

Acct ID: 510373 MTL: 041W090000300 Date: 11/20/24 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 11410 FARGO RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 52291 Year: 2024

Last Date Appraised: 04/07/2011 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: LM HANSON LLC Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: TTC INSP AV: 350428

RMV Land: 1006740 RMV Imp: 384132 RMV Total: 1390872 MAV: 252570 MSAV: 97858 SAV: 278465

Comment: New MA @ 54%, still working on Drywall, old MA gone won't be done before 11/1/25 - re-tag

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm use: Nursery

OSDs 12/18/24 CWO

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: 2bi RMV: 17120 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 / 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 3 Code Area: 15560 Size: 38.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 751950 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 4 Code Area: 15560 Size: 10.72 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 192670 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 134 Year Blt: 1933 Eff Year Blt: 1958 Sq.Ft: 2340 % Complete: 100

Desc: Multi Story above grade with Basement Dimensions: RMV: 261920

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	1468	0	FB-1	1933	1958	BATH - 1, KIT, ROOF, HVAC	Y N
Attic	3	Finished	872	2	FB-1	1933	1958	BATH - 1, HVAC	Y N
Basement	3	Unfinished	1292	0	0	1933	1958		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: 1990 Eff Year Blt: 1990 Sq.Ft: 3200 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 80x40 RMV: 21390

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	3200	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2400 % Complete: 100

Desc: Frost Control Dimensions: 30x80 RMV: 3516

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
Frost Control	4	Finished	2400	0	0	2000	2000	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: 2005 Eff Year Blt: 2005 Sq.Ft: 2400 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 40x60 RMV: 22150
 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	2400	0	0	2005	2005	FAIR Exception: Y N

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2400 % Complete: 100
 Desc: Frost Control Dimensions: 30x80 RMV: 4428
 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
Frost Control	4	Finished	2400	0	0	2007	2007	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 15560 Stat Class: 352 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 5360 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 134x40 RMV: 66300
 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	5360	0	0	2008	2008	FAIR Exception: Y N

Accessories

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

Bldg: 7 Code Area: 15560 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2400 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4428
 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
Frost Control	4	Finished	2400	0	0	2007	2007	Exception: Y N

Accessories

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

152 MA 5+ 4,078 SF 2024 New-54%



Percent Complete Form

Account # 11/22/24

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	85%
2%		Plumbing Fixtures	4%	85%	3%	
3%		Floor Coverings & Countertops	7%	90%	6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR JIS
 APPR _____
 APPR _____
 APPR _____

Date 11/20/24 YR For 2025
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 54
 % COMP _____
 % COMP _____
 % COMP _____

ACCOUNT # S10373 DATE: 11/20/24 RMV CLASS _____ PROP CLASS ISL
 MTL _____ APPR SSS TAG Y N re-tag
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT ISL QLTY 0 - FLOOR 1st
 AREA 2422 EFF AREA 2455 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 54 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Currently waiting on drywall - want to be done by 1/1/25

STAT ISL QLTY 0 - FLOOR 2nd
 AREA 1530.5 EFF AREA 1622 + BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 54 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE AGL
 STAT / CLASS _____
 SIZE 800 SF
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 54
 EXCEPT Y N
 MISC: _____
 COMMENT: low-finish

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

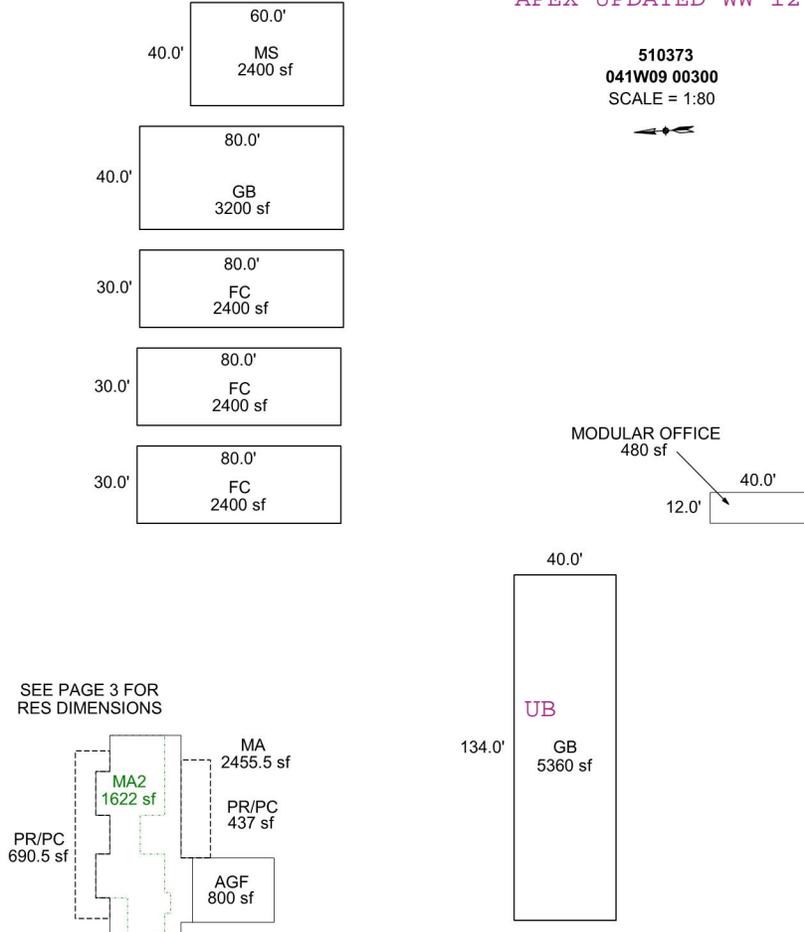
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510373 Parcel No.: 041W09 00300
 Property Address: 11410 FARGO RD NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED WW 12.17.24



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3200.0	240.0	
	FC	1.0	2400.0	220.0	
	FC	1.0	2400.0	220.0	
	FC	1.0	2400.0	220.0	
	GB	1.0	5360.0	348.0	
	MS	1.0	2400.0	200.0	18160.0
GLA1	MA	1.0	2455.5	241.0	2455.5
GLA2	MA2	1.0	1622.0	243.0	1622.0
GAR	AGF	1.0	800.0	114.0	800.0
OTH	MODULAR OFFICE	1.0	480.0	104.0	480.0
P/P	PR/PC	1.0	690.5	179.0	
	PR/PC	1.0	437.0	99.0	1127.5
	Net LIVABLE	cnt	2 (rounded)		4,078
	Net BUILDING	cnt	6 (rounded)		18,160

COMMENT TABLE 1

DRAWN BY NC 11/18/2008
 UPDATED BY CJURAN 05/09/2024 24-000816 MA

COMMENT TABLE 2

COMMENT TABLE 3

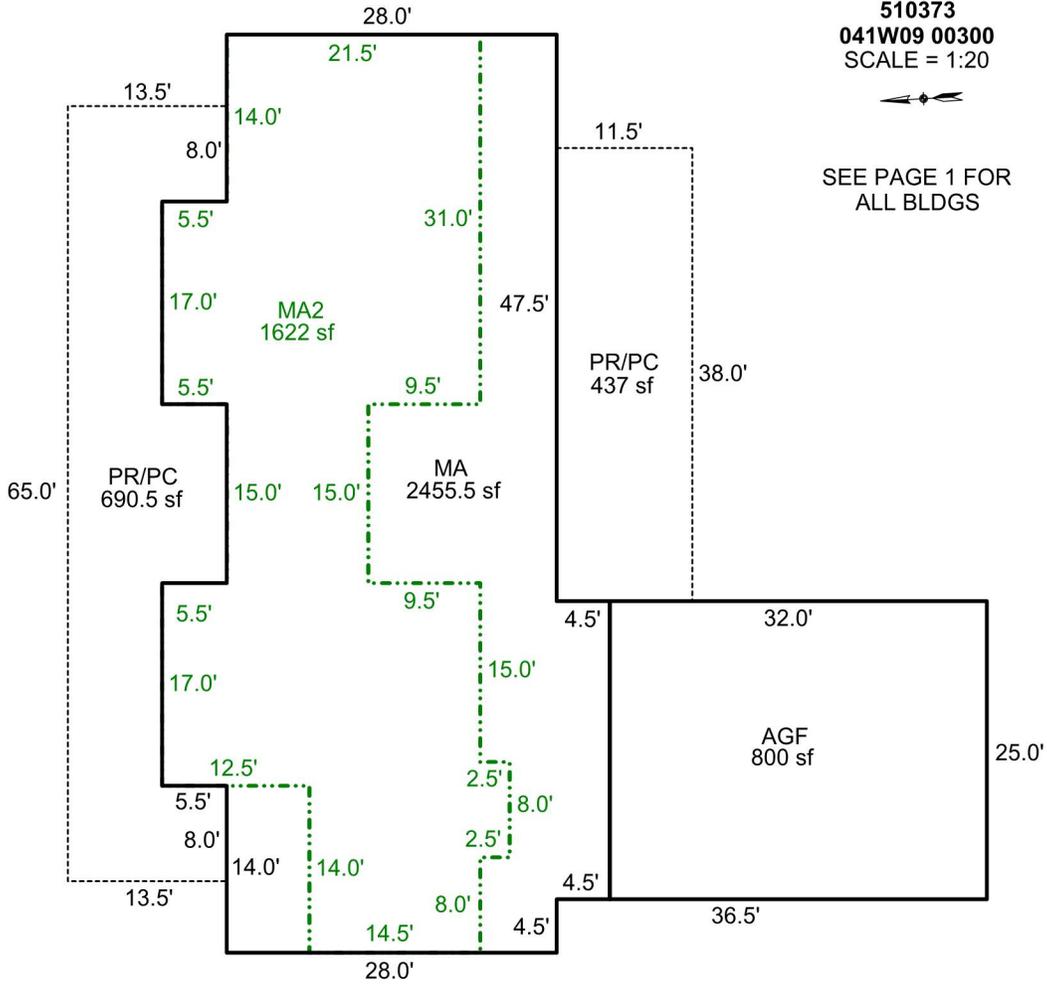
JSS 11/20/24 Tays LZ

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510373 Parcel No.: 041W09 00300
 Property Address: 11410 FARGO RD NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2455.5	241.0	2455.5
GLA2	MA2	1.0	1622.0	243.0	1622.0
GAR	AGF	1.0	800.0	114.0	800.0
P/P	PR/PC	1.0	690.5	179.0	
	PR/PC	1.0	437.0	99.0	1127.5

COMMENT TABLE 1

DRAWN BY NC 11/18/2008
 UPDATED BY CJURAN 05/09/2024 24-000816 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 4,078