES, WILLIAM GAYRON & KATHLEEN L.	1057 E LA LOMA	SOMIS	CA
25S13W36A07L040000	0.00	R-1	\$0	DOWNES, WILLIAM GAYRON & KATHLEEN L.	1057 E LA LOMA	SOMIS	CA
25S13W36A07L050000	0.00	R-1	\$42,000	SAUSE, CRAIG A.	578 FILBERT AVE	COOS BAY	OR
25S13W36A07L060000	0.30	R-1	\$34,000	COOLEY, PETER D & KATHARINE S.	562 14TH AVE	COOS BAY	OR
25S13W36A07L070000	0.00	R-1	\$0	HARE, JAMES R. JR. & SANDRA K.	2885 SPRING BV	EUGENE	OR
25S13W36A07L080000	0.00	R-1	\$440,000	ELANIE MILLER TRUST	761 18TH AVE	COOS BAY	OR
25S13W36A07L090000	0.00	R-1	\$65,000	STANFIELD, TODD P. ETAL	7663 S ASH AVE	TEMPE	AZ
25S13W36A07L100000	0.00	R-1	\$0	MAJUREN MARTIN TRUST	619 18TH AVE	COOS BAY	OR
25S13W36A07L110000	0.36	R-1	\$13,000	SICKELS, CHERYL E.	2520 COOS BAY BLVD	COOS BAY	OR
25S13W36A07L120000	0.26	R-1	\$14,500	SICKELS, CHERYL E.	2520 COOS BAY BLVD	COOS BAY	OR
25S13W36A07L130000	0.23	R-1	\$16,000	WIPPE BRIAN	944 VINTAGE OAK AVE	GALT	CA
25S13W36B07L010000	0.00	R-3	\$210,000	CS & LA BELL LIVING TRUST	6851 ST	COOS BAY	OR
25S13W36B07L020000	0.00	R-1	\$15,000	SAUSE, CRAIG A.	678 FILBERT AV	COOS BAY	OR
25S13W36B07L030000	0.14	R-2	\$2,100	JOHNSON, MARK	1353 ILLINOIS	COOS BAY	OR
25S13W36B07L040000	0.13	R	\$11,000	FRANK, DONNY R & MARY L.	1333 MONTANA AVE	COOS BAY	OR
25S13W36B07L050000	0.28	R-2	\$110,000	FRANK, DONNY R & MARY L.	1333 MONTANA AVE	COOS BAY	OR
25S13W36B07L060000	0.00	R-2	\$173,000	MCCAMEY FAMILY TRUST	8530 W RIVER BEACH LN	GARDEN CITY	ID
25S13W36B07L070000	0.28	R-2	\$110,000	FRANK, DONNY R & MARY L.	1333 MONTANA AVE	COOS BAY	OR
25S13W36B07L080000	0.00	R-2	\$0	LAVRE, CHRISTOPHER GUY	2732 PIONEER RD	MEDFORD	OR
25S13W36B07L090000	0.00	R-3	\$1,000	DANIELS, ELMER A.	123 S ST	COOS BAY	OR
25S13W36B07L100000	0.20	R-2	\$84,000	SPARKS, RANDY L & CANDY S.	2010 S 15TH	COOS BAY	OR
25S13W36B07L110000	0.41	R-2	\$34,000	BOUCARET, JOHN J.	1938 MARYLAND AVE #20	MARYLE POINT	OR
25S13W36B07L120000	0.17	R-2	\$65,000	JOHNSON, MARK S. & CARLA A.	1363 ILLINOIS AVE	COOS BAY	OR
25S13W36B07L130000	0.13	R-2	\$249,000	EBENAL, JOHN M & DENISE A	1581 S 15TH ST	COOS BAY	OR
25S13W36B07L140000	1.91	R-2	\$27,000	BOGDANSKI FAMILY TRUST	2776 MASSACHUSETTS AV	LEMON GROVE	CA
25S13W36B07L150000	0.55	R-2	\$0	HOGAN, SHARON R.	1585 S 16TH ST	COOS BAY	OR
25S13W36B07L160000	0.00	R-2	\$199,500	COURTRIGHT, JOSHUA J. & CHRISTINA	1567 S 17TH ST	COOS BAY	OR
25S13W36B07L170000	0.17	R-3	\$10,000	LOHRKE, JULIE	PO BOX 4185	COOS BAY	OR
25S13W36B07L180000	0.31	R-2	\$0	LAYERS, CHRISTOPHER GUY	2732 PIONEER RD	MEDFORD	OR
25S13W36B07L190000	0.00	R-2	\$0	MULKEY, JEFFREY D. & JEAN E.	4097 S SMITH RIVER RD	REDSPORT	OR
25S13W36B07L200000	0.03	R-3	\$1	BOLDUIC, PAUL D. & BRIANNE M.	721 1ST	COOS BAY	OR
25S13W36B07L210000	0.21	R-3	\$80,000	CLARK, RYAN & GLORIA J.	889 9TH ST	COOS BAY	OR
25S13W36B07L220000	0.12	R-2	\$0	WRIGHT, WILMA	62946 ROSS INLET RD	COOS BAY	OR
25S13W36B07L230000	0.16	R-2	\$14,500	GUSWEN, MICHAEL F. & FALCHETTA KAREN L.	PO BOX 875	LAKESIDE	OR
25S13W36B07L240000	0.22	R-2	\$14,900	GUSWEN, MICHAEL F. & FALCHETTA KAREN L.	PO BOX 375	LAKESIDE	OR
25S13W36B07L250000	0.59	R-2	\$101,000	HARDMAN, JONATHAN D. & PAULA A.	1191 MONTANA AV	COOS BAY	OR
25S13W36B07L260000	0.00	R-2	\$0	MARTIN, ANITA M.	1374 JUNIPER	COOS BAY	OR
25S13W36B07L270000	0.07	R-2	\$108,250	WODDMAN, MARLIN L. & MELANEE A.	1172 MONTANA AVE	COOS BAY	OR
25S13W36B07L280000	0.21	R-2	\$6,600	MUSCUS, JERRY K & KATHRYN G. VERGER	1172 OREGON AVE	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W37A07L010000	0.00	R-2	\$9,000	ALBES, MANUEL & CONNIE	1306 CALIFORNIA AV	COOS BAY	OR
25S13W37A07L020000	0.00	R-2	\$60,000	ALBY, KORY J. ETAL	90773 SANDOZ-LAR LN	COOS BAY	OR
25S13W37A07L030000	0.00	R-2	\$0	DAVIS, BRIAN & AJURA LEE	93236 BRAMBLE LN	COOS BAY	OR
25S13W37A07L040000	0.28	R-2	\$0	TOTTEN, ERIC M.	145 HESLAY DR	VISTA	CA
25S13W37A07L050000	2.03	R-2	\$55,000	SPANN, RODNEY L. & FREIDA E.	1188 MONTANA	COOS BAY	OR
25S13W37A07L060000	0.06	R-2	\$0	MARTIN, ANITA M.	1398 OREGON	COOS BAY	OR
25S13W37A07L070000	0.41	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37A07L080000	0.00	R-2	\$0	KOLKHORST, CHARLES ET AL	1433 N 13TH ST	COOS BAY	OR
25S13W37A07L090000	0.00	R-1	\$5,000	VIOLA P. REESE TRUST	1045 LINCOLN RD	COOS BAY	OR
25S13W37A07L100000	0.00	R-1	\$208,000	NAKATA SURVIVORS TRUST A 62191	14 BRIDLEWOOD DR	ROLLING HILLS STATES	CA
25S13W37A07L110000	0.00	R-1	\$130,000	BROWN, JAMES B. & KAREN	960 OAKWAY DR	COOS BAY	OR
25S13W37A07L120000	0.00	R-1	\$200,000	KROCHNER, ERICK	1520 BARHAM TER	COOS BAY	OR
25S13W37A07L130000	0.00	R-1	\$200	BOESL, ARON J. & ROSMARIE L.	1001 W PARKWAY	COOS BAY	OR
25S13W37A07L140000	0.14	R-1	\$50,000	DOYLE, KERRY J. & KATHRYN M. RD	57235 VALLEY VIEW RD	COQUILLE	OR
25S13W37B07L010000	0.78	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L020000	0.32	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L030000	0.05	R-2	\$0	FOREST HILLS ESTATES OWNERS ASSOC.	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L040000	0.00	R-2	\$0	MEDVICK, ROBERT & CAROL	PO BOX 162	COOS BAY	OR
25S13W37B07L050000	0.47	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L060000	0.44	R-2	\$1,500	RAV, DAN	1100 JUNIPER	COOS BAY	OR
25S13W37B07L070000	0.44	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L080000	0.35	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L090000	0.29	R-2	\$152,500	PLUNSK, STEVEN & TYANA	PO BOX 239	COOS BAY	OR
25S13W37B07L100000	0.68	R-2	\$128,000	WHITLATCH, ADAM & AMANDA	2348 MARYLAND ST	NORTH BEND	OR
25S13W37B07L110000	1.48	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L120000	0.58	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L130000	0.60	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L140000	0.45	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L150000	0.49	R-2	\$0	YEAGER, DIANNE	93593 MCKENNA LN	COOS BAY	OR
25S13W37B07L160000	0.13	R-2	\$199,000	BESGMAN, STEVE	501 SLATENS LN	ALEXANDRIA VA	VA
25S13W37B07L170000	0.13	R-2	\$0	MEDVICK, ROBERT & CAROL	PO BOX 162	COOS BAY	OR
25S13W37B07L180000	0.68	R-2	\$0	DAVID & NORMA FROST TRUST	333 OCEAN BV	COOS BAY	OR
25S13W37B07L190000	0.00	R-2	\$142,500	OLSON, RICHARD L.	1414 HIGHLAND	COOS BAY	OR
25S13W37B07L200000	0.00	R-2	\$14,000	MAULICK, JEFF & SUSAN CH.	505 N 14TH ST	COOS BAY	OR
25S13W37B07L210000	0.00	R-2	\$8,000	MAULICK, JEFFREY & SUSAN	505 N 14TH ST	COOS BAY	OR
25S13W37B07L220000	0.27	R-2	\$50,000	LINE, JUDY KAY	PO BOX 75	YACHTS	OR
25S13W37B07L230000	0.00	R-2	\$142,000	BIASCA, RICHARD A. & LYNNAE C. NICKSON	1448 BIRCH	COOS BAY	OR
25S13W37B07L240000	0.27	R-2	\$0	BRODIE, JERRY E. & CATHY L.	1998 GLENMORRIS DR	LAKE OSWEGO	OR
25S13W37B07L250000	0.33	R-2	\$0	JANET NELSON TRUST	14260 SW MCFARLAND BLVD	TIGARD	OR
25S13W37B07L260000	0.30	R-2	\$0	MCKEOWN, JOSEPH B. ET AL	PO BOX 300	COOS BAY	OR
25S13W37B07L270000	0.00	R-2	\$0	JOSEPH MORGAN TRUST	1374 JUNIPER	COOS BAY	OR
25S13W37B07L280000	0.65	R-2	\$42,000	BUCKLEY, STEPHEN JAMES BEDIROS	PO BOX 1225	COOS BAY	OR
25S13W37B07L290000	0.00	R-2	\$800	ABBOTT, JEROME R. & ARVILLA J.	1160 JUNIPER AV	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W27A01L003000	0.00	R-2	\$50,000	CONNICK, TIMOTHY E. & KARRIE G.	740 N 6TH	COOS BAY	OR
25S13W27A01L004000	0.00	R-2	\$275,000	GRANT, STEVEN A. & CATHERINE A.	735 DATE AVE	COOS BAY	OR
25S13W27A01L005000	0.78	R-1	\$0	MARNEAU, JEFFREY L.	PO BOX 1017	COOS BAY	OR
25S13W27A01L006000	0.33	R-1	\$0	MARNEAU, JEFF	PO BOX 1017	COOS BAY	OR
25S13W27A01L007000	0.22	R-1	\$0	MARNEAU, JEFF	PO BOX 1017	COOS BAY	OR
25S13W27A01L008000	0.29	R-2	\$0	AUTOMOBILE CLUB OF OREGON	600 SW MARKET	PORTLAND	OR
25S13W27A01L009000	0.00	R-1	\$0	AUTOMOBILE CLUB OF OREGON	600 SW MARKET	PORTLAND	OR
25S13W27A01L010000	0.00	R-1	\$0	AUTOMOBILE CLUB OF OREGON	600 SW MARKET	PORTLAND	OR
25S13W27A01L011000	0.00	R-1	\$180,000	URICH, RICHARD & ADRIANA	1865 LINCOLN RD	COOS BAY	OR
25S13W27A01L012000	0.22	R-2	\$0	YEAGER, DIANNE	9393 MCKENNA LN	COOS BAY	OR
25S13W27A01L013000	0.28	R-3	\$295,000	DAVIDSON, DAX & KARA	842 N 7TH TERRACE	COOS BAY	OR
25S13W27A01L014000	0.00	R-2	\$14,500	LEWIS, SCOTT R. & DIANE F.	1700 LAUREL CT	COOS BAY	OR
25S13W27A01L015000	0.56	R-2	\$0	JESTER, JANET F.	941 44 GREENACRES LN	COOS BAY	OR
25S13W27A01L016000	0.14	R-1	\$68,500	WEBSTER, VICKI L.	1635 MYRTLE	COOS BAY	OR
25S13W27A01L017000	0.00	R-2	\$245,000	GREENHILL, PHILIP V.	1060 DATE AVE	COOS BAY	OR
25S13W27A01L018000	0.00	R-2	\$292,000	ROSSI, JENNIFER R. & ALEXANDER B.	PO BOX 734	REDFORT	OR
25S13W27A01L019000	0.00	R-2	\$0	GOODSON, TANYA & JASON	962 N 10TH ST	COOS BAY	OR
25S13W27A01L020000	0.00	R-2	\$289,000	GERDES, JOHN	921 N 8TH ST	COOS BAY	OR
25S13W27A01L021000	0.00	R-2	\$295,000	WRIGHT, THOMAS A. & KATHRYN M.	PO BOX 453	LAKEVIEW	OR
25S13W27A01L022000	0.00	R-3	\$150	TOM COTTRELL REVOCABLE TRUST;	9582 W MILL LN	COOS BAY	OR
25S13W27A01L023000	0.00	R-3	\$45,000	TOM COTTRELL REVOCABLE TRUST;	9582 W MILL LN	COOS BAY	OR
25S13W27A01L024000	0.00	R-3	\$35,000	TOM COTTRELL REVOCABLE TRUST;	9582 W MILL LN	COOS BAY	OR
25S13W27A01L025000	0.00	R-1	\$4,500	PRICE, FRANK N. & NANCY	1955 TIMBERLINE DR	COOS BAY	OR
25S13W27A01L026000	0.00	R-2	\$0	CAMPBELL, CAROLE A.	974 N 9TH ST	COOS BAY	OR
25S13W27A01L027000	0.00	R-1	\$7,000	PRICE, FRANK N. & NANCY	1955 TIMBERLINE DR	COOS BAY	OR
25S13W27A01L028000	0.00	R-2	\$14,500	LEWIS, SCOTT R. & DIANE F.	1700 LAUREL CT	COOS BAY	OR
25S13W27A01L029000	0.00	R-2	\$2,500	FITZHUGH, DELBERT A. & S. LOANNE	1249 N 8TH	COOS BAY	OR
25S13W27A01L030000	0.00	R-2	\$0	HELEN W. FERGUSON TRUST	3574 DEATER RD	DEXTER	OR
25S13W27A01L031000	0.00	R-2	\$15,000	FISHER, RICHARD A. & SONOVA C	PO BOX 755	COOS BAY	OR
25S13W27A01L032000	0.00	R-3	\$60,000	MCGINNIS, JUSTIN & LAURINDA K.	1226 N 8TH ST	COOS BAY	OR
25S13W27A01L033000	0.12	R-2	\$72,000	ELBERT, RICHARD	1235 N 7TH ST	COOS BAY	OR
25S13W27A01L034000	0.00	R-2	\$59,500	JONES, EDWARD F. & CONNIE J.	641 N 12TH ST	COOS BAY	OR
25S13W27A01L035000	0.00	R-2	\$301,191	JONES, EDWARD F. & CONNIE J.	1432 N 13TH ST	COOS BAY	OR
25S13W27A01L036000	0.17	RR-2	\$1,000,000	PENNSYLVANIA PLACE, LLC	850 NE 122ND AVE	PORTLAND	OR
25S13W27A01L037000	0.45	R-3	\$95,000	TOM COTTRELL REVOCABLE TRUST;	9382 W MILL LN	COOS BAY	OR
25S13W27A01L038000	0.25	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L039000	1.59	R-2	\$117,000	JANI, KEERTI	912 INLET LOOP	COOS BAY	OR
25S13W27A01L040000	0.31	R-2	\$0	YEAGER, DIANNE	9393 MCKENNA LN	COOS BAY	OR
25S13W27A01L041000	0.33	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L042000	0.33	R-2	\$0	YEAGER, DIANNE	9393 MCKENNA LN	COOS BAY	OR
25S13W27A01L043000	0.30	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L044000	0.33	R-2	\$0	YEAGER, DIANNE	9393 MCKENNA LN	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W27A01L045000	0.35	R-2	\$0	FOREST HILLS ESTATES OWNERS ASSOC.	9393 MCKENNA LN	COOS BAY	OR
25S13W27A01L046000	0.57	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L047000	0.35	R-2	\$0	YEAGER, DIANNE	9393 MCKENNA LN	COOS BAY	OR
25S13W27A01L048000	0.47	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L049000	0.00	R-1	\$22,000	HARWOOD, LOREN B.	PO BOX 692	COOS BAY	OR
25S13W27A01L050000	0.38	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L051000	0.37	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L052000	0.26	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L053000	0.30	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L054000	0.33	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L055000	0.40	R-2	\$170,000	BRESHEISEN, KURT D. & DEBRA	756 TOWER	NORTH BEND	OR
25S13W27A01L056000	0.21	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L057000	0.66	R-2	\$30,000	HAAK, ELLEN M.	1910 FERN CT	COOS BAY	OR
25S13W27A01L058000	0.07	R-1	\$2,700	PRICE, FRANK N. III & WANDY W.	1955 TIMBERLINE DR	COOS BAY	OR
25S13W27A01L059000	0.09	R-1	\$2,700	SLACK, JOSEPH A. & CLAUDIA J.	1975 TIMBERLINE	COOS BAY	OR
25S13W27A01L060000	0.09	R-1	\$3,950	OCCUPANT	250 N BAXTER ST	COQUILLE	OR
25S13W27A01L061000	0.00	R-1	\$220,000	BROWN, JACK S. & KATHLEEN M.	2040 TIMBERLINE DR	COOS BAY	OR
25S13W27A01L062000	0.41	R-2	\$0	YEAGER, DIANNE	9399 MCKENNA LN	COOS BAY	OR
25S13W27A01L063000	0.00	R-2	\$350	SCHMIDT, DENNIS E. & MARILYN R.	479 N 12TH ST	COOS BAY	OR
25S13W27A01L064000	0.00	R-2	\$0	HOMES, LEWIS G. & MARY	301 OCEAN BLVD. SE	COOS BAY	OR
25S13W27A01L065000	0.09	R-3	\$271,000	HATZEL, HUGO J. & EVA C.	1386 ANDERSON AVE	COOS BAY	OR
25S13W27A01L066000	0.13	R-3	\$0	RAINEY, LOUISE M. ET AL.	8100 GRACEN DR	GAINESVILLE	GA
25S13W27A01L067000	0.40	R-3	\$217,500	MOORE, SUSAN H	1448 W ANDERSON	COOS BAY	OR
25S13W27A01L068000	0.11	R-3	\$217,500	MOORE, SUSAN H	1448 W ANDERSON	COOS BAY	OR
25S13W27A01L069000	0.28	R-3	\$28,159	COLUMBIACARE SERVICES	3987 HEATHROW WAY	MEDFORD	OR
25S13W27A01L070000	0.00	R-2	\$0	MEDVICK, ROBERT & CAROL	PO BOX 162	COOS BAY	OR
25S13W27A01L071000	0.15	R-2	\$0	BAUGHMAN, GERALD R. & CAROL J.	296 N 14TH ST	COOS BAY	OR
25S13W27A01L072000	0.00	R-2	\$295,000	MEDVICK, ROBERT & CAROL	PO BOX 162	COOS BAY	OR
25S13W27A01L073000	0.00	R-2	\$10,000	JONES, CLAIR J. & DIANE L.	697 N 13TH ST	COOS BAY	OR
25S13W27A01L074000	0.55	R-2	\$0	FOREST HILLS ESTATES OWNERS ASSOC.	333 N 12TH	COOS BAY	OR
25S13W27A01L075000	0.00	R-2	\$126,500	SCHMIDT, DENNIS E. & MARILYN R.	479 N 12TH	COOS BAY	OR
25S13W27A01L076000	0.00	R-2	\$120,500	SCHMIDT, DENNIS E. & MARILYN R.	479 N 12TH	COOS BAY	OR
25S13W27A01L077000	0.00	R-2	\$1	GEORGE, MATTHEW R. & SHELBY K.	1272 PARK AVE	COOS BAY	OR
25S13W27A01L078000	0.00	R-2	\$238,100	JESTER, MATTHEW P. & SHAMRA D	1353 CEDAR AVE	COOS BAY	OR
25S13W27A01L079000	0.03	R-4P	\$0	WORTHEN FAMILY TRUST	PO BOX 275	ALLEGANY	OR
25S13W27A01L080000	1.51	R-3	\$0	AVERY, BRIAN	3859 VITULUS LN	SPRINGFIELD	OR
25S13W27A01L081000	0.12	RR-2	\$301,191	CHETO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W27A01L082000	0.13	RR-2	\$301,191	CHETO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W27A01L083000	0.13	RR-2	\$301,191	CHETO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W27A01L084000	0.12	RR-2	\$301,191	CHETO FEDERAL CREDIT UNION	850 NE 122ND AVE	PORTLAND	OR
25S13W27A01L085000	0.12	RR-2	\$10	ESENHARDT, KEVIN ROBERT ET AL	1241 EMBARCADERO CT	COOS BAY	OR

APPENDIX J | SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Coquille City

TAX LOT ID	ZONING	AGRES	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
27512W31CCTL002000	R	0.64	\$9,500	KOHLER, MARY ET AL	94521 VENTUCK WAX LN	NORTH BEND	OR
27512W31CCTL016000	R	5.05	\$9,150,000	SMEJKAL, JAMES A.	42142 NW PALACE DR	BANKS	OR
27512W31CCTL017000	R	0.00	\$0	SCOLARI, LEONARD	54253 FAIRVIEW RD	COQUILLE	OR
27512W31CCTL018000	R	0.12	\$0	LISA SCOTT YRNING SEPARATE PROP- ERY TRUS	3235 SECESTIAL CIR	CORONA	CA
27512W31CCTL020000	R	1.08	\$90,000	LUCIFERO, JUAN M & AMBER L	PO BOX 223	COQUILLE	OR
27512W31CCTL048000	R	7.62	\$915,000	SMEJKAL, JAMES A.; ETAL	42142 NW PALACE DR	BANKS	OR
27512W31CCTL010000	R	0.72	\$0	DORLAND LOVING TRUST SURVIVORS TRUST	PO BOX 688	COQUILLE	OR
27512W31CCTL045000	R	1.85	\$315,000	SMEJKAL, JAMES A.; ETAL	42142 NW PALACE DR	BANKS	OR
27512W31CCTL010000	R	0.72	\$9,500	CRYSTAL MELODY COX LIVING TRUST	21 S DEAN ST	COQUILLE	OR
27512W31CCTL090000	R	0.10	\$9,565	HOWELL, A. LEON	874 E 7TH PL	COQUILLE	OR
27512W31CCTL058000	R	0.00	\$68,000	MORTENSEN, NATHAN THOMAS	998 W 17TH ST	COQUILLE	OR
27512W31CCTL010000	R	0.00	\$0	KRAL, JOHN B.	714 ASH	MARTELE POINT	OR
27512W31CCTL010000	R	0.15	\$11,700	SUNLIGHT PROPERTIES, INC.	890 SIGNAL WAY	COOS BAY	OR
27512W31CCTL010000	R	0.00	\$1,800	FRANGLTON, PEARL B.	773 E 12TH ST	COQUILLE	OR
27512W31CCTL012000	R	0.05	\$169,500	PERKINS, BRUCE & MARIA A.	762 E 11TH ST	COQUILLE	OR
27512W31CCTL012000	R	0.00	\$25,000	MINOR, SHELLEA.	780 E 11TH ST	COQUILLE	OR
27512W31CCTL017000	R	0.00	\$55,000	WILHELM, DANIEL A.; ETAL	PO BOX 481	COQUILLE	OR
27512W31CCTL017000	R	0.22	\$165,000	SMITH, NIEHUT L. & LIVESLEY, REVEE	1543 LIVE OAK LN WAX	SANTA BARBARA	CA
27512W31CCTL018010	R	0.17	\$108,961	CAROL N. WARFEL SMITH REV TRST ETAL	PO BOX 272	WILLIAMS	OR
27512W31CCTL021020	R	0.04	\$113,000	LUISER, GERALD F. & BEVERLY A.	2367 WESTERN DR	COQUILLE	OR
27512W31CCTL023010	R	0.89	\$119,000	LUISER, GERALD F. & BEVERLY A.	2367 WESTERN DR	COQUILLE	OR
27512W31CCTL010000	R	0.00	\$1	TRUJILLO, EVERANZO & TRUJILLO-AVINA	1595 N HENRY ST	COQUILLE	OR
27512W31CCTL028000	R	0.00	\$0	KLUSCHESKY, NORMAN K. & JOYCE A.	925 E 14TH	COQUILLE	OR
27512W31CCTL029010	R	0.22	\$0	SCHMIDT, KARL D. & ALICE L.	920 E 16TH	COQUILLE	OR
27512W31CCTL029020	R	0.00	\$0	KARL & ALICE SCHMIDT TRUST	920 E 16TH ST	COQUILLE	OR
27512W31CCTL015000	R	0.05	\$35,000	BEAUMAS, SARAH E.	24 MYERS CT	MEDFORD	OR
27512W31CCTL019000	R	0.00	\$48,000	JUMP PEGGY A.	1670 N IRVING ST	COQUILLE	OR
27512W31CCTL028000	R	0.04	\$215,000	RAMSEY, KEVIN L.	1400 E 15TH ST	COQUILLE	OR
27512W31CCTL036000	R	0.03	\$0	HARMON, THOMAS A. & CONNIE S.	1338 E 15TH ST	COQUILLE	OR
27512W31CCTL039000	R	0.01	\$162,000	MCVEY, TAMMY K.	381 CHAR ST	ROSEBURG	OR
27512W31CCTL040000	R	0.03	\$200	MCVEY, TAMMY	381 CHAR ST	ROSEBURG	OR
27512W31CCTL040000	R	0.05	\$50	NICHOLS, RAY B. & NICHOLS, LINDA	958 E 14TH ST	COQUILLE	OR
27512W31CCTL040000	R	0.18	\$295,000	DYKE, DENNIS L. & LITA D.	1299 E 15TH ST	COQUILLE	OR
27512W31CCTL041000	R	0.16	\$9,565	HOWELL, A. LEON	874 E 7TH PL	COQUILLE	OR
27512W31CCTL041000	R	0.20	\$29,000	MCFARLAND, ROBERT S. & RITA F.	924 E 14TH ST	COQUILLE	OR
27512W31CCTL040000	R	1.88	\$915,000	SMEJKAL, JAMES A.; ETAL	42142 NW PALACE DR	BANKS	OR
27512W31CCTL039000	R	0.03	\$41,000	KRAMER, HELMUT H. & BETTY J.	1247 N IRVING ST	COQUILLE	OR
27512W31CCTL039000	R	0.00	\$0	THREACRE, RICHARD D.	915 E 13TH ST	COQUILLE	OR
27512W31CCTL010000	R	9.62	\$915,000	SMEJKAL, JAMES A.	42142 NW PALACE DR	BANKS	OR
27512W31CCTL006000	R	0.02	\$0	CASPER, GLEN E. & NEENA M.	909 E 11TH ST	COQUILLE	OR
27512W31CCTL006000	R	0.13	\$0	RILEY, GARY MIKAL	1066 N IRVING ST	COQUILLE	OR
27512W31CCTL029000	R	0.08	\$2,000	HARRIS, JAMES A. & DENISE L.	820 E 11TH ST	COQUILLE	OR

TAX LOT ID	ZONING	AGRES	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
27512W31CCTL036000	R	0.15	\$2,500	KING, VERNON B., JR.; ETAL	796 N HENRY ST	COQUILLE	OR
27512W31CCTL022000	R	3.31	\$69,000	LEWIS, JOSEPH T. & CHANTHELLE M.	54307 FRONTAGE RD	MARTELE POINT	OR
27512W31CCTL040000	R	0.15	\$9,565	HOWELL, A. LEON	874 E 7TH PL	COQUILLE	OR
27512W31CCTL040000	R	0.01	\$500	NICHOLS, RAY B. & NICHOLS, LINDA	958 E 14TH ST	COQUILLE	OR
27512W31CCTL040000	R	0.33	\$135,000	FIELD, MICHAEL S.	270 S IRVING ST	COQUILLE	OR
27512W31CCTL022000	R	0.01	\$61,000	PHILLIPS, MICHAELLA	118 N JOHNSON	COQUILLE	OR
27512W31CCTL022000	R	0.01	\$61,000	TAYLOR, DOROTHY M.	PO BOX 643	COQUILLE	OR
27512W31CCTL022000	R	0.77	\$98,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	0.72	\$40,000	MOTHEHAL, JOHN D. & CONNIE	1534 E 3RD ST	COQUILLE	OR
27512W31CCTL022000	R	0.02	\$0	LEE, RICHARD T.; ETAL	1573 SHELLEY RD	COQUILLE	OR
27512W31CCTL022000	R	0.16	\$15,000	SEROR, CAROL M.	1109 N 5TH ST	BOISE	ID
27512W31CCTL022000	R	0.17	\$15,000	SEROR, CAROL M.	1109 N 5TH ST	BOISE	ID
27512W31CCTL022000	R	0.13	\$57,000	CRAG, MICHAEL R.	798 S 1ST AVE	COQUILLE	OR
27512W31CCTL022000	R	1.23	\$82,000	FISHER, APRIL A.	94636 FRONTIER LN	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$22,500	HAYNSWORTH, CHRISTINE J.	PO BOX 65	COQUILLE	OR
27512W31CCTL022000	R	0.93	\$39,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	0.17	\$0	HAYNSWORTH, CHRISTINE JOHNSON	PO BOX 63	COQUILLE	OR
27512W31CCTL022000	R	0.11	\$22,500	HAYNSWORTH, CHRISTINE J.	PO BOX 65	COQUILLE	OR
27512W31CCTL022000	R	0.90	\$35,000	MEANS, KENNETH W. & BETTY A.	5784 FAIRVIEW RD	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$65,000	SPENCER, THOMAS E. & ROBIN K.	428 S HENRY ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$36,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	0.15	\$34,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	1.21	\$39,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	0.00	\$109,000	ANDERSON, RICHARD L.	778 SE 8RD AVE	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$13,000	RATLIFF, JOHN A.	310 S FOLSOM CT	COQUILLE	OR
27512W31CCTL022000	R	0.22	\$70,000	BOCCASECO, LAURA	7120 CHAD ST	ANCHORAGE	AK
27512W31CCTL022000	R	0.95	\$1	TIBBITS, BARRY	7120 CHAD ST	ANCHORAGE	AK
27512W31CCTL022000	R	0.95	\$0	PARRISH, TANK	PO BOX 518	MARTELE POINT	OR
27512W31CCTL022000	R	1.70	\$10,000	BLAYLOCK, FRED A.	75 S VERNON ST	COQUILLE	OR
27512W31CCTL022000	R	0.22	\$4,500	BREADY, SCOTT J.	330 S FOLSOM CT	COQUILLE	OR
27512W31CCTL022000	R	4.00	\$10,000	BLAYLOCK, FRED A.	75 S VERNON ST	COQUILLE	OR
27512W31CCTL022000	R	1.09	\$35,000	BLAYLOCK, FRED	75 S VERNON ST	COQUILLE	OR
27512W31CCTL022000	R	1.35	\$315,000	SMEJKAL, JAMES A.	42142 NW PALACE DR	BANKS	OR
27512W31CCTL022000	R	0.00	\$150,000	COQUILLE VALLEY HOSPITAL DISTRICT	940 E 5TH ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$150,000	COQUILLE VALLEY HOSPITAL DISTRICT	940 E 5TH ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$14,800	COQUILLE VALLEY HEALTH DISTRICT	940 E 5TH ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$21,500	MCCABREN, DANIEL E. & DONNELLD.	441 N HENRY ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$25,000	BACKMAN, DOUGLAS N.; ETAL	48 E 5TH ST	COQUILLE	OR
27512W31CCTL022000	R	1.13	\$39,000	ROZKOWSKI, ANTHONY	155 1ST ST	BANDON	OR
27512W31CCTL022000	R	0.63	\$0	GRAHAM, MARY L.	509 N COLLIER ST	COQUILLE	OR
27512W31CCTL022000	R	0.01	\$125,000	KEENE MARISSA	845 E 1ST ST	COQUILLE	OR
27512W31CCTL022000	R	0.84	\$10,000	CRISP, ROBERT W. & LYNETTE R.	325 N HENRY ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$0	DANIELS, EDGAR N. & JENNIE B.	891 E 6TH	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$50,000	CRISP, ROBERT & LYNETTE	325 N HENRY ST	COQUILLE	OR
27512W31CCTL022000	R	0.00	\$9,500	HELEN F. RAY TRUST	1879E 10225 S	SANDY	UT

APPENDIX I | SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S12W06S01L0070000	0.23	R	\$1,500	MAYER, DANIELLE E	1899 SE AGATE AVE	COOS BAY	OR
28S12W06S01L0210000	0.00	R	\$0	DELGRES A. ENGBELGAU TRUST	10898 SW KOLLER ST	TUALATIN	OR
28S12W06S01L0350000	0.00	R	\$215,000	MUNSON, BONNIE J.	715 E 1ST ST	COQUILLE	OR
28S12W06S01L0360000	0.00	R	\$215,000	MUNSON, BONNIE J.	715 E 1ST ST	COQUILLE	OR
28S12W06S01L0370000	0.00	R	\$38,000	ROSEKOWSKI, ANTHONY	185 1ST ST	BANDON	OR
28S12W06S01L0380000	0.38	R	\$260,000	WURSTER, SCOTT G. & KIMBERLY A.	1800 N HENRY	COQUILLE	OR
28S12W06S01L0390000	0.00	R	\$60,000	TORREY & SHARON JOHNSON TRUST	7809 PALM AV	FAIR OAKS	CA

Coquille City UGB

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
28S12W06S01L0160100	0.84	R	\$22,500	WEST, TYLER & MEGAN	965 HENRY ST	COQUILLE	OR
28S12W06S01L0170100	0.20	R	\$0	RALPH, HENRY N. & LINDA J.	PO BOX 326	COQUILLE	OR
27S12W35S01L0050000	2.00	RR-2	\$0	ROSE, VERNAL	58392 GARDEN VAL- LEY RD	COQUILLE	OR
28S12W06S01L0050100	0.21	RR-5	\$17,550	GRISIE, EVERETT D. & DENISE	PO BOX 13	COQUILLE	OR
28S12W06S01L0040000	6.05	R	\$23,000	SCHRADER, FRANCIS R. & GLENDA	GENERAL DELIVERY	MARTELE POINT	OR
28S12W06S01L0150000	5.04	R	\$86,250	ELLIS S. TWITCHELL TRUST, ETAL	5697 NE WINDMILL DR	NEWPORT	OR
27S12W35S01L0180000	0.15	RR-5	\$815,000	SMEKVAL, JAMES A.	42142 NW PALACE DR	BANKS	OR
28S12W06S01L0030000	0.10	RR-5	\$1,500	ROBINS, MARTY	486 7TH ST	SPRINGFIELD	OR
28S12W06S01L0040000	1.04	RR-5	\$0	ROBINS, MARTY	PO BOX 1942	SPRINGFIELD	OR
28S12W06S01L0030000	1.79	RR-5	\$75,000	ISH-SHALOM, ALONZ	541 E 6TH ST	COQUILLE	OR

APPENDIX I | SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Lakeside City

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
23512W07BCTL0011100	0.01	RR	\$380,000	WOMACK, JAMES E. & SHARRON KAY	311 COUNCIL HILL RD	LAKEVIEW	OR
23512W06BCTL0009100	3.82	RR	\$30,000	SCHUITTELZ, GARY A.	72986 N WILWOOD RD	NORTH BEND	OR
23512W19BCTL0020700	0.14	GS	\$0	BOYLE, ROBERT S. & VICTORIA J.	1301 N UNIVERSITY RD	SPOKANE VALLEY	WA
23512W18BCTL0024000	0.04	GS	\$0	BOYD, BRUCE E. & MELISSA D.	206 LAKELAND DR	LAKEVIEW	OR
23512W18BCTL0028200	0.14	GS	\$0	STANTON LEE WARREN REVOCABLE TRUST 04-05	1420 BOWIRON RD	LAKEVIEW	OR
23512W18BCTL0028100	1.37	RR	\$77,500	JEFFERY, DOWN & DENISE	1600 TOLONIA RD	CRESCENT CITY	CA
23512W17BCTL0012700	0.63	RR	\$0	JOHN & KIMBERLY VALVERDE LIVING TRUST 02	PO BOX 10516	ZEPHYRUS COVE	NV
23512W17BCTL0012600	0.65	RR	\$95,000	SWILLEY, JOHN R. & TERRI L.	1032 NE 67TH AVE	PORTLAND	OR
23512W18BCTL0023400	0.13	GS	\$47,900	MCDONALD, ROBERT L. & EILEEN L.	2018 HIDDEN CREST DR	EL CAJON	CA
23512W17BCTL0011900	0.64	RR	\$87,000	PERCIVAL, BRIAN E. & DEANNA R.	16715 S JENNERIC RD	OREGON CITY	OR
23512W18BCTL0023500	0.18	GS	\$47,900	MCDONALD, ROBERT L. & EILEEN L.	2018 HIDDEN CREST DR	EL CAJON	CA
23512W17BCTL0010600	0.74	RR	\$27,000	WOOMER, JEFFREY & TINA	59816 DRIFTWOOD	NORTH BEND	OR
23512W17BCTL0019400	0.79	RR	\$30,000	TRAIL, DANIEL E.	PO BOX 1145	NORTH BEND	OR
23512W17BCTL0010200	0.44	RR	\$475,000	RUSSEL HARRIS & KAREN HARRIS REV TR	PO BOX 183	LAKEVIEW	NV
23512W17BCTL0010000	0.94	MR	\$0	JOHN & KIM VALVERDE LIVING TRUST	PO BOX 10516	ZEPHYRUS COVE	NV
23512W17BCTL0009000	5.13	RR	\$95,000	BURLES, JOHN S.	1784 KOOS BAY BLVD	COOS BAY	OR
23512W17BCTL0010400	1.76	RR	\$0	KROST, TODD W. & GRETA B.	2110 N LAKE RD	LAKEVIEW	OR
23512W17BCTL0008100	2.25	RR	\$0	JACK & MARIE BOWIRON TRUST	PO BOX 212	LAKEVIEW	OR
23512W17BCTL0008200	0.62	RR	\$80,000	BIDINGER, RONALD & DILORES	1013 EMPERE DR	CALDWELL	ID
23512W18BCTL0019000	0.14	GS	\$129,000	BRAMHALL, HAROLD G. & PAMELA J.	418 STANLEY LN	LAKEVIEW	OR
23512W18BCTL0043000	0.11	MR	\$450,000	HOLLINGSWORTH, A. V. & GARENA A.	PO BOX 841	TERREBONNE	OR
23512W18BCTL0050000	0.00	MR	\$0	GOLDER, FRAN	PO BOX 1175	BERNARD	CA
23512W18BCTL0050000	0.00	MR	\$0	MAIN, ROBERT	791 E 10TH ST	COQUILLE	OR
23512W18BCTL0049000	0.00	MR	\$0	MAIN, SHARON	2077 GAR CREEK RD	REEDSPORT	OR
23512W18BCTL0018700	0.04	MR	\$0	HODUE, ROBERT ETAL	PO BOX 142	LAKEVIEW	OR
23512W18BCTL0009500	0.13	MR	\$0	STRICKLER INTERVIVOS TRUST	8181 FOLSOM BLVD #236	SACRAMENTO	CA
23512W18BCTL0009400	0.10	MR	\$0	STRICKLER INTERVIVOS TRUST	8181 FOLSOM BLVD #236	SACRAMENTO	CA
23512W18BCTL0022100	0.02	GS	\$209,000	ELLIS, RONALD A. & SALLIE A.	218 WOOD DUCK LN	LAKEVIEW	OR
23512W18BCTL0024000	0.21	GS	\$100	FALKOSKE, JACK	411 STANLEY LN	LAKEVIEW	OR
23512W07BCTL00051900	0.41	GR	\$0	01 THE ENTRUST GROUPING FRO RONALD K.	585 12TH ST STE 250	OAKLAND	CA
23512W18BCTL0140000	0.05	GS	\$0	FALKOSKE, JACK L. & CANDY J.	411 STANLEY LN	LAKEVIEW	OR
23512W18BCTL0120400	0.07	GS	\$185,900	BENT, KYLE W. & HEATHER L.	229 EEL LAKE LN	NORTH BEND	OR
23512W18BCTL0090000	0.17	GS	\$0	EMMA L LINCOLN TRUST	4145A SE TRUBEL RD	SANDY	OR
23512W18BCTL0027400	0.02	GR	\$3,888	HOLKA, AUGUST R. & LINDA A.	PO BOX 197	LAKEVIEW	OR
23512W18BCTL0026700	0.04	GR	\$0	124 JENSEN WAY	PO BOX 197	LAKEVIEW	OR
23512W18BCTL0026500	0.07	GR	\$0	URSO, MARY	2259 NE MARK ST	NORTH BEND	OR
23512W18BCTL0024900	0.31	GS	\$633,595	JENSEN, DONALD C. & DIANNE	119 JENSEN WAY	LAKEVIEW	OR
23512W18BCTL0056000	0.22	GS	\$0	SCHUTTLER, WILLIAM J. & CHARLENE R.	PO BOX 793	GOLD BEACH	OR
23512W07BCTL0020500	0.22	GS	\$10,000	PENA, ARMAND & VALERIE	620 BONNEVILLE RD	LAKEVIEW	OR
23512W07BCTL0010200	1.12	GR	\$0	FORD, MERV L. ET AL	PO BOX 231	LAKEVIEW	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
23512W07BCTL0022000	0.20	GS	\$95,000	RYNER, MATTHEW R.	630 KINGS AV	LAKEVIEW	OR
23512W07BCTL0019000	0.21	GS	\$11,000	CRISP, ROGER H. & HELEN	PO BOX 2168	RUDISCO	NM
23512W07BCTL0020100	0.19	GS	\$54,250	MAST, HAROLD	90984 HWY 42 S	COQUILLE	OR
23512W07BCTL0020000	0.31	GS	\$0	FLETCHER, JEFFREY L. & TRINA L.	560 KINGS AV	LAKEVIEW	OR
23512W07BCTL0019000	0.29	GS	\$0	YANSENSE, LAR M. & JUNE F.	550 KINGS AV	LAKEVIEW	OR
23512W07BCTL0018000	0.34	GS	\$33,214	O'BELL, ROBERT H., JR. & MARY J.	540 KINGS AV	LAKEVIEW	OR
23512W07BCTL0018000	0.22	GR	\$0	ENVIRONMENTAL INVESTMENTS LLC	PO BOX 275	LAKEVIEW	OR
23512W07BCTL0016000	0.37	GS	\$124,000	MOUSER, DAVID L.	PO BOX 157	LAKEVIEW	OR
23512W07BCTL00140100	0.15	GS	\$124,000	HARLOW, DALE	742 WINCHESTER	REEDSPORT	OR
23512W07BCTL0020400	0.00	GS	\$42,500	THOMPSON, JEFFREY J. & COURTNEY M.	PO BOX 7108	BONNEY LAKE	WA
23512W07BCTL0012900	0.73	GS	\$165,000	REYNOLDS, MICHAEL ALBERT & SHARON ANN	1575 KRISTLP	LAKEVIEW	OR
23512W07BCTL0012500	0.80	GS	\$29,000	DONADIO, JOHN L. & IRMA E.	5149 PALMERA DR	OCEANSIDE	CA
23512W07BCTL0010500	0.23	GS	\$178,500	FRATZE, KERMIT R ET AL	600 KINGS AVE	LAKEVIEW	OR
23512W07BCTL0010400	0.21	GS	\$80,000	BRIERLEY, CHRISTINA M.	PO BOX 1493	NORTH BEND	OR
23512W07BCTL0010300	0.24	GS	\$33,214	O'BELL, ROBERT H., JR. & MARY J.	540 KINGS AV	LAKEVIEW	OR
23512W07BCTL0006000	4.53	RR	\$180,000	HICKMAN, WESLEY J. ET AL	72328 HWY 101	LAKEVIEW	OR
23512W07BCTL0003000	0.30	GS	\$80,000	BRIERLEY, CHRISTINA M.	PO BOX 1493	NORTH BEND	OR
23512W07BCTL00030100	0.23	GS	\$170,000	MYLER, JAMES A. & JANNINE D	410 ROBINHOOD AVE	LAKEVIEW	OR
23512W18BCTL0010400	0.25	GR	\$0	RACHEL ESTATES, LLC	PO BOX B	LAKEVIEW	OR
23512W07BCTL00091000	0.51	GS	\$0	WARTHEN, VICKY J.	3530 KINNEY RD	NORTH BEND	OR
23512W07BCTL00050000	2.49	GS	\$0	RICHARD AND JULIE FOOTTE TRUST	PO BOX 628	LAKEVIEW	OR
23512W07BCTL0030000	7.62	GS	\$225,300	MAST, MIKE ET AL	19678 LOWER SMITH RIVER RD	REEDSPORT	OR
23512W07BCTL0040100	0.03	GS	\$0	FLORI POLLARD TRUST	7536 S HIGHWAY 101 S	REEDSPORT	OR
23512W07BCTL0103000	0.00	GS	\$0	TWEED, DALTON	PO BOX 180	LAKEVIEW	OR
23512W07BCTL0103000	0.39	GS	\$0	DONALD A. JEAN BIBBEY TRUST	PO BOX 179	LAKEVIEW	OR
23512W07CATL00104000	2.17	GR	\$79,000	ESTATE OF CHOICE SMITH, PROTECTED PERSON	393 5TH AVE STE 515	PORTLAND	OR
23512W07BCTL0010000	0.00	GS	\$98,000	WILKERSON, TRAVIS LEE & TORRES SHEILA K.	625 ROYAL DR	LAKEVIEW	OR
23512W07CATL0010000	3.10	GR	\$105,000	YATES, DEWEY Z. & JUANITA M.	1520 NW LOWER BRIDGE WAY	TERREBONNE	OR
23512W07BCTL0059000	7.02	GS	\$0	FRED & CHARLOTTE MAZE DEC. TRST ETAL	PO BOX 445	NORTH BEND	OR
23512W07BCTL0060100	0.14	GS	\$70,000	MYLER, JAMES A. & JANNINE C	410 ROBINHOOD AVE	LAKEVIEW	OR
23512W07BCTL0070100	0.26	GR	\$0	GETZ, DONNA E. ETAL	520 VALLEY VIEW RD	SUTHERLIN	OR
23512W07BCTL0046000	0.13	GS	\$0	FRISSE, GERALD E. & PHYLLIS C.	560 QUEENS AV	LAKEVIEW	OR
23512W07BCTL0040000	0.41	GS	\$0	HOLLAND TRUST	7141 DOS RIGS DR	TULLINGA	CA
23512W07BCTL0020000	0.35	GS	\$10,000	ANDREASEN, KATHERINE C.	PO BOX 5056	COOS BAY	OR
23512W07BCTL0024000	1.00	GR	\$130,000	ANDERSON, JENNE M.	545 KINGS AVE	LAKEVIEW	OR
23512W07BCTL0044000	0.24	GS	\$0	KUTCH, RONALD D. & KRISTI	410 THARA ST	LAKEVIEW	OR
23512W18BCTL00090000	2.55	RR	\$0	DONALD & JEAN BIBBEY TRUST	PO BOX 179	LAKEVIEW	OR
23512W18BCTL0030000	0.15	RR	\$0	DEBOLT, MARY A. ETAL	5921 FOLSOM DR	LA JOLLA	CA
23512W18BCTL0030000	0.15	RR	\$0	DEBOLT, MARY A. ETAL	5921 FOLSOM DR	LA JOLLA	CA
23512W18BCTL0030000	0.15	RR	\$0	DEBOLT, MARY A. ETAL	5921 FOLSOM DR	LA JOLLA	CA
23512W18BCTL0030000	0.15	RR	\$0	DEBOLT, MARY A. ETAL	5921 FOLSOM DR	LA JOLLA	CA
23512W18BCTL0030000	0.15	RR	\$0	DEBOLT, MARY A. ETAL	5921 FOLSOM DR	LA JOLLA	CA

APPENDIX | SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Myrtle Point City

TAX LOT ID	ADDRESS	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
29S12W16A01L070000	0.54	R1*	\$0	BARNETT, JASON J.	GENERAL DELIVERY	LAWRENCEVILLE	GA
29S12W16A01L070000	0.14	R1	\$9,243	MCCALL, RAYETTA	52955 STRINGTOWN RD	MYRTLE POINT	OR
29S12W16A01L059000	0.07	R1	\$500	PIERSON, JANE L.	PO BOX 33	BROADBENT	OR
29S12W16A01L070000	0.14	R1	\$0	PRICE, CAROL	1946 SPRUCE ST	MYRTLE POINT	OR
29S12W16A01L020000	0.02	R1	\$80,000	BERNINGS, MARLA L. ET AL	1830 MAPLE	MYRTLE POINT	OR
29S12W16A01L045000	0.16	R2	\$0	PRESTON FAMILY TRUST	510 MAPLE ST	MYRTLE POINT	OR
29S12W16A01L059000	0.02	R1	\$82,750	CUMMINS, DONALD R ET AL	509 GLEN GARY LOOP RD	ROSEBURG	OR
29S12W16A01L070000	0.03	R1*	\$79,900	OSBORN, DAVID R. & MADGE V.	956 S 5TH ST	COOS BAY	OR
29S12W16A01L050000	0.66	R1	\$52,000	PIERSON, JANE L.	PO BOX 33	BROADBENT	OR
29S12W16A01L090000	0.84	R2	\$0	HOWELL, A. LEON ET AL	6597 SIERRA RD	COOS BAY	OR
29S12W16A01L090000	0.07	R2	\$87,500	KING, DWIGHT E.	1605 CEDAR ST	MYRTLE POINT	OR
29S12W16A01L020000	1.06	R1	\$0	PEPER FAMILY REVOCABLE TRUST	95695 SIKUM LN	MYRTLE POINT	OR
29S12W16A01L020000	2.41	R1	\$0	PEPER FAMILY REVOCABLE TRUST	95695 SIKUM LN	MYRTLE POINT	OR
29S12W16A01L030000	0.18	R1	\$0	SCHRAEDER, LEIF M	PO BOX 485	MYRTLE POINT	OR
29S12W16A01L070000	0.00	R1	\$20,000	SCHRAEDER, LEIF M	PO BOX 485	MYRTLE POINT	OR
29S12W09B01L022000	0.37	R1	\$48,000	PROLA, CAROLYN J	115 ASH ST	MYRTLE POINT	OR
29S12W16A01L070000	0.06	R1	\$0	VILAY, DANIELLE	2524 MILLBERRY WALK NE	ISSAQUAH	WA
29S12W09B01L070000	0.19	R1	\$137,000	LEPP, PAUL D.	227 15TH ST	MYRTLE POINT	OR
29S12W09B01L037000	0.00	R1	\$0	NEIDIGH, HEDY MARLENE	214 ALDER ST	MYRTLE POINT	OR
29S12W09B01L030000	0.00	R1	\$0	NEIDIGH, HEDY MARLENE	214 ALDER ST	MYRTLE POINT	OR
29S12W09B01L050000	0.24	R1	\$0	STONEY ELIZABETH TRUST	915 S 1ST ST	COOS BAY	OR
29S12W09B01L050000	0.29	R1	\$0	HALL THOMAS TRUST ET AL	121 FAIRVIEW	MYRTLE POINT	OR
29S12W09B01L040000	0.00	R1	\$55,000	ROWE, JOHN & RENEE	94788 MARK PL	COQUILLE	OR
29S12W09B01L060000	1.45	R1	\$27,208	DELAJ, JOHN P. & VENNA R.	205 BENDER ST	MYRTLE POINT	OR
29S12W16A01L054000	0.05	R1	\$0	BRUNSMAN-PHILLIPS FAMILY TRUST	2512 MAPLE ST	MYRTLE POINT	OR
29S12W09B01L050000	0.00	R1	\$13,000	CRABILL, LINDA R.	171 SAPPLE DR	MYRTLE POINT	OR
29S12W16A01L051000	0.02	R1	\$7,000	LILLIE, NATHANIEL BENJAMIN	PO BOX 176	COQUILLE	OR
29S12W09B01L090000	0.00	R1	\$14,000	CRABILL, LINDA R.	1716 APPLE DR	MYRTLE POINT	OR
29S12W09B01L020000	2.27	R1	\$1	KREIBERS, BERTHA J & KREIBERS, TIF FANNY	2009 SPRUCE ST	MYRTLE POINT	OR
29S12W16B01L020000	0.62	R1	\$1	SHRUM, JUNE	2570 MAPLE	MYRTLE POINT	OR
29S12W16B01L030000	0.16	R1	\$5,000	SEIDEL, KARLAS	856 N FOLSOM ST	COQUILLE	OR
29S12W16B01L030000	0.12	R1	\$0	SHRUM, JUNE	2570 MAPLE	MYRTLE POINT	OR
29S12W16A01L040000	0.08	R1*	\$93,500	LUNSTROTH, CURT ET AL	PO BOX 202	MYRTLE POINT	OR
29S12W09B01L040000	1.50	R1	\$97,500	GODFREY, HEATH A. & KAMAR	PO BOX 188	MYRTLE POINT	OR
29S12W16B01L059000	0.15	R1	\$133,000	CORPE, CALLEN	1875 KINCHLOE LN	MYRTLE POINT	OR
29S12W16B01L070000	0.17	R1	\$10,000	FORTY, GERALD G. & BETTY S.	1502 MARYLAND AVE	MYRTLE POINT	OR
29S12W16B01L090000	0.20	R1	\$1,100	PERY, MARY S.	PO BOX 34	EL SEGUNDO	CA
29S12W16A01L070000	0.29	R1	\$30,000	WILSON, HOWARD K. & TERRY K.	620 FLORENCE ST	TURLOCK	CA
29S12W16B01L070000	0.02	R1	\$185,000	AYMONG, S I EPPANIE F	1630 19TH ST	MYRTLE POINT	OR
29S12W16B01L020000	0.00	R1	\$0	PEPER FAMILY REVOCABLE TRUST ET AL	95695 SIKUM LN	MYRTLE POINT	OR
29S12W16B01L070000	0.00	R1	\$20,000	SCHRAEDER, LEIF M	PO BOX 485	MYRTLE POINT	OR
29S12W16B01L090000	0.34	R1	\$22,000	MURRAY, JOHN & LINDA	PO BOX 321	MYRTLE POINT	OR
29S12W16B01L040000	0.00	CR	\$0	GROVE, FRANK K. & MARY LOU	506 C ST	MYRTLE POINT	OR

29S12W16D01L030000	0.05	R-1	\$75,000	STRASSENBURG, ROBERT B.	1884 KINCHLOE	MYRTLE POINT	OR
29S12W16D01L030000	0.06	R-1	\$3,000	CADWELL, LISA M.	1820 KINCHLOE LN	MYRTLE POINT	OR
29S12W16D01L028000	0.36	R	\$900,000	BOUFFORD, LAWRENCE F. & LEWIS, MATHY JO	2320 KINCHLOE LN	MYRTLE POINT	OR
29S12W17A01L040000	0.00	CR	\$77,000	AUGUSTINE, SCOTT E.	434 4TH ST	MYRTLE POINT	OR
29S12W17A01L020000	0.00	CR	\$175,000	HITNER INVESTMENTS, LLC	PO BOX 635	MYRTLE POINT	OR
29S12W17A01L020000	0.12	CR	\$0	WEEKS, RON W.	8880 SHATTERS LINDS RD	NORTH BEND	OR
29S12W17A01L050000	0.17	R-1	\$80,000	PERRY, JAMIE	PO BOX 402	MYRTLE POINT	OR
29S12W16B01L040000	0.15	R-1	\$233,000	LEPP, ELDRED J. & MELISSA L.	54926 LEPP RD	COQUILLE	OR
29S12W16B01L060000	0.00	R-1	\$79,900	KOCH, DAVID J. ET AL	1505 HARRIS	MYRTLE POINT	OR
29S12W16B01L059000	0.00	R-1	\$12,000	COLE, NEVIN D	637 B ST	MYRTLE POINT	OR
29S12W16B01L060000	0.11	R-1	\$0	COLE, JACK M. & KATHERINE V.	637 B ST	SACRAMENTO	CA
29S12W16B01L065000	0.00	R-1	\$0	BAKER FAMILY TRUST 04-06-01	5770 SANDY LEE HWY	SACRAMENTO	CA
29S12W16B01L065000	0.00	R-1	\$45,000	TALLY, KERWYN E.	1275 HARRIS	MYRTLE POINT	OR
29S12W16B01L090000	0.00	R-1	\$75,000	SPATTSCHKE, HENRY E.	640 A ST	MYRTLE POINT	OR
29S12W16B01L070000	0.00	R-1	\$170,000	SMITH, GORDON M. & GLORIA P.	5485 ROBINSON RD	COQUILLE	OR
29S12W16B01L070000	0.00	R-1	\$220,000	LIGONS, DOUGLAS J. S. AMY	1310 CEDAR ST	MYRTLE POINT	OR
29S12W16B01L070000	0.00	R-1	\$178,000	DANISH DAIRY LLC	94912 HWY 42 S	COQUILLE	OR
29S12W16B01L079000	0.00	R-1	\$0	HURT, EDWARD F	627 BENDER ST	MYRTLE POINT	OR
29S12W16B01L020000	0.07	CR	\$188,500	HERNANDEZ, PAUL P. & ELIZABETH A.	904 B ST	MYRTLE POINT	OR
29S12W16B01L090000	0.00	R-1	\$15,000	MARINELLO, DONALD ET AL	1435 BOTHWICK ST	MYRTLE POINT	OR
29S12W16B01L090000	0.00	CR	\$7,000	MISTERLY, MARI BETH	633 WILLOW ST	MYRTLE POINT	OR
29S12W16B01L040000	0.65	R-1	\$150,000	MAXON, CARL T. & LINDA S.	PO BOX 1358	BANDON	OR
29S12W16B01L040000	0.00	CR	\$0	HOGAN, WALTER B	PO BOX 458	MYRTLE POINT	OR
29S12W16B01L114000	0.00	CR	\$153,000	PARGAKIS, ANDREW V	822 CEDAR ST	MYRTLE POINT	OR
29S12W16B01L090000	0.11	CR	\$0	SINGH, SAM S. & MARY E.	806 RAILROAD AVE	MYRTLE POINT	OR
29S12W17A01L060000	0.18	R-1	\$95,000	GURNEY, DENNIS G. & VALLERIE C.	PO BOX 297	POWERS	OR
29S12W16B01L078000	0.13	R-1	\$8,100	CALDERA, STEVEN	51528 COLDSTREAM RD	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Myrtle Point UGB

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
29512W09D7L0100100	1.88	UR-1	\$5,000	HIXSON FAMILY TRUST	9518Z SITKUM LN	MYRTLE POINT	OR
29512W09D7L0020000	6.04	UR-1	\$56,500	GRANT, EVAN C & BARBARA A	58409 CLIFFORD RD	BANDON	OR

North Bend City

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W15DCTL0500000	0.50	R-10	\$10,000	ESLINGER, ALFRED S. & TERRI-RAE	2550 LIBERTY ST	NORTH BEND	OR
25513W15DCTL0160100	0.26	R-5	\$0	WEATHERS, WANDA	1125 OAKWAY DR	COOS BAY	OR
25513W15DCTL0160000	0.15	R-5	\$22,011	PROUTY, PAUL	1160 WINSOR AVE	NORTH BEND	OR
25513W15DCTL0140000	0.00	R-5	\$65,000	GRAY, FRANK M. & PATRICIA E	912 N TENNILE LAKE EPAK RT	LAKEVIEW	OR
25513W15DCTL0510200	0.27	R-7	\$0	SCHAD, DENNIS	66087 N BAY RD	NORTH BEND	OR
25513W15DCTL0202000	0.09	R-5	\$42,000	BURRIS, THOMAS V. ETAL	2622A SHERMAN AV	NORTH BEND	OR
25513W15DCTL0160000	0.19	R-10	\$1	STIEGELER, JOHN AUGUSTUS ET AL	2604 LIBERTY ST	NORTH BEND	OR
25513W15DCTL0160000	0.00	R-10	\$400	RUAN, KAIZHEN	4759 MILLARD ST	MOORPARK	CA
25513W15DCTL0130000	0.00	R-5	\$165,000	TATE, STACY W. JR	2548 UNION AVE	NORTH BEND	OR
25513W15DCTL0100000	0.00	R-5	\$7,500	SUTTERFIELD, MICHAEL ADAM	2500 NE HIRSHMAN 20 STE 910-75	BEND	OR
25513W15DCTL0360000	0.90	R-10	\$70,000	DUMALL, ANGELA J	2629 BRUSSELS ST	NORTH BEND	OR
25513W15DCTL0500000	0.00	R-7	\$50,000	BROWN, DALLAS A. & MICHELLE L.	1980 OAK ST	NORTH BEND	OR
25513W16ACTL0120000	0.20	R-7	\$55,000	LORENZ, NHUMAIT, & LLOYD D.	1125 PULTON AVE	COOS BAY	OR
25513W16ACTL0110000	0.00	R-7	\$75,000	S & J ESTATES, LLC	6177 EDWARDS MILL RD	COOS BAY	OR
25513W16ACTL0105000	0.20	R-7	\$0	ALEXANDER WAUTERSPERGER, JR. TRUST	2316 11TH ST	NORTH BEND	OR
25513W16ACTL0100000	0.33	R-7	\$0	ALEXANDER WAUTERSPERGER, JR. TRUST	2316 11TH ST	NORTH BEND	OR
25513W16ACTL0980000	0.02	R-7	\$102,000	PETTIT, BEVERLY	2043 OAK ST	NORTH BEND	OR
25513W16ACTL0910000	0.09	R-7	\$0	ALEXANDER WAUTERSPERGER, JR. TRUST	2316 11TH ST	NORTH BEND	OR
25513W16ACTL0850000	0.00	R-7	\$10,000	RUMREICH, THOMAS J. & JULIE S.	PO BOX 1124	NORTH BEND	OR
25513W16ACTL0510000	0.27	R-7	\$5,901	DARLING, ELIZABETH A.	540 EXCHANGE	NORTH BEND	OR
25513W16ACTL0760000	0.00	R-7	\$179,000	GERHARDT FAMILY TRUST	1905 ASH ST	NORTH BEND	OR
25513W16ACTL0150000	0.42	R-7	\$0	JOHANSON, KIRK & GAYLINE	6166S EDWARDS MILL RD	COOS BAY	OR
25513W16ACTL0640000	0.00	R-7	\$2,002	COOS COUNTY HWY	90087 CAPE ARAGO	COOS BAY	OR
25513W16ACTL0530100	0.25	R-7	\$5,500	MAIN, MICHAEL P. ETAL	1920 OAK ST	NORTH BEND	OR
25513W16ACTL0500000	0.22	R-7	\$7,000	MAIN, MICHAEL P. & SHARON F.	1920 OAK ST	NORTH BEND	OR
25513W16ACTL0520000	0.20	R-7	\$15,000	KRAMER, ROBERT L.	PO BOX 632	COQUILLE	OR
25513W16ACTL0510600	0.20	R-7	\$0	MACK, BILLIE	38195 VIA TAFRIA	MURRIETA	CA
25513W16ACTL0510500	0.27	R-7	\$0	MACK, BILLIE	38195 VIA TAFRIA	MURRIETA	CA
25513W16ACTL0510400	0.27	R-7	\$1,837	SCHAD, DENNIS	66087 N BAY RD	NORTH BEND	OR
25513W16ACTL0160100	0.07	R-7	\$153,000	KELLEY, BETTY J.	1880 ASH ST	NORTH BEND	OR
25513W16ACTL0820000	0.00	R-7	\$159,000	RUMREICH, THOMAS J. & JULIE S.	PO BOX 1124	NORTH BEND	OR
25513W16ACTL0370000	0.20	R-7	\$1	SNYDER, DALE G & JUDITH H	2546 12TH ST	NORTH BEND	OR
25513W16ACTL0600000	0.00	R-7	\$56,000	LIEUALLEN, NORMAN J. & DEBORAH D.	2298 PINE	NORTH BEND	OR
25513W16ACTL0590000	0.00	R-7	\$102,000	PETERSON, JUNE E.	2258 PINE	NORTH BEND	OR
25513W16ACTL0550000	0.28	R-7	\$970,000	JENSON, BRENNAN & TANNY	2228 PINE ST	NORTH BEND	OR
25513W16ACTL0530000	0.57	R-7	\$22,500	PALLO, JAMES GARRETT ETAL	190 BECK LN	FLORENCE	MT
25513W16ACTL0450100	0.07	R-7	\$185,000	FRIE, ADAM R	3 MARINERS PT W LITTLE EGGS HARBOR	NORTH BEND	OR
25513W16ACTL0420000	0.00	R-7	\$20,000	HACKETT, KRISTOPHER	2918 ASH ST	NORTH BEND	OR
25513W16ACTL0410100	0.28	R-7	\$25,000	LEDESMA-MORADO, LUIS M	PO BOX 1203	COOS BAY	OR
25513W16ACTL0400000	0.22	R-7	\$69,000	CURTIS, JIM A & CARLE A	2270 LOMBARO ST	NORTH BEND	OR
25513W16ACTL0150000	0.87	R-7	\$75,000	S & J ESTATES, LLC	6177 EDWARDS MILL RD	COOS BAY	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W16ACT1037000	0.20	R-7	\$69,000	PALLMER, HENRY J. & JUNE A.	570 VILLAGE PINES AV	COOS BAY	OR
25S13W16ACT1037000	0.04	R-7	\$160,000	INMAN, THOMAS W & TABITHA J	2515 11TH ST	NORTH BEND	OR
25S13W16ACT1037000	0.14	R-7	\$65,000	HENDERSON, KENNETH A. & DEBORAH L	70556 STAGE RD	NORTH BEND	OR
25S13W16ACT1037000	0.07	R-7	\$65,000	HENDERSON, KENNETH A. & DEBORAH L	70556 STAGE RD	NORTH BEND	OR
25S13W16ACT1037000	0.20	R-7	\$40,000	GRAY, JUSTIN T & MARSENGRAY, CHRIS TINA	7188 ASH ST	NORTH BEND	OR
25S13W16ACT1037000	0.21	R-7	\$0	S & J ESTATES, LLC	6177 EDWARDS MILL RD	COOS BAY	OR
25S13W16ACT1037000	0.19	R-7	\$0	S & J ESTATES, LLC	6177 EDWARDS MILL RD	COOS BAY	OR
25S13W16ACT1037000	0.19	R-7	\$63,000	HERBERT, MICHAEL J & CORRIEA, MEGAN L	2480 VIRGINIA AVE	NORTH BEND	OR
25S13W16ACT1037000	0.18	R-7	\$0	S & J ESTATES, LLC	MILL RD	COOS BAY	OR
25S13W16ACT1037000	0.14	R-10	\$122,500	GAUNTZ, DOUGLAS A. & DELINDA A.	2830 LIBERTY	NORTH BEND	OR
25S13W16ACT1037000	0.13	R-7	\$225,500	WILLIAMS, WILLIAM SCOTT	2324 13TH ST	NORTH BEND	OR
25S13W16ACT1037000	0.02	R-5	\$0	GROTZKE, CHARLES & GROTZKE, BRENDA	920 LOMBARD	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$24,250	EATON, JOHN R. & DONNA R.	4025 BUTTER CUP WAY	LANCASTER CA	CA
25S13W16ACT1037000	0.00	R-5	\$35,000	RYBACK, JASON M. & CHRISTINA M.	1139 STAM ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$0	MARJORIE J SCOTT TRUST	29290 MCTAMISH LN	EUGENE	OR
25S13W16ACT1037000	0.00	R-5	\$145,890	21ST MORTGAGE CORPORATION	620 MARKET ST	KNOXVILLE TN	TN
25S13W16ACT1037000	0.00	R-5	\$50,000	TOBISKA, DANIEL L. & CHNDY A.	55246 MORRISON RD	BANDON	OR
25S13W16ACT1037000	0.00	R-5	\$145,890	21ST MORTGAGE CORPORATION	620 MARKET ST	KNOXVILLE TN	TN
25S13W16ACT1037000	0.12	R-5	\$0	STEMMERMAN, VIREIL & MELODY	6177 EDWARDS MILL RD	COOS BAY	OR
25S13W16ACT1037000	0.00	R-10	\$10,000	MICKELSON, SCOTT & CARYN	2522 TROY LN	NORTH BEND	OR
25S13W16ACT1037000	0.15	R-5	\$0	SPAIN, SABRINA M.	PO BOX 1425	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$20	WHITE DONNA	408 WALL ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$45,000	YOKAAMA, JEFFREY W & JULIE A	967 WALL ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$10,000	DUBISAR, SCOTT & MINDY	703 WALL	NORTH BEND	OR
25S13W16ACT1037000	0.06	R-5	\$10,000	DUBISAR, SCOTT & MINDY	703 WALL	NORTH BEND	OR
25S13W16ACT1037000	0.01	R-10	\$203,000	SULLIVAN, LINDA C.	3696 BROADWAY #215	NORTH BEND	OR
25S13W16ACT1037000	0.60	R-10	\$70,000	DUWALL, ANGELA J.	2609 BRUSSELS ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-10	\$70,000	DUWALL, ANGELA J	2609 BRUSSELS ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$0	CANNON, VIRGINIA A	2635 POY CREEK RD	NORTH BEND	OR
25S13W16ACT1037000	0.65	R-10	\$70,000	DUWALL, ANGELA J	2609 BRUSSELS ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$39,000	HOLLADAY, ERNEST R	2521 FIR ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$2,000	FRANKLIN, RONALD C. & PAMELA J.	PO BOX 1149	SCAPOOSE	OR
25S13W16ACT1037000	0.00	R-7	\$0	MERRICK, RUSSELL P	6011 CONNECTICUT AVE	NORTH BEND	OR
25S13W16ACT1037000	0.14	R-7	\$30,000	LUCERO, STEPHEN J	1895 OAK ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-7	\$30,000	LUCERO, STEPHEN J	1895 OAK ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-7	\$90,000	LUCERO, STEPHEN J	1895 OAK ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-7	\$275,000	KPASKA, JON	1863 ASH CT	NORTH BEND	OR
25S13W16ACT1037000	0.06	R-7	\$210,000	THE SORTI, LARRY L & SUSAN C.	PO BOX 278	COQUILLE	OR
25S13W16ACT1037000	0.00	R-7	\$0	COONHARE, WAYNE G.	PO BOX 278	COQUILLE	OR
25S13W16ACT1037000	0.00	RM	\$15,000	FRANKLIN, RONALD C. & PAMELA J.	PO BOX 1149	SCAPOOSE	OR
25S13W16ACT1037000	0.00	R-5	\$155,000	EATON, JOHN R. & DONNA R.	2728 STANTON ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$15,000	FRANKLIN, RONALD C. & PAMELA J.	PO BOX 1149	SCAPOOSE	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W16ACT1037000	0.00	R-5	\$156,000	EATON, JOHN R. & DONNA R.	2728 STANTON ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$0	BLOOM, LAWRENCE C.	5948 LILAC LANE	SPRINGFIELD	OR
25S13W16ACT1037000	0.08	R-5	\$10,000	TOSBY, JUSTIN R.	664 LOMBARD ST	NORTH BEND	OR
25S13W16ACT1037000	0.13	R-5	\$18,000	RORRER, LARRY	PO BOX 963	COOS BAY	OR
25S13W16ACT1037000	0.13	R-5	\$19,000	RORRER, LARRY	PO BOX 963	COOS BAY	OR
25S13W16ACT1037000	0.00	R-5	\$21,000	SCHWITZ, ROONEY E., ET AL	409 WALL ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$0	DWIRE FAMILY TRUST	6355 MILLWOOD RD	COOS BAY	OR
25S13W16ACT1037000	0.00	R-5	\$200	WHITE DONNA	438 WALL ST	NORTH BEND	OR
25S13W16ACT1037000	1.18	R-10	\$70,000	DUWALL, ANGELA J	2609 BRUSSELS ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$1,602	FRANKLIN, RONALD C. & PAMELA J.	PO BOX 1149	SCAPOOSE	OR
25S13W16ACT1037000	0.12	RM	\$12,000	HURD, JAMES D. & JUDITH A.	2116 MEADE AV	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-10	\$0	SANNE, DONALD L.	2475 CHESTER	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$83,000	SCHANDELMEIER, GREG & LYNCH, DERRIE	1801 N 8TH ST	COOS BAY	OR
25S13W16ACT1037000	0.00	RM	\$0	ESTATE OF ETHEL SPENCE	14536 RAINBOW DR	LAKE OSWEGO	OR
25S13W16ACT1037000	0.03	RM	\$0	G & F PROPERTIES LLC	2541 SHERIDAN	NORTH BEND	OR
25S13W16ACT1037000	0.03	RM	\$170,000	PREWITT, J L	2029 MCPHERSON ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$89,500	NGUYEN, HUING & CAM A.	65500 BAY BREEZE RD	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$0	ARBUS, SALLY A.	2094 MEADE ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$10,000	BROCK, GREGORY S.	2149 UNION	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$25,000	LEWIS, SCOTT R. & DIANE F.	1700 LAUREL CT	COOS BAY	OR
25S13W16ACT1037000	0.00	RM	\$1,000	G & F PROPERTIES LLC	2541 SHERIDAN	NORTH BEND	OR
25S13W16ACT1037000	0.07	RM	\$90,500	WHITE, WALTER E. & ARY A.	2136 MCPHERSON	NORTH BEND	OR
25S13W16ACT1037000	0.03	RM	\$0	KENNETH & CAROLE NISSEN TRUST	1554 MEADE	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$0	CARLETON, BRIAN D.	2605 SW HAMILTON ST	PORTLAND	OR
25S13W16ACT1037000	0.00	RM	\$41,000	ALVARADO, MANUEL	857 CHAPEL RD	PASADENA CA	CA
25S13W16ACT1037000	0.04	R-10	\$380,000	AGRAHAMSEN, ALFRED T & AMANDA M.	2283 HAMILTON	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$180,000	TRUYER, EDWIN A JR ET AL	2264 MEADE ST	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$29,000	ROBERT & PATRICIA FORCE TRUST	2223 MCPHERSON	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$29,000	ROBERT & PATRICIA FORCE TRUST	2223 MCPHERSON	NORTH BEND	OR
25S13W16ACT1037000	0.00	RM	\$26,450	RICHARDS, JON C. & KATHY E.	2233 MCPHERSON	NORTH BEND	OR
25S13W16ACT1037000	0.21	RM	\$0	JOHNSON, MONITA K; ETAL	9576 HILLCREST LN	NORTH BEND	OR
25S13W16ACT1037000	0.04	RM	\$4,016	MARY JO JULI TRUST	2260 12TH CT	COOS BAY	OR
25S13W16ACT1037000	0.00	RM	\$25,000	LEWIS, SCOTT R. & DIANE F.	1700 LAUREL CT	COOS BAY	OR
25S13W16ACT1037000	0.00	R-5	\$0	WERT, STANLEY E. & VIRGINIA L.	2340 CONNECTICUT AVE	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-5	\$0	TOMLIN, JOHN W. & S.M.; ETAL	2165 MADRONA ST	NORTH BEND	OR
25S13W16ACT1037000	0.25	R-6	\$0	DEE OLIVER FAMILY LTD PARTNERSHIP	PO BOX 819490	DALLAS TX	TX
25S13W16ACT1037000	0.00	R-5	\$0	VANSELL, BRYAN W.	28231 VIA RUEDA	SAN JUAN CAP. ISIRANO CA	CA
25S13W16ACT1037000	0.00	R-5	\$32,500	TOMLIN, JOHN W.; ETAL	2165 MADRONA	NORTH BEND	OR
25S13W16ACT1037000	0.00	R-6	\$37,000	SPARUL, MARK ETAL	2614 MONTANA	NORTH BEND	OR
25S13W16ACT1037000	0.68	R-5	\$0	GARRETT, CHARLOTTE M. - TRUSTEE	30421 MARBELLA VISTA	SAN JUAN CAP. ISIRANO CA	CA
25S13W16ACT1037000	0.00	R-6	\$3,333	BROWN, HAROLD C. & BROWN, MARJORIE	1685 OAK	NORTH BEND	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W150DCTL0190000	0.00	R-6	\$3,333	BROWN, HAROLD C. & BROWN, MARJORIE	1685 OAK	NORTH BEND	OR
25513W150DCTL0200000	0.00	R-6	\$230,000	PIEDREGON, DIANA A	2360 MONTANA ST	NORTH BEND	OR
25513W150DCTL0210000	0.20	R-6	\$72,500	HANSON, JOHN M. & JANEANE S.	1611 ASH ST	NORTH BEND	OR
25513W150DCTL0220000	0.21	R-6	\$0	HEISEN, DEAN A. ETAL	1915 MONROE ST	NORTH BEND	OR
25513W150DCTL0230000	0.59	R-4	\$126,280	JOHNSON DEVELOPMENT CO, LLC	93845 MCCLELLURG LN	NORTH BEND	OR
25513W150DCTL0240000	0.00	R-4	\$0	MARY, JO JULIA TRUST	2260 1/2TH CT	NORTH BEND	OR
25513W150DCTL0250000	0.00	R-6	\$0	VERT, STANLEY E & VIRGINIA L.	2340 CONNECTICUT AVE	NORTH BEND	OR
25513W150DCTL0260000	0.07	R-4	\$0	BUCK, WILLIAM S.; ETAL	4190 WILLIAMS HWY	GRANTS PASS	OR
25513W150DCTL0270000	0.00	R-6	\$190,000	HAILE, JULIE	1729 OAK	NORTH BEND	OR
25513W150DCTL0280000	0.13	R-6	\$26,000	MCCORD, DOUG	1700 OAK ST	NORTH BEND	OR
25513W150DCTL0290000	0.06	R-6	\$10,000	KRAMER, ROBERT L.	PO BOX 692	COQUILLE	OR
25513W150DCTL0300000	0.06	R-6	\$3,000	KRAMER, ROBERT L.	PO BOX 692	COQUILLE	OR
25513W150DCTL0310000	0.06	R-6	\$10,000	KRAMER, ROBERT L.	PO BOX 692	COQUILLE	OR
25513W150DCTL0320000	0.00	R-6	\$25,000	GEORGIA A. HILL TRUST	PO BOX 293	NORTH BEND	OR
25513W150DCTL0330000	0.00	R-6	\$0	WILSON, KRISK	PO BOX 1255	NORTH BEND	OR
25513W150DCTL0340000	0.00	R-6	\$45,000	TABOR, MARION J.	6290 1/2 HIGHWAY 101	COOS BAY	OR
25513W150DCTL0350000	0.77	R-6	\$60,000	JOHNSON DEVELOPMENT COMPANY, LLC	93845 MCCLELLURG LN	NORTH BEND	OR
25513W150DCTL0360000	0.00	R-10	\$460,000	EPANIMSON, TIMOTHY H. & EMILY J.	2551 TROY LN	NORTH BEND	OR
25513W150DCTL0370000	0.00	R-6	\$1,500	GOODICE COMPANY	PO BOX 1115	COOS BAY	OR
25513W150DCTL0380000	0.00	R-6	\$1,000	GOODSON, GARY L. ETAL	PO BOX 1115	COOS BAY	OR
25513W150DCTL0390000	0.00	R-6	\$0	SLINGER, STEWART	BOX 88	MEDICAL LAKE	VA
25513W150DCTL0400000	0.21	R-5	\$12,000	GURRADO, YESI	1387 CALIFORNIA AVE	COOS BAY	OR
25513W150DCTL0410000	0.03	R-5	\$1,620,000	NORTHWEST COMMUNITY CREDIT UNION	PO BOX 70225	EUGENE	OR
25513W150DCTL0420000	0.32	R-5	\$1,620,000	NORTHWEST COMMUNITY CREDIT UNION	PO BOX 70225	EUGENE	OR
25513W150DCTL0430000	0.03	R-6	\$167,000	BRENNING, NICHOLAS L.	2256 SHERMAN AVE	NORTH BEND	OR
25513W150DCTL0440000	0.00	R-5	\$100	ATRINS, FRANK L.	PO BOX 60	VICTORVILLE	CA
25513W150DCTL0450000	0.15	R-5	\$0	LUND, GUSTINA D.	2312 UNION	NORTH BEND	OR
25513W150DCTL0460000	0.00	R-5	\$22,000	KRETZSCHMAR, RUBEN L. & SANDY	985 MAINE	NORTH BEND	OR
25513W150DCTL0470000	0.02	R-6	\$4,016	MARY JO JULIA TRUST	2260 1/2TH CT	NORTH BEND	OR
25513W150DCTL0480000	0.00	R-10	\$0	BOWER, ROBERT P.	1186 OREGON ST	NORTH BEND	OR
25513W150DCTL0490000	0.00	R-6	\$10,000	GOODICE COMPANY	PO BOX 1115	COOS BAY	OR
25513W150DCTL0500000	0.12	R-6	\$0	SUNSET CHEST ESTATES, LLC	PO BOX 725	NORTH BEND	OR
25513W150DCTL0510000	0.22	R-7	\$2,500	SANNE DONALD L. ETAL	2475 CHESTER	NORTH BEND	OR
25513W150DCTL0520000	0.30	R-10	\$18,000	KUYENDALL, ELEMAR	9696 BROADWAY	NORTH BEND	OR
25513W150DCTL0530000	0.00	R-6	\$4,500	SIPHERMAN, JOSHUA HENRY	PO BOX 461	NORTH BEND	OR
25513W150DCTL0540000	0.00	R-5	\$0	DELONG, JAMES A. & ANNI M.	2554 SHERMAN	NORTH BEND	OR
25513W150DCTL0550000	0.00	R-5	\$500	BUSH, JAMES R. & VERA A.	2545 UNION AV	NORTH BEND	OR
25513W150DCTL0560000	0.00	R-5	\$70,000	JOHNSON FAMILY TRUST	2335 OHIO ST	NORTH BEND	OR
25513W150DCTL0570000	0.00	R-10	\$10,000	ESLINGER, ALFRED S. & TERRA-RAE	2040 LIBERTY ST	NORTH BEND	OR
25513W150DCTL0580000	0.00	R-10	\$18,000	FRENCH, RAYMOND L. & DIANA L.	8397 E BAY RD	NORTH BEND	OR
25513W150DCTL0590000	0.00	R-10	\$0	LARSON, FRANKA	2765 NW CHAMPION CIR	BEND	OR
25513W150DCTL0600000	0.41	R-5	\$250,000	WILLET, HOWARD	PO BOX 505	NORTH BEND	OR
25513W150DCTL0610000	0.14	R-10	\$3,000	BLAKE BARRY W. & JANE A.	2616 LIBERTY ST	NORTH BEND	OR
25513W150DCTL0620000	0.00	R-6	\$150,000	SWARTZ, JAMES ETAL	2242 SHERIDAN AVE	NORTH BEND	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25513W150DCTL0630000	0.00	R-6	\$150,000	SWARTZ, JAMES ETAL	2242 SHERIDAN AVE	NORTH BEND	OR
25513W150DCTL0640000	0.00	R-6	\$175,000	GEORGE CHRISTOPHER & BROWN, LINDA M	2267 SHERMAN AVE	NORTH BEND	OR
25513W150DCTL0650000	0.00	R-6	\$62,000	GEORGE CHRISTOPHER & BROWN, LINDA M	2267 SHERMAN AVE	NORTH BEND	OR
25513W150DCTL0660000	0.14	R-6	\$0	CLAUSEN LILLI	8348 PROMISE LN	COOS BAY	OR
25513W150DCTL0670000	0.26	R-6	\$101,500	ATTENBERGER, IRVIN	PO BOX 6574	BEND	OR
25513W150DCTL0680000	0.60	R-10	\$57,000	BUCKALOQ, WILLIAM W.	1869 W HARRIET LN	ANAHEIM	CA
25513W150DCTL0690000	0.37	R-10	\$223,000	GAINES, ROBERT W. & EVELYN L.	60918 ELKA WOODS DR	BEND	OR
25513W150DCTL0700000	0.55	R-10	\$37,000	BUCKALOQ, WILLIAM W.	1869 W HARRIET LN	ANAHEIM	CA
25513W150DCTL0710000	0.08	R-6	\$1,500	GOODICE COMPANY	PO BOX 1115	COOS BAY	OR
25513W150DCTL0720000	0.60	R-5	\$95,000	WILLET, HOWARD J.	PO BOX 505	NORTH BEND	OR
25513W150DCTL0730000	0.12	R-6	\$0	BALTAZAR REYES FAMILY TRUST	2416 STANTON ST	NORTH BEND	OR
25513W150DCTL0740000	0.38	R-5	\$250,000	WILLET, HOWARD	PO BOX 605	NORTH BEND	OR
25513W150DCTL0750000	0.57	R-5	\$555,000	HUBERT, ANGELINA ETAL	2719 ALDER RIDGE DR	NORTH BEND	OR
25513W150DCTL0760000	0.53	R-5	\$43,500	RICH, JAMES L. & JACQUELINE C.	2712 ALDER RIDGE DR	NORTH BEND	OR
25513W150DCTL0770000	1.06	R-5	\$0	LEWIS, SCOTT R. & DIANE F.	1700 LAUREL CT	COOS BAY	OR
25513W150DCTL0780000	0.54	R-5	\$37,000	MCMICHAEL, PATRICIA COLEEN	1966 CHANNEL	NORTH BEND	OR
25513W150DCTL0790000	0.00	R-6	\$0	HARVEY TRUST	1514 ELVALE ST	COVINA	CA
25513W150DCTL0800000	0.00	R-6	\$260,000	MILLER, WAYNE E. & PATRICIA S.	1905 WALL ST	NORTH BEND	OR
25513W150DCTL0810000	0.00	R-6	\$19,000	GOODICE COMPANY	PO BOX 1115	COOS BAY	OR
25513W150DCTL0820000	0.38	R-6	\$700	GOODICE COMPANY	PO BOX 1115	COOS BAY	OR
25513W150DCTL0830000	0.20	R-6	\$0	MARY JO JULIA TRUST	2260 1/2TH CT	NORTH BEND	OR
25513W150DCTL0840000	0.19	R-5	\$54,000	NIPGEN, LAWRENCE A. & CONSTANCE	PO BOX 12722	SALEM	OR
25513W150DCTL0850000	0.00	R-7	\$0	BOYDSTON, JOHN D.	17997 DELIGLEN CIR	HUNTINGTON BEACH	CA
25513W150DCTL0860000	0.00	R-5	\$0	KSHAGIARAS, JOANNE	335 SW FRENCHWOOD WY	BEAVERTON	OR
25513W150DCTL0870000	0.11	R-5	\$15,000	JOHNSON, ANDY L. ETAL	PO BOX 1332	BANDON	OR
25513W150DCTL0880000	0.00	R-5	\$55,000	JOHNSON, JAMES C ET AL	357 6TH AVE	COOS BAY	OR
25513W150DCTL0890000	0.00	R-6	\$46,000	TAVERNIER, LARRY ETAL	2148 ASH ST	NORTH BEND	OR
25513W150DCTL0900000	0.15	R-5	\$265,000	BECK, RICHARD & SHAW-REDD, CATH ERINE L	545 LEWIS ST	NORTH BEND	OR
25513W150DCTL0910000	0.00	R-5	\$15,000	PROUTY, PAUL	1285 WINSOR AVE	NORTH BEND	OR
25513W150DCTL0920000	0.11	R-7	\$0	CONDR, ROBERT L. & KATHERINE A.	PO BOX 3541	KINGMAN	AZ
25513W150DCTL0930000	0.00	R-7	\$0	GALLOWAY, DONALD C.	5351 TODD RD	SEBASTOPOLE	CA
25513W150DCTL0940000	0.00	R-7	\$0	BRUNTON, DOROTHY P.	1713 BELMONT LN	REDONDO BEACH	CA
25513W150DCTL0950000	0.00	R-7	\$16,000	MCCAFFREE, JOHN L. & ANNE M	3140 YELLOWSTONE PL NE	ALBANY	OR
25513W150DCTL0960000	0.22	R-7	\$0	BURGETT, PAUL & KARLEEN	93494 W EAGLE LN	NORTH BEND	OR
25513W150DCTL0970000	0.22	R-7	\$0	FITCHELL, KATHY L. ETAL	8922 NW ROCKWELL	PORTLAND	OR
25513W150DCTL0980000	0.00	R-7	\$0	POLEY, WAH. & CLARA	7024 FIREHORN	RIVERBANK	CA
25513W150DCTL0990000	0.22	R-7	\$0	ARNEY, TIMOTHY L	6041 LEGENOS GLEN CT	FRANKLIN	TN
25513W150DCTL1000000	0.08	R-6	\$5,000	GULPAN, MELBA M.	524 NEWMARK	NORTH BEND	OR
25513W150DCTL1010000	0.00	R-7	\$50	MCCAFFREE, JOHN & ANNE M	3160 YELLOWSTONE PL NE	ALBANY	OR
25513W150DCTL1020000	0.00	R-7	\$0	CONDR, ROBERT L. & KATHERINE A.	PO BOX 3541	KINGMAN	AZ
25513W150DCTL1030000	0.11	R-7	\$0	LANDON, THOMAS S.	5605 ANGLE DR NE	SALEM	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W21DBTL0380600	0.17	R-7	\$0	BURGETT, PAUL R. & KARLEEN J.	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0380650	0.17	R-7	\$0	LONDON, THOMAS S.	5605 ANGLE DR NE	SALEM	OR
25S13W21DBTL0380440	0.17	R-7	\$0	BURGETT, PAUL R. & KARLEEN J.	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0380600	0.17	R-7	\$0	LONDON, THOMAS S.	5605 ANGLE DR NE	SALEM	OR
25S13W21DBTL0380200	0.17	R-7	\$0	BURGETT, PAUL R. & KARLEEN J.	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0380100	0.17	R-7	\$0	BURGETT, PAUL R. & KARLEEN J.	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0370000	0.00	R-7	\$0	RASMUSSEN, MABEL	2831 8TH ST NE	WENATCHEE	WA
25S13W21DBTL0360000	0.00	R-7	\$0	SWETS/BANKS FAMILY TRUST	868 TOWER ST	NACPOLEVER	WA
25S13W21DBTL0360200	0.11	R-5	\$35,000	JONES, CHRISITTE	8708 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0360100	0.22	R-7	\$0	ARNEY, JAMES L.	8031 GLENN ELLEN	EUGENE	OR
25S13W21DBTL0360000	0.19	R-7	\$0	ANUSICH LIVING TRUST	3451 LIBERTY	NORTH BEND	OR
25S13W19BCTL0360000	0.12	RR-5	\$0	SUNSET CREST ESTATES, LLC	PO BOX 725	NORTH BEND	OR
25S13W22ACTL0490000	0.00	R-5	\$1,100	SKYLINE BAPTIST CHURCH-CONSERVA-TIVE	3451 LIBERTY	NORTH BEND	OR
25S13W22ACTL0490000	0.00	R-5	\$5,900	SKYLINE BAPTIST CHURCH-CONSERVA-TIVE	3451 LIBERTY	NORTH BEND	OR
25S13W22ACTL0490200	0.00	R-5	\$130,000	KROMHOLD, LOUIE K. & SHIRLEY A.	522 PUERTO VISTA DR	COOS BAY	OR
25S13W22ACTL0440100	0.03	R-5	\$65,000	WHELCH, TOM D. & VICKI B.	66740 RAVEN RD	NORTH BEND	OR
25S13W22ACTL0390100	0.05	R-7	\$195,000	HASEN, RICHARD W. & MYRALE E.	3550 CHESTER ST	NORTH BEND	OR
25S13W22ACTL0310100	0.10	R-7	\$195,000	KELLEY, BLAKE E. & BRITTANY N.	PO BOX 141	REDSPOUT	OR
25S13W22ACTL0300100	0.08	R-7	\$195,000	HASEN, RICHARD W. & MYRALE E.	3550 CHESTER ST	NORTH BEND	OR
25S13W22ACTL0250000	0.42	R-5	\$57,000	SKYLINE BAPTIST CHURCH-CONSERVA-TIVE	3451 LIBERTY	NORTH BEND	OR
25S13W22ACTL0141200	0.21	R-7	\$0	ANUSICH LIVING TRUST	531 GLENN ELLEN	EUGENE	OR
25S13W22ACTL0141100	0.21	R-7	\$0	ANUSICH LIVING TRUST	531 GLENN ELLEN	EUGENE	OR
25S13W22ACTL0141000	0.22	R-7	\$0	ANUSICH LIVING TRUST	531 GLENN ELLEN	EUGENE	OR
25S13W22ACTL0092000	0.00	R-5	\$3,000	HIPPS, OLIN D. & ROSA M.	1626 SWBETWATER RD STE 6	NATIONAL CITY	CA
25S13W22ACTL0140900	0.30	R-7	\$0	ANUSICH LIVING TRUST	531 GLENN ELLEN	EUGENE	OR
25S13W22ACTL0090000	0.14	R-5	\$107,000	HARRELD FAMILY TRUST	8845 WILD IRIS RUN	HIGHLANDS RANCH	CO
25S13W22ACTL0140500	0.19	R-7	\$49,900	CRABBE, H.G. & RITA	PO BOX 84	LAKESIDE	OR
25S13W22ACTL0140400	0.19	R-7	\$66,405	HOFFME, RANDAL B.	62540 SHEL-HAMER RD	COOS BAY	OR
25S13W22ACTL0140200	0.24	R-7	\$74,900	WRIGHT, DEAN EDWARD	3601 INLAND CT APT 12	NORTH BEND	OR
25S13W22ACTL0130000	0.00	R-5	\$7,000	MORRIS LOVING TRUST	3373 BRUSSELLS	NORTH BEND	OR
25S13W22ACTL0100000	0.17	R-5	\$125,000	TAKEPANA, MARK A. & VANLAN SHI	3330 CHESTER ST	NORTH BEND	OR
25S13W22ACTL0091000	0.00	R-5	\$0	TE JOHNSON FAMILY TRUST	95314 UPPER SUN LN	COOS BAY	OR
25S13W22ACTL0091000	0.13	R-5	\$18,000	HILL, CHARLES & TASHA	910 STATE ST	NORTH BEND	OR
25S13W22ACTL0090000	0.00	R-5	\$25,000	WHITE, KELLIE A.	8666 ELK RIDGE WY	ELK GROVE	CA
25S13W22ACTL0020000	0.00	R-5	\$0	BENEVIDES, LUCILLE L.	3479 ESKATON DR	PLACERVILLE	CA
25S13W22ACTL0020000	0.00	R-5	\$0	LUCILLE BENEVIDES TRUST	3479 ESKATON DR	PLACERVILLE	CA
25S13W22ACTL0020000	0.00	R-5	\$2,000	MILLER, MICHAEL R. & KUSONDRRA F	849 LEWIS ST	NORTH BEND	OR
25S13W22ACTL0020000	0.00	R-5	\$1,500	MILLER, MICHAEL R. & KUSONDRRA F	849 LEWIS ST	NORTH BEND	OR
25S13W22ACTL0020000	0.00	R-7	\$0	COOS COUNTY	250 N BAXTER ST	COQUILLE	OR
25S13W22ACTL0140900	0.41	R-7	\$0	ANUSICH LIVING TRUST	531 GLENN ELLEN	EUGENE	OR

VOLUME 1 PART 2

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W21ACTL0510000	0.01	R-6	\$160,000	BURNS, MITCHELL L ET AL	3455 FIR ST	NORTH BEND	OR
25S13W21DBTL0100000	0.00	R-7	\$0	TIMOTHY L ARNEY TENNESSEE MARITAL TRUST	804 LEGENDS GLEN CT	FRANKLIN	TN
25S13W21DBTL0090000	0.00	R-7	\$0	TURJULO, JOHN & CATHY	20229 273 RD	CECABARGE	CO
25S13W21DBTL0080000	0.00	R-7	\$0	ARNEY FAMILY TRUST	93327 HILLCREST LN	NORTH BEND	OR
25S13W21DBTL0060000	0.00	R-7	\$1,000	ARNEY, TIMOTHY L	804 LEGENDS GLEN CT	FRANKLIN	TN
25S13W21DBTL0050000	0.00	R-7	\$3,000	MCCAFFREE, WILLARD L. & JODY C.	2660 CEDAR	NORTH BEND	OR
25S13W21DBTL0040000	0.00	R-7	\$0	HERON, JULIET	1072 ELROD	COOS BAY	OR
25S13W21DBTL0030000	0.00	R-7	\$0	CHALLE, VICTOR & GEORGE	3451 NICOLET DR	GREEN BAY	WI
25S13W21DBTL0020000	0.00	R-7	\$69,300	MAST, RANDY & MARIE	3615 ASH ST	NORTH BEND	OR
25S13W21DBTL0010000	0.00	R-7	\$174,000	RUNN, MICHAEL	3693 SPRUCE ST	NORTH BEND	OR
25S13W21ACTL1090000	0.00	R-6	\$225,000	BASINGER, RANDY D. & MUSABUS-BAS-INGER, J	3687 PINE	NORTH BEND	OR
25S13W21ACTL0970000	0.00	R-6	\$1,500	HOLI, JOHNN	PO BOX 222	NORTH BEND	OR
25S13W21ACTL0950000	0.00	R-7	\$3,000	MCCAFFREE, WILLARD L. & JODY C.	2650 CEDAR	NORTH BEND	OR
25S13W21ACTL0910000	0.00	R-6	\$59,500	RICKENBACH, FRED V. & KATHLEEN L	2515 KINNEY ST	NORTH BEND	OR
25S13W21DBTL0110000	0.28	R-7	\$0	MITCHELL, KATHY L, ETAL	8922 NW ROCKWELL	PORTLAND	OR
25S13W21ACTL0240100	0.14	R-6	\$60,000	JOHNSON, RICHARD E. & JUDITH C.	2255 OHIO ST	NORTH BEND	OR
25S13W21ACTL0120000	0.03	R-6	\$0	HENSON, RAYMOND L. & SHARON L	3462 ASH	NORTH BEND	OR
25S13W21ACTL1140000	0.00	R-6	\$45,000	HOLLAND, ROSITA L	PO BOX 69	POWERS	OR
25S13W21ACTL0100000	0.18	R-7	\$0	BAKER, THOMAS J; ETAL, TRUSTEES	4820 CLEARVIEW AV	POCATELLO	ID
25S13W21ACTL0700000	0.13	R-6	\$23,000	WENZEL, JILL & WENZEL, ROGER L.	2280 COMMERCIAL ST	NORTH BEND	OR
25S13W21DBTL0070000	0.14	R-5	\$94,000	HOLLADAY, ERNEST RAY	2821 FIR ST	NORTH BEND	OR
25S13W21DBTL0070000	0.00	R-6	\$14,000	LEGGETT, TONY & ROSANNA	2520 CLARK ST	NORTH BEND	OR
25S13W21DBTL0060000	0.06	R-6	\$190,000	HAWLEY, BRETT C. & DEBBIE A.	15205 W DESERT MIRAGE DR	SURPRISE	AZ
25S13W21ACTL0310000	0.06	R-6	\$115,000	FRENCH, RAYMOND L. & DIANA L.	63937 E BAY RD	NORTH BEND	OR
25S13W21ACTL0200000	0.02	R-6	\$138,000	BRISCOLL, MARK D.	2671 LEWIS	NORTH BEND	OR
25S13W21ACTL0100000	0.00	R-6	\$0	DENISE STUTZNER LIVING TRUST	PO BOX 645	COOS BAY	OR
25S13W21ACTL0260000	0.04	R-6	\$0	STODDARD, DAISY	1592 S 17TH ST	COOS BAY	CA
25S13W21DBTL0250000	0.00	R-6	\$7,000	RIESS, ROBERT A.	3105 BURIANO CT	MODESTO	CA
25S13W21DBTL0230000	0.22	R-7	\$0	BURSETT, HEIDI	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0210000	0.00	R-7	\$0	TIMOTHY L ARNEY TENNESSEE MARITAL TRUST	804 LEGENDS GLEN	FRANKLIN	TN
25S13W21DBTL0200000	0.27	R-7	\$0	BURGETT, PAUL & KARLEEN	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0200100	0.33	R-7	\$0	ARNEY, JAMES L	59708 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0200000	0.50	R-7	\$0	MITCHELL, KATHY L, ETAL	8922 NW ROCKWELL	PORTLAND	OR
25S13W21DBTL0200000	0.00	R-7	\$0	TIMOTHY L ARNEY TENNESSEE MARITAL TRUST	804 LEGENDS GLEN	FRANKLIN	TN
25S13W21DBTL0200000	0.44	R-7	\$0	BURGETT, PAUL & KARLEEN	93494 W EAGLE LN	NORTH BEND	OR
25S13W21DBTL0200100	0.44	R-7	\$0	ARNEY, JAMES L	59708 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0200000	0.44	R-7	\$0	MITCHELL, KATHY L, ETAL	8922 NW ROCKWELL	PORTLAND	OR
25S13W21DBTL0200100	0.00	R-7	\$0	LILLEGAR, NORA A.	2319 PINE ST	PUEBLO	CO
25S13W21DBTL0200000	0.00	R-7	\$100	COLLINS, DAVID B.	21322 98TH ST	KENT	WA
25S13W21DBTL0200100	0.88	R-7	\$0	ARNEY, JAMES L	59708 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0200100	0.33	R-7	\$0	ARNEY, TIM	804 LEGENDS GLEN	FRANKLIN	TN

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W21DBTL0204000	0.00	R7	\$400	REMDA, GARY M.	10451 LAKESHORE DR	APPLE VALLEY	CA
25S13W21DBTL010100	0.22	R7	\$0	ARNEY, JAMES L.	57078 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0202000	0.22	R7	\$0	BURGETT, PAUL & KARLEEN	59494 WEAGLE LN	NORTH BEND	OR
25S13W21DBTL0203100	0.66	R7	\$0	ARNEY, JAMES L.	59709 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0209000	0.40	R7	\$0	MITCHELL, KATHY L ETAL	6922 NW ROCKWELL	PORTLAND	OR
25S13W21DBTL0209000	0.40	R7	\$950	LANGLOIS, EMILY ETAL	529 SANDSTONE WAY	EUGENE	OR
25S13W21DBTL0210000	0.17	R7	\$0	BURGETT, PAUL & KARLEEN	59494 WEAGLE LN	NORTH BEND	OR
25S13W21DBTL0210400	0.17	R7	\$0	ARNEY, JAMES L.	59708 FERNWOOD RD	COQUILLE	OR
25S13W21DBTL0210200	0.44	R7	\$0	ARNEY, TIMOTHY L.	804 LEGENDS GLEN CT	FRANKLIN	TN
25S13W21DBTL0210100	0.00	R7	\$0	WEYBRIGHT, DAN R. & BARBARA R.	17084 BLUE HERON DR	SUNRIVER	OR
25S13W21DBTL0210000	0.33	R7	\$0	LANGLOIS, EMILY ETAL	529 SANDSTONE WAY	EUGENE	OR
25S13W21DBTL0210400	0.00	R7	\$0	JON & KATHY MITCHELL TRUST	8922 ROCKWELL LN	PORTLAND	OR
25S13W21DBTL0210400	0.00	R7	\$0	JON & KATHY MITCHELL TRUST	8922 ROCKWELL LN	PORTLAND	OR
25S13W21DBTL0210900	0.00	R7	\$0	JON & KATHY MITCHELL TRUST	8922 ROCKWELL LN	PORTLAND	OR
25S13W21DBTL0210900	0.52	R5	\$35,000	SWEET, JOEL M.	869 TOWER ST	NORTH BEND	OR
25S13W21DBTL0210900	0.66	R7	\$0	ARNEY, TIMOTHY L.	804 LEGENDS GLEN CT	FRANKLIN	TN
25S13W168BTL040500	0.17	R7	\$97,500	CHANEY, SUSAN L	1986 ARTHUR ST	NORTH BEND	OR
25S13W168BTL0024400	0.16	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0024500	0.16	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0024600	0.20	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0024700	0.20	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0024800	0.17	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0024900	0.16	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0025000	0.16	R7	\$119,800	NIEMOEHNER, JOHN & DEBBIE	3206 WOODCREST DR	SAN JOSE	CA
25S13W168BTL0025100	0.16	R7	\$119,000	LYNAM FAMILY TRUST	1448 ARBOR AVE	LOS ALTOS	CA
25S13W168BTL0025200	0.16	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0025300	0.23	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0025400	0.17	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0025500	0.16	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0025600	0.25	R7	\$58,000	LIN, CONG & ZHANG, NA	1611 VIRGINIA AVE	NORTH BEND	OR
25S13W168BTL0201000	0.18	R7	\$57,000	CARNES, CHRISTINE A.	PO BOX 250	NORTH BEND	OR
25S13W168BTL0024700	0.17	R7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0170000	0.61	R7	\$100,000	GARBODEN, LARRY R. & SALLY J.	3455 VIRGINIA AVE	NORTH BEND	OR
25S13W168BTL0190000	0.09	R7	\$100,000	GARBODEN, LARRY R. & SALLY J.	3455 VIRGINIA AVE	NORTH BEND	OR
25S13W168BTL0200000	1.02	R7	\$100,000	GARBODEN, LARRY R. & SALLY J.	3455 VIRGINIA AVE	NORTH BEND	OR
25S13W168BTL0200300	0.23	R7	\$60,000	FISHER, JOSEPH L. & BARBARA C.	1100 TIDEVIEW TERR	COOS BAY	OR
25S13W168BTL0210000	0.13	R7	\$947	HANSEN, PETER	620 SW 5TH AVE	PORTLAND	OR
25S13W168BTL0230100	0.22	R7	\$0	HUMBERT, JERALD	SUITE 1210	KEIZER	OR
25S13W168BTL0230200	0.23	R7	\$0	HUMBERT, JERALD	1715 BLACK SHEEP WAY NE	KEIZER	OR
25S13W168BTL0230300	0.24	R7	\$0	HEMPSTEAD BENNY	93715 HACKETT LN	COOS BAY	OR
25S13W168BTL0230500	0.21	R7	\$0	CHAPANAR, CHRISTOPHER & NICOLE	3655 ASH ST	NORTH BEND	OR
25S13W168BTL0230700	0.22	R7	\$0	HEMPSTEAD BENNY	93716 HACKETT LN	COOS BAY	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W168BTL0209900	0.26	R-7	\$87,000	WENBOURNE, JACOB R & SYLVIA D	2055 ROOSEVELT LOOP	NORTH BEND	OR
25S13W22ACTL0604000	0.00	R-5	\$500	SWEET, JOEL & CHRISTIE	869 TOWER	NORTH BEND	OR
25S13W168BTL0090200	0.17	R-7	\$0	PEREGRINE GROUP, INC.	420 PARK AV	COOS BAY	OR
25S13W168BTL0014700	0.20	R-7	\$0	RAWLINS, SAMUEL J ET AL	1951 JEFFERSON ST	NORTH BEND	OR
25S13W168BTL0090000	0.16	R-7	\$0	MYERS, MIKE	3910 BRUSSELS ST	NORTH BEND	OR
25S13W168BTL0510000	1.53	R-7	\$95,000	TOMLIN, JOHN W. & SUSAN M.	2166 MADRONA ST	NORTH BEND	OR
25S13W168BTL0560500	0.14	R-7	\$245,000	OTTEWILLER, DENNIS E. & SUSAN J.	2024 CEDAR CT	NORTH BEND	OR
25S13W168BTL0561200	0.08	R-7	\$249,500	ROSE, JAMES W. & CECE L	2058 CEDAR CT	NORTH BEND	OR
25S13W168BTL0609000	0.00	R-6	\$100,000	ANDRUDGE, JOSHUA M. & BIREANA R.	11071 CAPE ARAGO HWY	COOS BAY	OR
25S13W168BTL0840400	0.07	R-6	\$0	LARRY EDWARD TAYLOR REV TRUST ET AL	PO BOX 5684	HILD	HI
25S13W168BTL0890000	0.00	R-6	\$985	WALKER, SANDRA L	2023 JOHNSON ST	NORTH BEND	OR
25S13W168BTL0920400	0.00	R-6	\$29,000	STEWART, RODNEY B.	2701 OCEAN PARK BLVD #140	SANTA MONICA	CA
25S13W168BTL0940000	0.06	R-6	\$297,500	MARCZAK, DONALD S. JUDGE	2028 GARFIELD ST	NORTH BEND	OR
25S13W168BTL0940100	0.08	R-6	\$0	CREANER, CLARK A. & KAY A.	2048 GARFIELD ST	NORTH BEND	OR
25S13W168BTL0940200	0.17	R-7	\$0	KLEIN, RONALD E. & LYNDIA J.	2311 OLD HWY 99	GRANTS PASS	OR
25S13W168BTL0940300	0.17	R-7	\$0	SCHROINK, C. WAYNE & MELANIE L.	PO BOX 725	NORTH BEND	OR
25S13W168BTL0940400	0.31	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0940500	0.18	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0940600	0.16	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0940700	0.19	R-7	\$920,000	GREGORY, MATTHEW S. & DARIA A	3540 CHINDOK AVE	NORTH BEND	OR
25S13W168BTL0940800	0.19	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0940900	0.17	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0941000	0.16	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0941100	0.16	R-7	\$0	MANIOSH, L.L.C.	6877 HAWK RIDGE DR	FERNDALE	WA
25S13W168BTL0941200	0.18	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0941300	0.16	R-7	\$975,000	MAG 7 ENTERPRISES, LLC	555 BURKE ST	SAN JOSE	CA
25S13W168BTL0941400	0.01	R-6	\$150,000	SUNSET ESTATES, LLC	PO BOX 725	NORTH BEND	OR
25S13W168BTL0941500	0.17	R-7	\$0	SCHROINK, C. WAYNE & MELANIE L.	PO BOX 725	NORTH BEND	OR
25S13W22BTL0210000	0.09	R-7	\$0	GAYENSKI FAMILY TRUST 04-28-11; ET AL	62985 OLIVE BARBER RD	COOS BAY	OR
25S13W168BTL0140000	0.00	R-6	\$120,000	MARTAN, FRED	2556 OAK ST	NORTH BEND	OR
25S13W168BTL0150000	0.18	R-6	\$147,000	TERRACE INVESTMENTS LLC II	2825 HWY 101 N	FLORENCE	OR
25S13W168BTL0160000	0.35	R-6	\$460,000	EAMER, PENNY L. ETAL	2159 16TH	NORTH BEND	OR
25S13W168BTL0204000	0.22	R-6	\$0	WILLIAM & SUSAN HITCHINSON TRUST	2550 MADRONA ST	NORTH BEND	OR
25S13W168BTL0270000	0.12	R-6	\$182,000	MIRIAM ZOMERSHOE REV. DVG. TRUST; ET AL	6575 EAST BAY RD	NORTH BEND	OR
25S13W168BTL0276000	0.12	R-6	\$191,500	TRIM, PAUL & MYEONG	1384 BAY VIEW ST	NORTH BEND	OR
25S13W168BTL0460000	0.00	R7	\$88,500	PARSONS, PRICE R. & NIELA C.	2716 BROADWAY AV	NORTH BEND	OR
25S13W168BTL0480000	0.13	R-7	\$88,500	PARSONS, PRICE R. & NIELA C.	2716 BROADWAY AV	NORTH BEND	OR
25S13W168BTL0803100	0.03	R-6	\$0	HARRY J. BLOSS JR. REVOCABLE LIVING TRUST	2715 MYRTLE	NORTH BEND	OR
25S13W168BTL0896000	0.00	R-6	\$186,300	MYERS, MICHAEL N. & BECKY KAY	3696 BROADWAY AVE	NORTH BEND	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W16D01L080000	0.19	R7	\$80,000	THOMPSON DONALD J ETAL	PO BOX 866	NORTH BEND	OR
25S13W16D01L020000	0.40	R7	\$0	PETTIT, DELBERT L & WANDA L	8549 KINNEY RD	NORTH BEND	OR
25S13W16D01L020000	0.15	R7	\$0	HUMBERT, JERALD ET AL	1715 BLUCKSHEEP WAY NE	KEIZER	OR
25S13W22A01L020000	0.18	R7	\$0	GAOIRAN, MAGILYN M	1199 NEWMARK ST	NORTH BEND	OR
25S13W16D01L040000	0.24	R6	\$147,000	TERRACE INVESTMENTS LLC II	2925 HWY 101 N	FLORENCE	OR
25S13W22A01L040000	0.17	R7	\$186,420	SHORELINE COMMUNITY CHURCH INC	1251 CLARK ST	NORTH BEND	OR
25S13W22A01L060000	0.06	RM	\$12,600,000	SEABREEZE INVESTMENTS, LLC ETAL	10220 SW GREENBURG RD STE 201	PORTLAND	OR
25S13W22A01L070000	0.36	RM	\$12,600,000	SEABREEZE INVESTMENTS, LLC ETAL	10220 SW GREENBURG RD STE 201	PORTLAND	OR
25S13W22A01L070000	0.29	R-M	\$12,600,000	SEABREEZE INVESTMENTS, LLC ETAL	10220 SW GREENBURG RD STE 201	PORTLAND	OR
25S13W22A01L080000	0.00	RM	\$300,000	LA FRANCHI, RON	500 N CENTRAL	COQUILLE	OR
25S13W22A01L090000	0.27	RM	\$225,000	SPEERY, MELISSA	510 LOCKHART	NORTH BEND	OR
25S13W22A01L0450000	0.22	RM	\$300,000	LA FRANCHI, RON	500 N CENTRAL	COQUILLE	OR
25S13W22A01L0310800	0.12	RM	\$0	CHAN, SI LUK	11904 SE FOSTER RD	PORTLAND	OR
25S13W22A01L0310100	0.14	RM	\$0	CHAN, SI LUK	11904 SE FOSTER RD	PORTLAND	OR
25S13W22A01L0250000	0.00	R-M	\$1,857	THOMPSON DANIEL & JOEY	9421 STANTON ST	NORTH BEND	OR
25S13W22A01L060000	0.23	R-M	\$35,000	JOHANSON FAMILY TRUST 11/07/2010	2604 FLECHA CT	HACIENDA HEIGHTS	CA
25S13W22A01L040100	0.07	R-5	\$556	STEELE DANNY	760 O'CONNELL	NORTH BEND	OR
25S13W22A01L0120100	0.03	R-7	\$90,000	SAVEY TROY B	3555 KINNY RD	NORTH BEND	OR
25S13W16D01L0380200	0.15	R-7	\$0	NICHOLSON, LINDA GAYLE & RICHARD ARMOND	1751 S 19TH ST	COOS BAY	OR
25S13W16D01L010000	0.12	RR-5	\$0	SUNSET CREST ESTATES, LLC	PO BOX 725	NORTH BEND	OR
25S13W16D01L040000	0.29	R-5	\$0	TUNER, JUSTINA J ETAL	616 16TH ST	HUNTINGTON BEACH	CA
25S13W16D01L051000	0.32	RR-5	\$53,700	RAINEY, CHRISTOPHER & JUDY	635 PREFONTAINE DR	COOS BAY	OR
25S13W16D01L0702000	0.23	RR-5	\$135,000	CARNES, KATY	PO BOX 280	NORTH BEND	OR
25S13W16D01L0703000	0.21	RR-5	\$79,900	SWAGERTY, SHAWN W & CONSOR, PHERNIE E	5245 NE 19TH AVE	PORTLAND	OR
25S13W16D01L0707000	0.23	RR-5	\$137,500	CARNES, DELBERT W	PO BOX 250	NORTH BEND	OR
25S13W16D01L0709000	0.24	RR-5	\$137,500	HOGAN, THOMAS G	PO BOX 864	MONUMENT	CO
25S13W16D01L0713000	0.24	RR-5	\$98,000	LUO, JISHENG & LIU, MIN NI	2230 14TH CT	NORTH BEND	OR
25S13W16D01L0721000	0.24	RR-5	\$95,000	SWEET, JOEL	609 TOWER ST	NORTH BEND	OR
25S13W16D01L0724000	0.06	RR-5	\$150,000	GORRELL, LLC	2810 ARLINE WAY	EUGENE	OR
25S13W16D01L0160000	0.18	R7	\$495,900	SCHWARTZ, MARVIN & SUSAN	18441 ADAMS RANCH RD	VILLA PARK	CA
25S13W16D01L0140000	0.00	R7	\$5,000	HOBESLY, THOMAS J & PATRICIA E	2557 DELORES LN	NORTH BEND	OR
25S13W16D01L0250100	0.25	R-6	\$0,000	MATTHEWS, RAMONA	PO BOX 441	NORTH BEND	OR
25S13W16D01L0270000	0.19	R7	\$10,000	NEVDAL, TERRY L & JULIA A	2126 15TH ST	NORTH BEND	OR
25S13W16D01L0280000	0.00	R-6	\$235,000	TAYLOR, ELISA P	2428 17TH ST	NORTH BEND	OR
25S13W16D01L0290000	0.00	R7	\$27,500	DALE MARY L	10418 MEZZANINO CT	LAS VEGAS	NV
25S13W16D01L0500000	0.04	R7	\$0	EDWARDS, MICHAEL EDWARD	2540 ASH	NORTH BEND	OR
25S13W16D01L0250100	0.02	R7	\$55,000	CHRISTENSEN, CHRISTIAN L & LORRI	PO BOX 94250	ELACHLY	OR
25S13W16D01L0270000	0.00	R7	\$55,000	CHRISTENSEN, CHRISTIAN L & LORRI	PO BOX 94250	BLACHLY	OR
25S13W16D01L0280000	0.20	R7	\$25,000	ARMSTRONG, SHANA JO	2335 PINE ST	NORTH BEND	OR
25S13W16D01L0330000	0.00	R7	\$0	GROBEN, ROSS M	2385 PINE ST	NORTH BEND	OR
25S13W16D01L0420000	0.00	R7	\$499,900	SCHWARTZ, MARVIN & SUSAN	18441 ADAMS RANCH RD	VILLA PARK	CA
25S13W16D01L0460000	0.00	R7	\$92,500	KRONBERG, CINDY A	PO BOX 503	NORTH BEND	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
25S13W16D01L0760000	0.00	R-7	\$9,900	STILLMAKER, RONALD F & JERRI M	2804 ASH	NORTH BEND	OR
25S13W16D01L0760000	0.19	R-7	\$0	VON DIPPE PATRICK B & SHERRIE L	2412 ASH ST	NORTH BEND	OR
25S13W16D01L0770000	0.05	R-7	\$220,000	DRUMFELLER, CHERI L R	2516 ASH ST	NORTH BEND	OR
25S13W16D01L0860000	0.00	R-7	\$0	WILSON, ARNOLD H	2546 OAK	NORTH BEND	OR
25S13W16D01L0860000	0.00	R-7	\$9,999	NESSBITT, GLENN S	PO BOX 61921	SANTA BARBARA	CA
25S13W16D01L0860000	0.21	R-7	\$499,900	SCHWARTZ, MARVIN & SUSAN	18441 ADAMS RANCH RD	VILLA PARK	CA

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Powers City

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
31S12W13B01L022000	0.00	R	\$0	PIERSON, ELIZABETH E.	PO BOX 144	POWERS	OR
31S12W13B01L022000	0.22	R	\$1,000	LECKBANK, ROBERT E. & LERNE, J.	PO BOX 569	POWERS	OR
31S12W13B01L024000	0.51	R	\$20,000	HOWARD, ARJIST L. & KATHRYN L.	PO BOX 552	POWERS	OR
31S12W13B01L024000	0.09	R	\$0	HOWARD, ARJIST L. & KATHRYN	PO BOX 552	POWERS	OR
31S12W13B01L027000	0.17	R	\$0	BUSHNELL, MITCH R.	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.00	R	\$99,900	MCDANIEL, STEPHANIE R.	170 E DATE ST	POWERS	OR
31S12W13B01L027000	0.00	R	\$90,000	WARRICK, MICHAEL	PO BOX 35	POWERS	OR
31S12W13B01L027000	0.26	R	\$0	BUSHNELL, MITCH R.	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.00	R	\$500	TASSIE JAMAL	215 NW 207 TER	PEARBROKE PINES FL	FL
31S12W13B01L027000	0.23	R	\$25,000	BUSHNELL, LAURIE & JOHN	PO BOX 499	POWERS	OR
31S12W13B01L027000	0.00	R	\$0	PIERSON, ELIZABETH E.	PO BOX 144	POWERS	OR
31S12W13B01L027000	0.27	R	\$0	ARNOLD-JENSEN REVOCABLE TRUST	PO BOX 353	POWERS	OR
31S12W13B01L027000	0.00	R	\$0	RICHARD & DOROTHY YARIE TRUST	8748 ADA ST	CHULA VISTA CA	CA
31S12W13B01L027000	0.24	R	\$0	HACKETT, T. A. & HULDA	PO BOX 26	UNKNOVW	OR
31S12W13B01L027000	0.14	R	\$155,000	FANDEL, SETH B. & RACHEAL J.	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.21	C/R	\$1,900	PARKER, STEVEN, ETAL	92060 HALL CRK LN	MARTE POINT OR	OR
31S12W13B01L027000	0.49	C/R	\$1,200	FANDEL, SETH B. & RACHEAL J.	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.33	C/R	\$195,000	FANDEL, SETH B. & RACHEAL J.	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.17	C/R	\$0	PARKER, MARLENE M., ETAL	92060 HALL CREEK LN	MARTE POINT OR	OR
31S12W13B01L027000	0.58	C/R	\$0	FANDEL, SETH & RACHEAL	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.80	R	\$25,000	BUSHNELL, LAURIE & JOHN	PO BOX 499	POWERS	OR
31S12W13B01L027000	0.54	R	\$0	FANDEL, JOHN, ETAL	PO BOX 248	UNKNOVW	OR
31S12W13B01L027000	0.17	R	\$20,000	GRISWOLD, FRED A. & BONNIE JEAN	PO BOX 22	POWERS	OR
31S12W13B01L027000	0.50	R	\$72,000	WOLCOTT, PHILIP A.	PO BOX 424	POWERS	OR
31S12W13B01L027000	0.57	R	\$0	RECTOR, MARK E. & KATHRYN E.	PO BOX 336	POWERS	OR
31S12W13B01L027000	0.90	R	\$89,990	ALESSIUS, JOHN T. & LINDA L.	13815 NW MALBURN ST	PORTLAND OR	OR
31S12W13B01L027000	0.23	R	\$70,000	FANDEL PROPERTIES LLC	PO BOX 248	POWERS	OR
31S12W13B01L027000	0.09	R	\$66,000	SHORS, PAUL D. & JODI B.	6052 MIELER RD	PALM SPRINGS CA	CA
31S12W13B01L027000	0.00	R	\$4,000	BLU DUTCH LLC	PO BOX 422	ROQUE RIVER OR	OR
31S12W13B01L027000	0.00	R	\$1	WARMACK, ROBERT W. & TRUDY	PO BOX 445	POWERS	OR
31S12W13B01L027000	2.64	R	\$0	POWERS RANCH CO.	3800 40TH AV W	SEATTLE WA	WA
31S12W13B01L027000	0.00	R	\$25,500	ELAM, TOM	PO BOX 301	POWERS	OR
31S12W13B01L027000	0.00	R	\$0	ANDERSON, EDWARD E. & JACQUELINE A.	PO BOX 6	POWERS	OR
31S12W13B01L027000	0.09	R	\$68,000	SHORS, PAUL D. & JODI B.	PO BOX 417	POWERS	OR
31S12W13B01L027000	0.42	R	\$36,952	ROUND HOUSE PROPERTIES, LLC	PO BOX 6	POWERS	OR
31S12W13B01L027000	0.00	R	\$16,000	RUHLAND, BRUCE & JEANETTE	PO BOX 418	POWERS	OR
31S12W13B01L027000	0.00	R	\$20,000	VAN FOSSEN, JOY L.	PO BOX 118	POWERS	OR
31S12W13B01L027000	0.00	R	\$5,000	SHEDDEN, MARK R.	PO BOX 582	COQUILLE OR	OR
31S12W13B01L027000	0.00	R	\$0	SHORS, WILLIAM T.	PO BOX 476	POWERS	OR
31S12W13B01L027000	0.00	R	\$10,000	RECTOR, CRAIG J.	PO BOX 406	POWERS	OR

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
31S12W13B01L007000	3.07	R	\$0	POWERS RANCH CO.	3800 40TH AV W	SEATTLE	WA
31S12W13B01L007000	0.00	R	\$7,500	SPURGEON, KIM DORIS S.	PO BOX 304	SANT JOHN	WA
31S12W13B01L007000	0.19	R	\$25,600	FIRST COMMUNITY CREDIT UNION	2002 INLAND DR	NORTH BEND	OR
31S12W13B01L007000	0.03	R	\$23,000	HOUTORF, CHRISTOPHER & LINDA	3003 NE 75TH ST	VANCOUVER	WA
31S12W13B01L007000	0.00	R	\$0	MONTOYA, HOUSTON	PO BOX 377	POWERS	OR
31S12W13B01L007000	0.24	R	\$0	WALKER, MARCELLE	1215 GARDEN WAY	WOODBURN	OR
31S12W13B01L007000	0.61	R	\$1	STALLARD, DENNY	PO BOX 325	POWERS	OR
31S12W13B01L007000	0.48	R	\$35,000	HOPKINS, TROY D.	PO BOX 502	POWERS	OR
31S12W13B01L007000	3.91	R	\$180,000	GRIFFITH, GERALD & PEGGY	3622 ECOCHIE AV	SAN DIEGO	CA
31S12W13B01L007000	0.18	C/R	\$3,000	HOLLAND, ROSITA L. & DARRELLE	PO BOX 69	POWERS	OR
31S12W13B01L007000	0.00	R	\$0	CAUGHELL, WILLIAM J. & VICKIE LYNN	PO BOX 177	POWERS	OR
31S12W13B01L007000	0.00	R	\$60,000	BROWNING, CANDACE	60647 S SUMNER RD	COOS BAY	OR
31S12W13B01L007000	0.00	R	\$60,000	ELAM, TOMMY L.	PO BOX 301	POWERS	OR
31S12W13B01L007000	1.24	R	\$52,500	MCDANIEL, DAVID A. & DEBORAH G.	55999 WOODDUCK DR	BEND	OR
31S12W13B01L007000	0.00	R	\$15,000	MCDANIEL, DAVID A. & DEBORAH G.	55999 WOODDUCK DR	BEND	OR
31S12W13B01L007000	0.00	R	\$15,000	MCDANIEL, DAVID & MCDANIEL, DEB-RAH	55999 WOODDUCK DR	BEND	OR
31S12W13B01L007000	0.00	R	\$0	POST, LYNN R., JR.	68851 SHORELINE, VS	FLORENCE	OR

APPENDIX I SECTION 4.5.5 COOS COUNTY HOUSING COMPREHENSIVE PLAN ELEMENT

Powers City UGB

TAX LOT ID	ACRES	ZONING	SALES PRICE	OWNER	MAILING ADDRESS	CITY	STATE
31S12W190BT0560000	2.05	RR2	27500	HOLLADAY PHILIP	PO BOX 64	POWERS	OR
31S12W190BT0560000	0.00	R	60000	FLETCHER CLAIR S. & JULIE A.	PO BOX 306	POWERS	OR
31S12W190BT0560000	0.00	R	300	TODARD, LENA	27701 MURRIETA RD #172	SUN CITY	CA

The following sections had to be renumbered but not text changes have been made.

4.6 Rural Housing

4.6.0 Introduction

4.6.1 Definitions

Rural Housing - All dwellings within unincorporated areas and outside and Urban Growth Boundary (UGB).

Rural Residential - Those dwellings and types of residential land use that are located:

- a. within the unincorporated area of Coos County, and
- b. outside an existing UGB.

Rural Center - A named developed area providing some essential services to the surrounding rural area, containing (at least) a store or other commercial use plus a school, church or grange hall.

4.6.2 Statutory Requirements: Relationship of Rural Housing to Resource Management

The process of planning for future rural housing growth is intimately related to the process of planning for resource management. This relationship stems from both practical and legal considerations.

Most land development and conservation actions arise as a response to pressure for change. The most common types of resource land, agricultural and forest land, have been viewed historically as the raw land base for residential, industrial and commercial development, and therefore, are the types of land most likely to experience the most severe pressures for change. From the practical standpoint, conserving and protecting this raw land base does two things: 1) it ensures the continuance of the agriculture and forestry economic sectors, and 2) it enables the selection of more efficient rural development patterns.

Legal parameters are provided by the Statewide Agricultural Lands and Forest Lands Goals (#3 and #4, respectively) and by LCDC's Administrative Rules. The goals 1) require lands with soils in SCS classes I-IV (and other farmlands) to be preserved and placed in an "exclusive farm use" (EFU) zone, and 2) require the conservation of forest lands for forest uses. Whenever such lands are not conserved and protected, a governing body is required to prove through a goal exception procedure that such lands are either:

1. No longer available for resource production because they are either physically developed or built upon or irrevocably committed to urban or rural uses and cannot be reclaimed for forest or farm uses; or
2. Needed for non-resource uses.

Coos County has now withdrawn its previously adopted goal exception for category 2 above as applied to rural residential lands, based on a clear indication that LCDC will simply not accept any arguments for a goal exception based on need. Instead, Coos County has adopted a goal exception for "Committed Lands" as defined 1) in general in LCDC Administrative Rule #660-04-028 and 2) in more detail within this inventory document.

4.2 ~~RESERVED~~

4.6.3 Analysis of "Committedness" of Rural Housing

4.6.3.1 Introduction

Although both LCDC Goal #2, "Exceptions", and the LCDC administrative rules for goal exceptions were revised to recognize the special circumstances involving areas that are "physically developed" or "irrevocably committed" to a non-resource use, neither the goal nor the rules define the two terms except to say that their meaning "will depend on the situation..." at the site and at adjacent areas. In a broad sense, the terms can be defined to mean that one or more of the following conditions exists:

1. There is actual physical coverage of the land with structures to the point that little open land remains ("physically developed");
2. The concentration of dwelling units present is substantial enough to interfere with standard commercial farming and forestry practices ("irrevocably committed");
3. The land has already been divided into such small parcel size that the consolidation or assemblage of parcels in sized large enough to permit efficient resource production is no longer possible ("irrevocably committed").

The first step in the process of identifying areas that are "physically developed" and "irrevocably committed" to residential development (hereafter simply referred to as "committed areas") is to select precise practical criteria which define committed areas in terms of the three conditions listed above.

4.6.3.2 Procedure for Identifying "Committed Areas"

In the County's first effort toward Plan acknowledgement (rejected selectively by LCDC), "Committed Areas" were identified by mapping the existing (1978) pattern of individual tax lots and superimposing the location of existing dwellings as determined by the Coos County Land Use Inventory (1978). This work was done at the scale of 1" = 800 feet, which enabled all tax lots and the location of dwellings to be identified precisely. An initial assumption was made that a 10-acre parcel was the realistic minimum lot size upon which resource production (farming or forestry) could occur. (Although farm and forest uses can and do occur on smaller parcels, the resource use tends to be sporadic and indistinguishable from the use of the property as residential.) Thus, parcels that were generally less than 10 acres in size were equated with being lost to resource production and were therefore considered available for rural housing (see "Agricultural Lands" and "Forest Lands" chapter for rationale). Based on this guiding

assumption, the following criteria were used to delineate the boundaries of potential "committed areas".

1. Generally, potentially "committed areas" consist of parcels less than 10 acres.
2. However, developed parcels of 10-20 acres were included if they bordered on at least two sides smaller developed parcels.
3. Undeveloped parcels of 10-20 acres were included only if they bordered on at least three sides smaller developed parcels.
4. In general, the amount of vacant land within a potential "committed area" averages about 25% of the total area. Vacant land substantially exceeds 25% only where there is a developed, legally established subdivision in which many lots remain unimproved. According to State law (ORS 92.205-245), the sale of a single lot is a sufficient criterium to consider the subdivision developed. Therefore, it is de facto a "committed area".

The rationale for including larger lots in committed areas, even when undeveloped, was that such are highly impractical to use for resource production due to close proximity to residential areas

As an additional check on the validity of each potential "committed area," data was developed for the following factors:

1. Gross residential density,
2. Percentage of coverage by residential uses.

The data was obtained as follows:

1. Gross Residential Density. This was calculated for each potential "committed area" by dividing the area's total acreage by the number of dwelling units (A/DU).
2. Percentage of Residential Coverage. This is the inverse of the gross density and was figured by dividing the number of dwelling units in the study area by the area's total acreage, and then multiplying the result by 100%. The resulting figure gives an indication of the actual physical coverage of land, assuming that each dwelling unit and accessory uses occupy one acre.

If the gross residential density was greater than one dwelling unit every 10 acres, or if the percentage of residential coverage was greater than 10%, an area qualified as a "committed use" See "Spatial Characteristic Matrix" below

Table 10. Spatial Characteristics Matrix

Gross Residential Density (Acres/DU)	% of Residential Coverage (du/ac x 100%)	Level of Commitment to Residential Use	Exception Required
<1.9	50-100%	"Physically Developed	Committed

2.0-9.9	10-49%	Irrevocably Committed	Committed
>10.0	0-9%	Available for resource production	Full Findings

Other Criteria

In order to identify these "committed areas", certain additional characteristics and patterns were also considered. They are as follows:

1. Types and availability of public services. If public water or sewer are available, the area is likely losing (or has lost) its resource related character and is a prime candidate for inclusion as a "committed area".
2. Clustering patterns. If the study area includes small existing subdivisions as well as a number of parcels each larger than 10 acres so that the average parcel size is less than 10 acres, the clustered areas are separated out where practicable to avoid artificially large delineation of non-resource use commitment.
3. Existing farm/forest practices. If an area of parcels generally less than a 10-acre average size is nevertheless engaged in grazing or specialty crop production (such as cranberries or Christmas tree farming), the land is in fact available for resource production. The use of air photography and the Land Use Inventory enables the identification of certain exceptional areas where resource management is occurring on a small scale.

It was then possible to identify "committed areas" based on the tests outlined above.

4.6.3.3 Additional Committed Areas (1984)

Following LCDC's rejection of portions of the County's original rural housing goal exception, the Planning Commission relaxed its definition and criteria for defining committed areas so as to follow more closely the guidance given by LCDC staff. At the same time, however, the Planning Commission also made new detailed findings for all committed areas (using revised study-area boundaries) based on the factors required by OAR 660-04-028(2). Findings and conclusions based on these factors are included as Appendix D of this inventory.

The results are summarized below:

Acres	1984 Changes
16,911	Original committed area total from adopted plan
+3,339	Full exception acreage (from original exception) changed at DLCD suggestion to committed status
+726	Resource land reviewed at DLCD suggestion and subsequently changed to committed status ²
+574	Subdivisions added to committed status
+618	Full exception acreage (from original exception) to committed status in response to citizen requests

² The Planning Commission rejected the 1292 additional acres suggested by DLCD as possibly available for commitment because the areas remain suitable for resource production.

-89	Cranberry bogs deleted from committed area status
22,082	Total committed areas as revised

4.6.3.4 1985 Committed Area Revisions

Following LCDC's selective rejection of Coos County's second attempt at acknowledgement, the County again reevaluated certain areas to determine their "committedness". Areas reviewed included not only parcels that had previously been determined to be committed, but also parcels that had earlier been justified through adoption of a goal exception based on need. (As explained in Section 2.1, the County has withdrawn that goal exception at LCDC's insistence.) Additionally, in accordance with Goal #1, "Citizen Involvement", the County reviewed written requests for designation of specific parcels as committed.

To provide the basis for an acceptable goal exception for land physically or irrevocably committed to other uses, the County developed an analysis matrix incorporating relevant factors and criteria from LCDC Administrative Rule #660-04-028. The completed matrices, which include conclusions of committedness for qualifying parcels, are attached as Appendix C. In accordance with an understanding with DLCD staff, the matrices display only those earlier rejected parcels that have been determined to qualify as committed areas. Other areas formerly designated as "Rural Residential" are now designated in accordance with the most appropriate resource designation, generally "Agriculture" or "Forest".

NOTE: The County's 1984 committed area findings [Appendix B], which were part of the County's second attempt at plan acknowledgement, were applied to large groupings of individual parcels. LCDC's rejection and Coos County's latest (1985) response are parcel-specific. Therefore, the "1984" committed area findings apply only to those parcels that "survived" the 1984 rejection, and where there are questions or conflicts, the "1985" committed area findings take precedence over the "1984" findings.

4.6.3.5 Discussion: Characteristics of "Committed Areas"

This category encompasses a variety of differing residential land uses in rural areas, including scattered subdivisions, linear development along roads, small areas of clustered residences and expansive suburban neighborhoods. Some "committed areas" have official place names and possess commercial uses and other community facilities like schools, churches, or water systems. These communities function as a focus of activity in the surrounding area and are identified below as "Rural Centers". Other places retain their historic place names, but no longer possess the commercial uses and community facilities. Many of these places (like Randolph or Prosper in the Coquille Valley) were historically important communities, but have declined. In many cases, sufficiently dense residential area remains, so these places are considered as "committed areas", though they can no longer be identified as "rural centers".

In certain parts of the County, notably along the coast, north and south of Bandon and around the Tenmile Lakes, a number of predominantly retirement or recreational developments have occurred. Many such areas are formally recorded and approved subdivisions (e.g., Pacific Riviera, north of Bandon). Other area function essentially as suburban bedroom communities to the cities. Examples are Isthmus Heights near Eastside and the Rink Creek and Shelley Road areas near Coquille. Most other "committed areas" which do not fit the above characterizations are simply the result of gradual partition locations all over the County. In a few cases (e.g.,

Daniels Creek and Beaver Creek), some agricultural bottom-lands have been divided into small parcels. However, in most other cases forest lands have been divided.

4.6.3.6 Rural Center Identification Procedure

Rural Centers are theoretically goal conforming because they are at least "substantially committed" to non-resource uses. A definition of rural centers and criteria for their identification are set out below:

A rural community is characterized as an area where a concentration of small homesites has occurred around a recognizable central place which provides certain essential services. A rural community is defined as containing at a minimum a school, church or grange hall, plus at least one of the following facilities or services: grocery store, automobile service station, community water system, community sewer system. Rural communities are intended to provide for the continuance of a rural-residential life-style in the County.

Existing unincorporated rural communities are intended for the continuation of growth with appropriate density residential dwellings and related subordinate commercial establishments that provide daily convenience goods and services to the surrounding rural area.

This definition provides for a two-part test before rural communities can be designated. Not only should certain facilities and services be present to serve the surrounding community, but there should be a recognizable concentration of development or "node". The intention is to encourage development where a named center has historically existed and where services exist and can be provided more economically and efficiently in the future.

Named historic population centers are cited in Table 23 which assesses their suitability for designation as rural centers based on the current provision of facilities and services.

Based on the criteria listed above, the following communities are identified as Rural Centers:

Allegany, Arago, Bridge, Broadbent, Cooston, Dora, Fairview, Glasgow, Greenacres, Hauser, and Sumner.

In addition, the following communities are proposed for inclusion as Rural Centers even though they technically do not qualify:

1. Laurel Grove/Fourmile: Because a church and a grange hall are nearby that would enable technical qualification, and because of its extensive linear tourist-commercial development along a major corridor (U.S. 101);
2. Riverton: Because it has a community water system, it has experienced small scale industrial development and is located beside the rural highway connecting Bandon and Coquille (State Hwy. 42S).

The communities that meet the requirements for rural centers have a wide range of physical characteristics. Some are densely clustered on a small scale (such as Arago or Riverton) or on a larger scale (such as Greenacres or Glasgow); some are essentially linear where the central area is simply a crossroads with little development concentration (such as Allegany or Fairview). Other

areas exhibit some clustered development at a recognizable center that serves as a social and commercial focus for much larger population that is extensively linear with occasional clustering (such as Bridge).

The physical boundaries of Rural Centers can be delineated in two ways:

1. The area encompassed by the commercial service core and all contiguous land which is physically developed or substantially committed to rural residential uses, or
2. Only the commercial/service core area, plus contiguous high-density residential areas (lots predominantly 2 acres or smaller).

The more "restricted" definition of Rural Centers is intended to confine future service or commercial development to a locality which is already substantially committed to those uses. The "broader" definition would provide for service and commercial uses throughout the adjacent rural residential area.

Table 12. Potential Rural Communities; Facilities and Services Checklist³

Community	Service							
	School	Church	Store	Station	Grange	Water	Sewer	RFPD
Allegany	*	*	*					
Arago	*	*	*	w/ store				*
Bridge	*	*	*	*	*	*		*
Broadbent	*	*	*	*	*			
Coaledo								*
Cooston		*	*					
Dellwood	*							
Dora	*	*	*	w/ store	*	*		*
Fairview	*	*	*	*	*			*
Gaylord								
Shorewood/Glasgow	*		*			*		*
Gravelford								
Greenacres	*	*	*	*	*			*
Hauser	*	*	*	*				*
McKinley		*			*			
Norway								
Prosper								*
Randolph								*
Remote			*					*
Riverton		*				*		*
Saunders Lake			*	w/store				*
Sitkum								
Sumner	*	*	*	w/store	*	*		*
Laurel Grove Fourmile			*	*				*

³ Coos County Land Use Inventory (1978)