

Acct ID: 550633 MTL: 041W14A001200 Date: **1.29.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: ~~551~~ **501**
 Situs: 20245 HUBBARD CUTOFF NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 51646 Year: 2024

Last Date Appraised: 08/07/2018 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2023 - Cycle/Reappraisal (L2: ON-SITE REVIEW EXTERIOR)

Owner: KOENIG, TANNER J Roll Type: R

Cycle **Tag** Sales Verification Other: Inspection level: **1** 2 3 4 LCB **TTO** INSP AV: 1049594

RMV Land: 872370 RMV Imp: 1336020 RMV Total: 2208390 MAV: 950520 MSAV: 99074 SAV: 238882

Comment:

Retag, NIL 1.0 Homesite 2BD - GSOIL
 13.3 Farm 2HI - GSOIL, IRR
 4.96 Farm 2BD - GSOIL
 13.16 Farm 4BD
 aerial shows additional buildings behind MS LOS 2018 per WV

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED
		2.73 Farm 6BD - FSOIL
		3.8 Farm 4BI - IRR
		40.98 Waste Rural - WST

Per owner new construction later this year

OSDs Farm use ok - Orchard

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

Land Chris 2/12/24

Site: 1 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 10530 Exception: Y N
 Adjustment(s): GSOIL, WASTE, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 1500060

Site: 2 Code Area: 15560 Size: 21.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 254310 Exception: Y N
 Adjustment(s): GSOIL, WASTE, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500060

Site: 3 Code Area: 15560 Size: 36.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 387100 Exception: Y N
 Adjustment(s): GSOIL, WASTE, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 4 Code Area: 15560 Size: 4.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 1470 Exception: Y N
 Adjustment(s): GSOIL, WASTE, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT// 01500060

Site: 5 Code Area: 15560 Size: 16.52 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 173960 Exception: Y N
 Adjustment(s): GSOIL, WASTE, WOOD, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT// 01500060

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 134 Year Blt: 1932 Eff Year Blt: 1950 Sq.Ft: 1965 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 212580
 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
First Floor	3	Finished	1200	1	FB-1	1932	1950	ROOF, HVAC, KIT-, BATH - 1	Y N
Attic	3	Finished	540	0	0	1950	1950	HVAC	Y N
Basement	3	Finished	225	0	0	1950	1950	HVAC	Y N
Basement	3	Unfinished	783	0	0	1950	1950		Y N
Carport Attached	3	Unfinished	384	0	0	1960	1960	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1950	11216	1

Bldg: 20 Code Area: 15560 Stat Class: 138 Year Blt: 1960 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 57290
 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 Oversized Detached	3	Unfinished	1600	0	0	1960	1970	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 351	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 54x20		RMV: 2720	
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	
General Purpose Bldg	4	Finished	1080	0	0	1965	1965		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 15560	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 72	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 9x8		RMV: 0	
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	
Pump House	0	Finished	72	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 176	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions:		RMV: 3000	
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	
Building Structure	0	Finished	176	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15560	Stat Class: 353	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 936	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 36x26		RMV: 1870	
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	936	0	0	1965	1965		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 15560	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 143	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 13x11		RMV: 1350	
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	
Building Structure	0	Finished	143	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 15560	Stat Class: 325	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Commercial Grain Storage (GR)			Dimensions:		RMV: 15000	
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
Grain Bin	4	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 15560 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 20250
 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
Grain Bin	4	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 15560 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 20250
 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
Grain Bin	4	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 15560 Stat Class: 321 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1496 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 44x34 RMV: 2370
 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
Hay Cover	4	Finished	1496	0	0	1970	1970	FAIR Exception: Y N

Accessories

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

Bldg: 11 Code Area: 15560 Stat Class: 352 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2400 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 60x40 RMV: 14370
 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
Utility Building	6	Finished	2400	0	0	1985	1985	FAIR Exception: Y N

Accessories

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

Bldg: 12 Code Area: 15560 Stat Class: 352 Year Blt: 2005 Eff Year Blt: 2006 Sq.Ft: 6000 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 100x60 RMV: 80670
 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
Utility Building	5	Finished	6000	0	0	2005	2006	AVG Exception: Y N

Accessories

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

Bldg: 13 Code Area: 15560 Stat Class: 352 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 9600 % Complete: 100
 Desc: Utility Building (UB) Dimensions: RMV: 104510
 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	
Utility Building	5	Finished	9600	0	0	2005	2005	FAIR	Exception: Y N

Accessories

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

Bldg: 14 Code Area: 15560 Stat Class: 352 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 6000 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 100x60 RMV: 78460
 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	
Utility Building	5	Finished	6000	0	0	2010	2010	FAIR	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 15560 Stat Class: 351 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 17620
 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	
General Purpose Bldg	4	Finished	1440	0	0	2013	2013	FAIR	Exception: Y N

Accessories

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

Bldg: 16 Code Area: 15560 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2010 Sq.Ft: 7200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 120x60 RMV: 97010
 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	5	Finished	7200	0	0	2005	2010	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
FINISHED OFFICE IN A FARM BUILDING	5	480	2010	11988	0

Bldg: 17 Code Area: 15560 Stat Class: 321 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1920 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 120x16 RMV: 11850
 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	
Hay Cover	4	Finished	1920	0	0	2012	2012	FAIR	Exception: Y N

Accessories

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

Bldg: 18 Code Area: 15560 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 2400 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 120x20 RMV: 18900
 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	
Building Structure	0	Finished	2400	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 19 Code Area: 15560 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 189000
 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
Grain Bin	4	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 21 Code Area: 15560 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x20 RMV: 4940
 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
Multi-Purpose Bldg	4	Finished	320	0	0	2010	2010	FAIR Exception: Y N

Accessories

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

Bldg: 22 Code Area: 15560 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Commercial Grain Storage (GR) Dimensions: RMV: 270000
 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
Grain Bin	4	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 23 Code Area: 15560 Stat Class: 355 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1728 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 9240
 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
Lean-to Heavy Duty	5	Finished	1728	0	0	2006	2006	FAIR Exception: Y N

Accessories

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

Bldg: 24 Code Area: 15560 Stat Class: 321 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 6103 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: RMV: 41170
 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
Hay Cover	5	Finished	6103	0	0	2016	2016	FAIR Exception: Y N

Accessories

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

Bldg: 25 Code Area: 15560 Stat Class: 353 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 5280 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 61600
 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	5	Finished	5280	0	0	2017	2017	FAIR Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W14A 01200

File No R50633

Property Address 20245 HUBBARD CUTOFF NE

City AURORA

State OR

Zip 97002

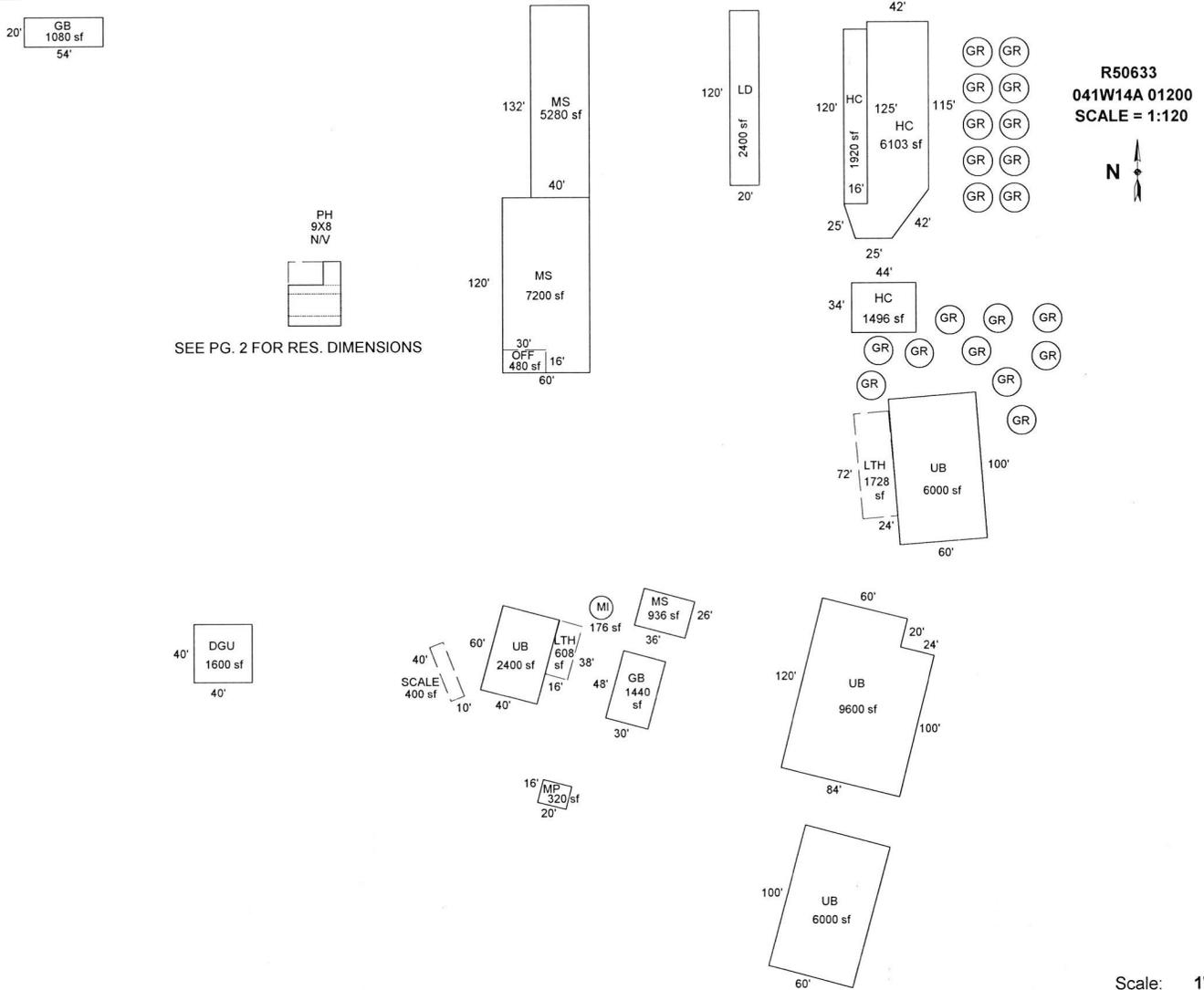
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 120'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1200	160	1200
GLA2	ATTF	1.00	540	102	540
GLA0	BSMT	1.00	1008	128	1008
GBA1	UB	1.00	6000	320	
	UB	1.00	9600	408	
	UB	1.00	6000	320	
	HC	1.00	1496	156	
	HC	1.00	1920	272	
	GB	1.00	1440	156	
	MS	1.00	936	124	
	UB	1.00	2400	200	
	GB	1.00	1080	148	
	MS	1.00	7200	360	
	MI	1.00	201	50	
	MP	1.00	320	72	
	MS	1.00	5280	344	
	HC	1.00	6103	390	
	GR	1.00	314	63	
	GR	1.00	314	63	
	GR	1.00	314	63	
Net LIVABLE Area (rounded w/ factors)					2748
Net BUILDING Area (rounded w/ factors)					53118

Comment Table 1

DRAWN BY SRAGSDALE 5/28/14
UPDATED BY JRONDEMA 8/7/18

Comment Table 2

LI 1.29.24

Comment Table 3

Tays 555

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W14A 01200

File No R50633

SUBJECT

Property Address 20245 HUBBARD CUTOFF NE

City AURORA

State OR

Zip 97002

Owner

Client

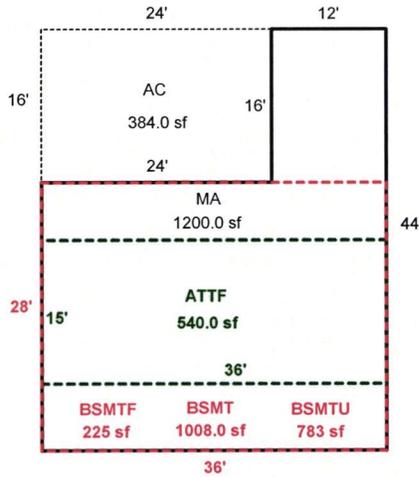
Appraiser Name

IMPROVEMENTS SKETCH

R50633
041W14A 01200
SCALE = 1:20



SEE PG. 1 FOR DIMENSIONS
OF ALL BUILDINGS



Scale: 1" = 120'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1200	160	1200
GLA2	ATTF	1.00	540	102	540
GLA0	BSMT	1.00	1008	128	1008
GAR	AC	1.00	384	80	384

Comment Table 1

DRAWN BY SRAGSDALE 5/28/14
UPDATED BY JRONDEMA 8/7/18

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2748