

Acct ID: 561167 MTL: 041W18C001500 Date: **6/6/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 20612 OLMSTEAD RD NE AURORA OR 97002 MaraNh: 02 06 004 Unit: 115569 Year: 2024

Last Date Appraised: 11/29/2023 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info: _____
 Owner: CAM, GEORGI Roll Type: R
 Cycle Tag Sales Verification Other: **FF** Inspection level: 1 **2** **3** **4** LCB TTO INSP AV: 132644
 RMV Land: 760730 RMV Imp: 134460 RMV Total: 895190 MAV: 73680 MSAV: 58964 SAV: 152697
 Comment: 24-25: L2 11.29.23 JJS

Notations

NIC

farm use hazelnuts

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs

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

Land

Chris 8/2/24

Input, JJS, 6.14.24

Site: 2 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: 25820 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Update land class

Site: 3 Code Area: 15560 Size: 17.73 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 478630 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 4 Code Area: 15560 Size: 1.96 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 46010 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 08-09: 8BENCH PROJECT01500060
 1500060 Tax Rate = 8906 Rent Rate = 21

Site: 5 Code Area: 15560 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 98600 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 6 Code Area: 15560 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 2110 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977

Ryan creek, marshy area

Site: 7 Code Area: 15560 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 64560 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 08-09: 8BENCH PROJECT01500060
 1500060 Tax Rate = 8906 Rent Rate = 21

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 132 Year Blt: 1926 Eff Year Blt: 1936 Sq.Ft: 1992 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 134460
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

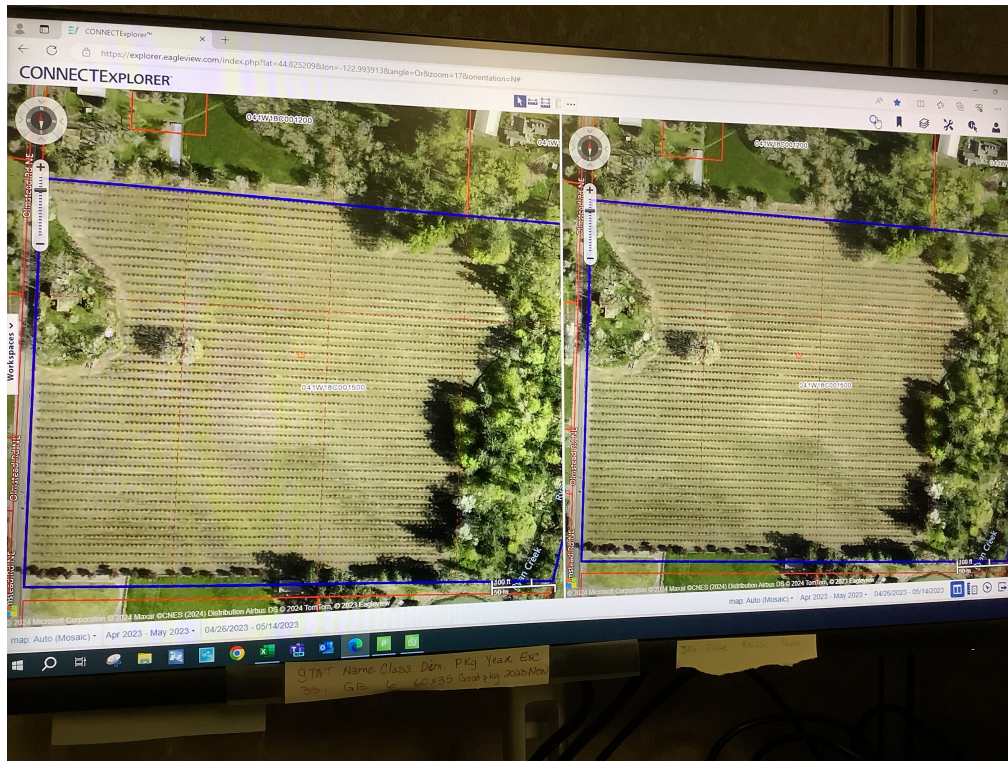
| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor | 3 | Finished | 1452 | 1 | FB-1 | 1926 | 1936 | BATH - 1, KIT-, ROOF, FP - 1, HVAC | Y N |
| Attic | 3 | Finished | 540 | 0 | 0 | 1926 | 1936 | HVAC | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|------|----------|-----------|
| YARD IMPROVEMENTS FAIR | 3 | 0 | 1936 | 5673 | 1 | Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

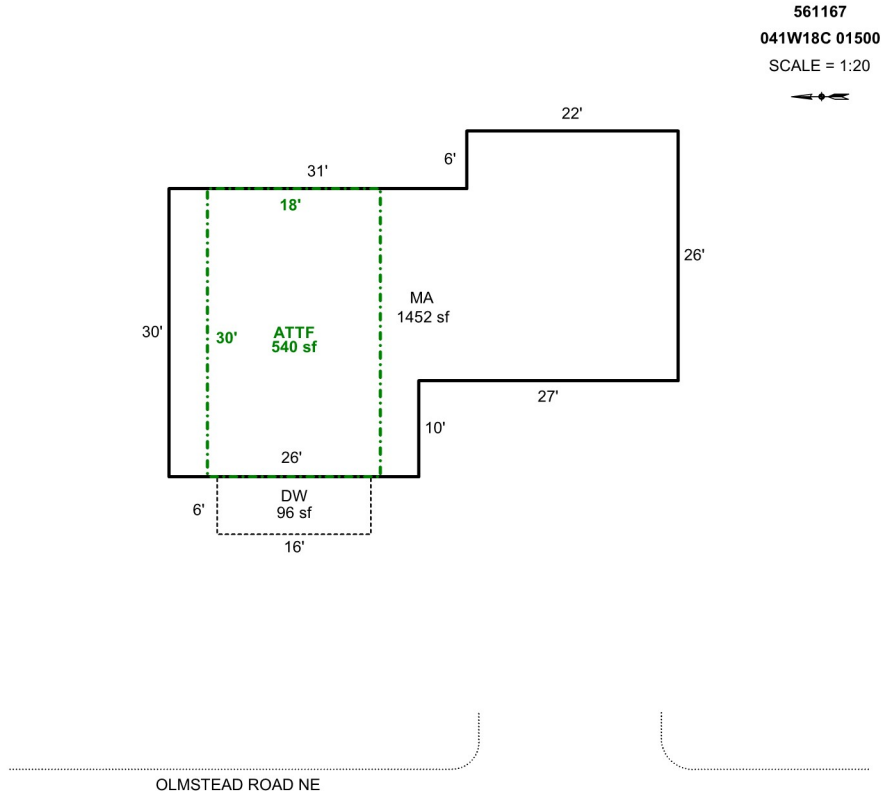


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561167 Parcel No.: 041W18C 01500
 Property Address: 20612 OLMSTEAD RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 1452.0 | 178.0 | 1452.0 |
| GLA2 | ATTF | 1.0 | 540.0 | 96.0 | 540.0 |
| P/P | DW | 1.0 | 96.0 | 44.0 | 96.0 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/3/17
 UPDATED BY CJURAN 12/27/2023

COMMENT TABLE 2

JJS 11/29/2023
 JJS 6.6.24

COMMENT TABLE 3

SV L2
 FF L3

Net LIVABLE cnt 2 (rounded) 1,992

