

Acct ID: 510332 MTL: 041W05B000800 Date: 1.4.24 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: MaSaNh: 02 06 000 Unit: 52250 Year: 2023
 Last Date Appraised: 12/28/2022 Appraiser: JORDAN SCHULTZ Retag: (Y) N Tag info: 2024 - Tags/Permit (Completion)
 Owner: LAYTON, KATHLEEN PATRICIA Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB (TTO) INSP AV: 240808
 RMV Land: 432960 RMV Imp: 270530 RMV Total: 703490 MAV: 37960 MSAV: 13818 SAV: 89515
 Comment: 23-24: L3 12.28.22 GRH
 22-23: L2 12.30.21 GRH

UPD INV

NEW RES @ 75%
CHECK 1/1/24

Input, JJS, 5.22.24

Notations
No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-----------------------|-------|-----------|-----------|
| 1 | SAN | SA OSD - NO LANDSCAPE | 30000 | 15560 | 0 |

Land OK WW

Site: 1 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0 ✓
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 51470 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2023
 21-22: PER #103 CHG WOOD LAND SCH / 1500060 Tax Rate = 8906 Rent Rate = 90 /07-08: RECALC SETUP; #10 7-7-06

Site: 2 Code Area: 15560 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Woodlot Description: SIX BENCH RMV: 37780 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 1500060 Tax Rate = 8906 Rent Rate = 25

Site: 3 Code Area: 15560 Size: 5.83 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 313710 Exception: Y N
 Adjustment(s): GSOIL, FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 21-22: PER #103 CHG WOOD LAND SCH / 1500060 Tax Rate = 8906 Rent Rate = 90 /07-08: RECALC SETUP; #10 7-7-06

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 15560 Stat Class: 141 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2590 % Complete: 40 ✓
 Desc: One Story Only Dimensions: RMV: 189030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 189030 Adjust: Adjust RMV: 0

75%

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-----------------|-------|---------------|------------|------|---------------|--------|------------|---|-----------|
| First Floor | 4 | Finished | 2590 | 3 | FB-2/ HB-2 | 2022 | 2022 | BATH+, HVAC+, FP, ROOF, KIT+, BTH - 2, BATH - 2 | Y N |
| Garage Attached | 4 | Finished | 768 | 0 | 0 | 2022 | 2022 | ROOF | Y N |

Accessories

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

414F

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15560 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3600 % Complete: 100 ✓
 Desc: General Purpose Building (GB) Dimensions: 60x60 RMV: 81500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 5 | Finished | 3600 | 0 | 0 | 2021 | 2021 | FAIR | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------|-------|-----------|------------|------|----------|
| CONCRETE DRIVEWAY | 5 | 600 | 2021 | 3168 | 0 |



Full Property



View Adj

VIEW TO ALL THREE PARCELS



Front Patio



Back Entrance



Side Full



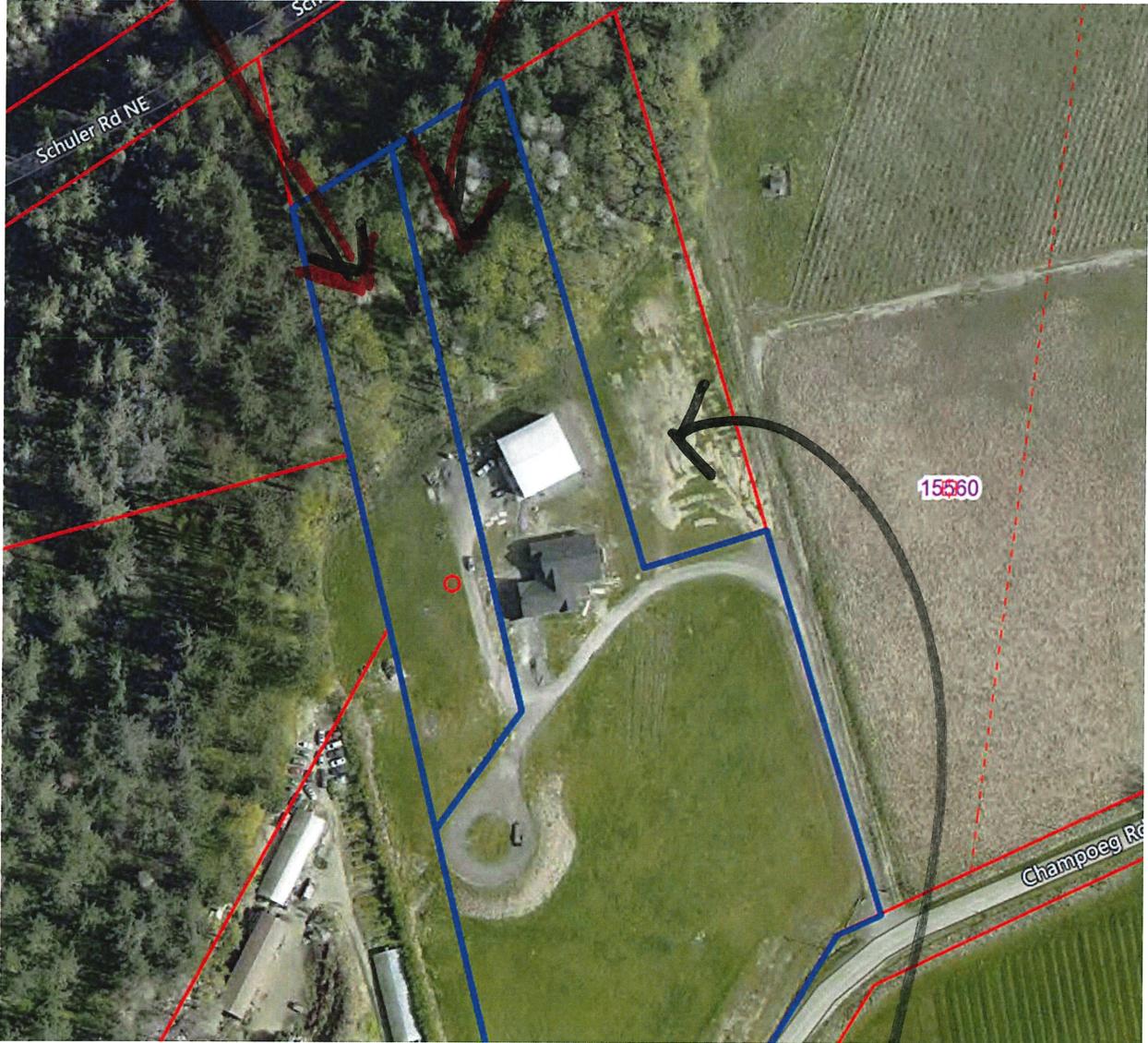
Other Side View

600938
Lot 802

23-003903 NSFD

Lot 800
510372

21-002373 Shop
21-002372 NFSD (40%)



Lot 801
600937

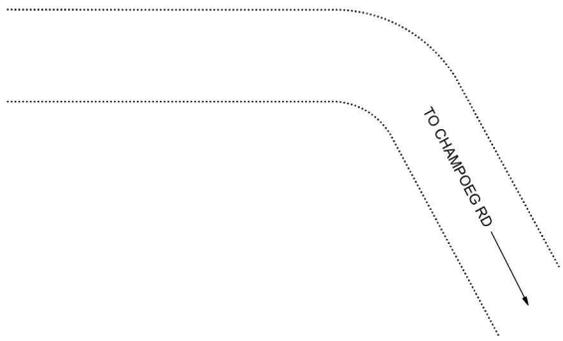
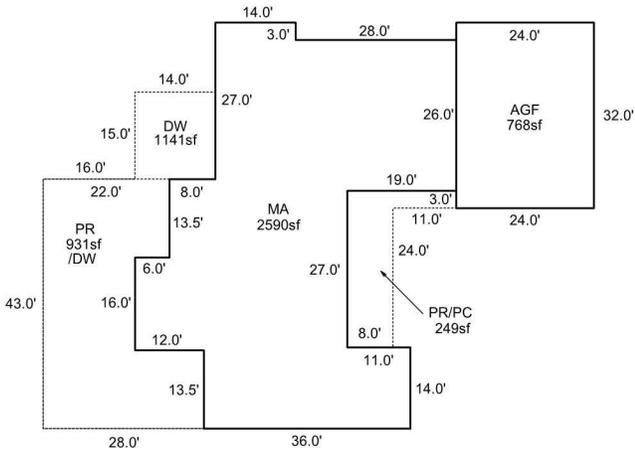
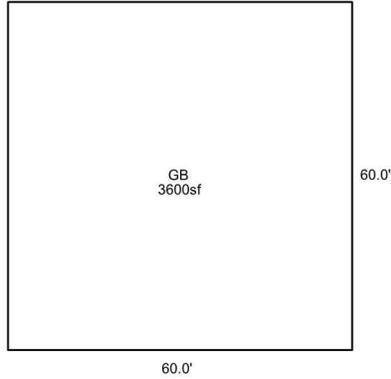
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R10332 Parcel No.: 041W05B 00800
 Property Address: 23342 HOPHAVEN LANE NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R10332
041W05B 00800
SCALE=1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.0 | 3600.0 | 240.0 | 3600.0 |
| GLA1 | MA | 1.0 | 2590.0 | 274.0 | 2590.0 |
| GAR | AGF | 1.0 | 768.0 | 112.0 | 768.0 |
| P/P | PR/PC | 1.0 | 249.0 | 92.0 | |
| | PR | 1.0 | 931.0 | 154.0 | |
| | DW | 1.0 | 1141.0 | 200.0 | 2321.0 |

COMMENT TABLE 1

APEX BY CJURAN 09/14/2021 555-21-002372 & 555-21-002373

COMMENT TABLE 2

JJS 1.4.24

COMMENT TABLE 3

LZ Tags

Net LIVABLE cnt 1 (rounded) 2,590
 Net BUILDING cnt 1 (rounded) 3,600