

Summary

Lead Appr: WW Clerk: Lead Clerk: Appr: JJS 6.7.24

Print Date: 11/14/2023

Acct ID: 511184 MTL: 041W23B000200 Date: 12/8/23 Appr: JJS Prop Class: 551 RMV Prop Class: 551

Situs: 20496 HUBBARD CUTOFF NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 87875 Year: 2024

Last Date Appraised: 07/15/2015 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: Sales Code: 20

Owner: KOENIG, TANNER Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 136941

RMV Land: 797000 RMV Imp: 131740 RMV Total: 928740 MAV: 82980 MSAV: 53961 SAV: 105062

Comment:

not on Market Intrafamily

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

INPUT JJS 12.14.23

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 24810	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 1500060					

Site: 3	Code Area: 15560	Size: 26.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 727190	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 90					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 131	Year Blt: 1949	Eff Year Blt: 1949	Sq.Ft: 1284	% Complete: 100
Desc: One Story Only				Dimensions:	RMV: 96170	
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	
First Floor	3	Finished	1284	3	FB-1	1949	1949	HVAC, ROOF, KIT-, BATH - 1	Exception: Y N

Accessories

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

Bldg: 2	Code Area: 15560	Stat Class: 138	Year Blt: 1949	Eff Year Blt: 1949	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements				Dimensions:	RMV: 28850	
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	
Garage Detached	3	Unfinished	624	0	0	1949	1949		Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 353	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 624	% Complete: 100
Desc: Machine Shed (MS)				Dimensions: 26x24	RMV: 1620	
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	
Machine Shed	4	Finished	624	0	0	1986	1986		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 353	Year Blt:	Eff Year Blt:	Sq.Ft: 288	% Complete: 100
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SKETCH/AREA TABLE ADDENDUM

Parcel No 041W23B 00200

File No R11184

SUBJECT

Property Address 20496 HUBBARD CUTOFF NE

City AURORA

County MARION

State OR

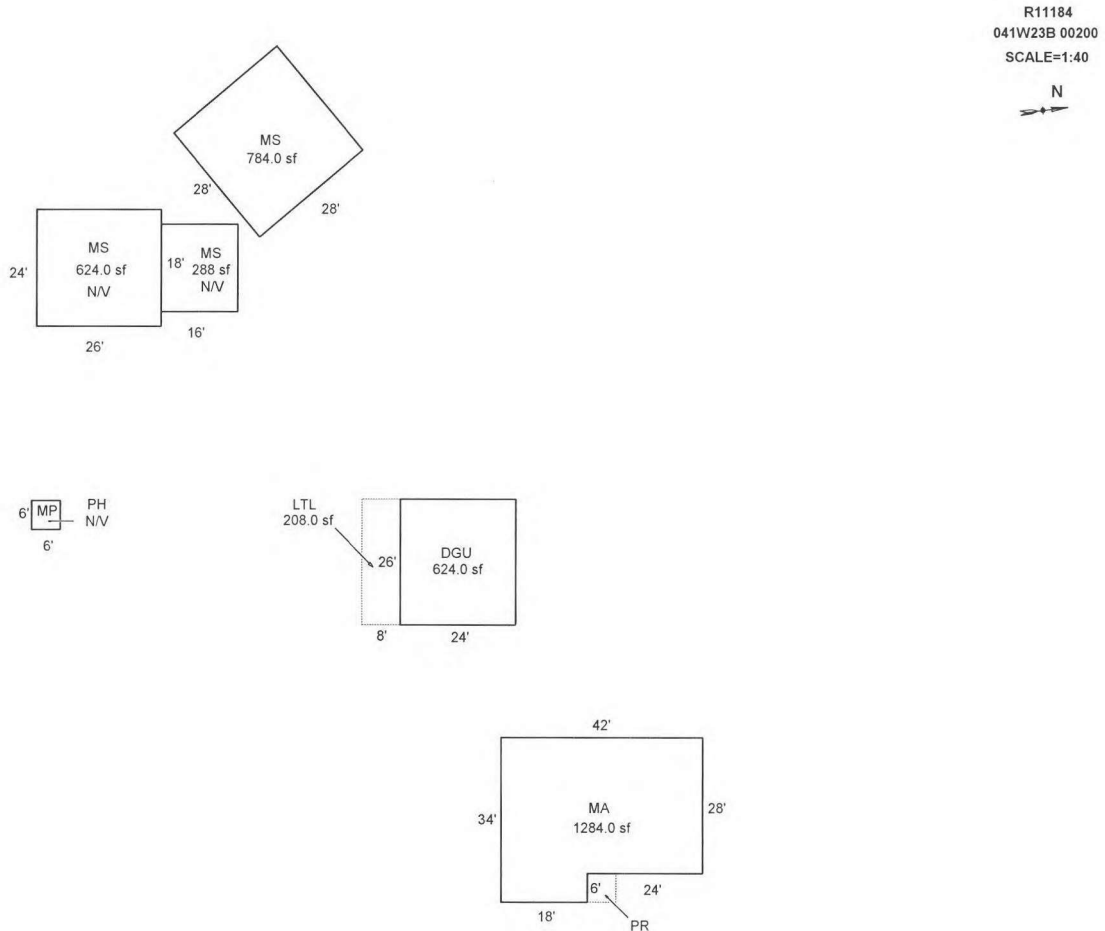
Zip 97002

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1284.00	152.0	1284.00
GBA1	LTL	1.00	208.00	68.0	
	MS	1.00	784.00	112.0	
	MS	1.00	624.00	100.0	
	MS	1.00	288.00	68.0	
	MP	1.00	36.00	24.0	1940.00
GAR	DGU	1.00	624.00	100.0	624.00
Net LIVABLE Area (rounded w/ factors)					1284
Net BUILDING Area (rounded w/ factors)					1940

Comment Table 1

DRAWN BY JRONDEMA 7/17/15

Comment Table 2

12/8/23 JSS

Comment Table 3

sales L2