

Acct ID: 602699 MTL: 041W070000501 Date: 11/20/24 Appr: JJS Prop Class: 551 RMV Prop Class: 501  
 Situs: 10307 MATTHIEU LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49027 Year: 2024  
 Last Date Appraised: 01/29/2024 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: WILMES, DANIEL JOSEPH Roll Type: R  
 Cycle: (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO (INSP) AV: 286383  
 RMV Land: 550660 RMV Imp: 488000 RMV Total: 1038660 MAV: 225410 MSAV: 31823 SAV: 70418  
 Comment: 24-25: L2 1.29.24 JJS  
 23-24: L2 1.10.23 GRH  
 22-23: L2 01.07.2022 GRH

UB + LTH up to 107'.

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs** 12/18/24: CWO L4 farm use ok - grass seed/hay

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: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 32360	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009					
Site: 3	Code Area: 15560	Size: 13.74 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 444700	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 110					
Site: 4	Code Area: 15560	Size: 5.48 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 4840	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980 Ryan Creek					
Site: 5	Code Area: 15560	Size: 0.85 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL	RMV: 23760	Exception: Y	N	
Adjustment(s):	GSOIL, WASTE, FSOIL	Fire Patrol:	Description:			
Comments:						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 15560	Stat Class: 144	Year Blt: 1914	Eff Year Blt: 1994	Sq.Ft: 2625	% Complete: 100
Desc:	Multi Story above grade with basement	Dimensions:	RMV: 416220			
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	4	Finished	1785	1	FB-1	1914	1994	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	4	Finished	840	0	FB-1	1914	1994	BATH - 1, HVAC	Y N
Basement	4	Unfinished	532	0	0	1914	1994		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	1	1994	14396	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 15560	Stat Class: 301	Year Blt: 1940	Eff Year Blt: 1940	Sq.Ft: 48	% Complete: 100
Desc:	Accessory Improvements & Misc.	Dimensions: 8x6	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	Exception
Pump House	0	Finished	48	0	0	1940	1940		Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 15560 Stat Class: 355 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1080 % Complete: 100  
Desc: Lean-to Heavy (LTH) Dimensions: 36x30 RMV: 1460  
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	4	Finished	1080	0	0	1980	1980	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 15560 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 252 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 10370  
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	6	Finished	252	0	0	2022	2022	FAIR Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 15560 Stat Class: 352 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2400 % Complete: 80  
Desc: Utility Building (UB) Dimensions: RMV: 46990  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 22850 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Utility Building	5	Finished	2400	0	0	2023	2023	GOOD Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 10 Code Area: 15560 Stat Class: 355 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2400 % Complete: 80  
Desc: Lean-to Heavy (LTH) Dimensions: RMV: 12960  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 6300 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	2400	0	0	2023	2023	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

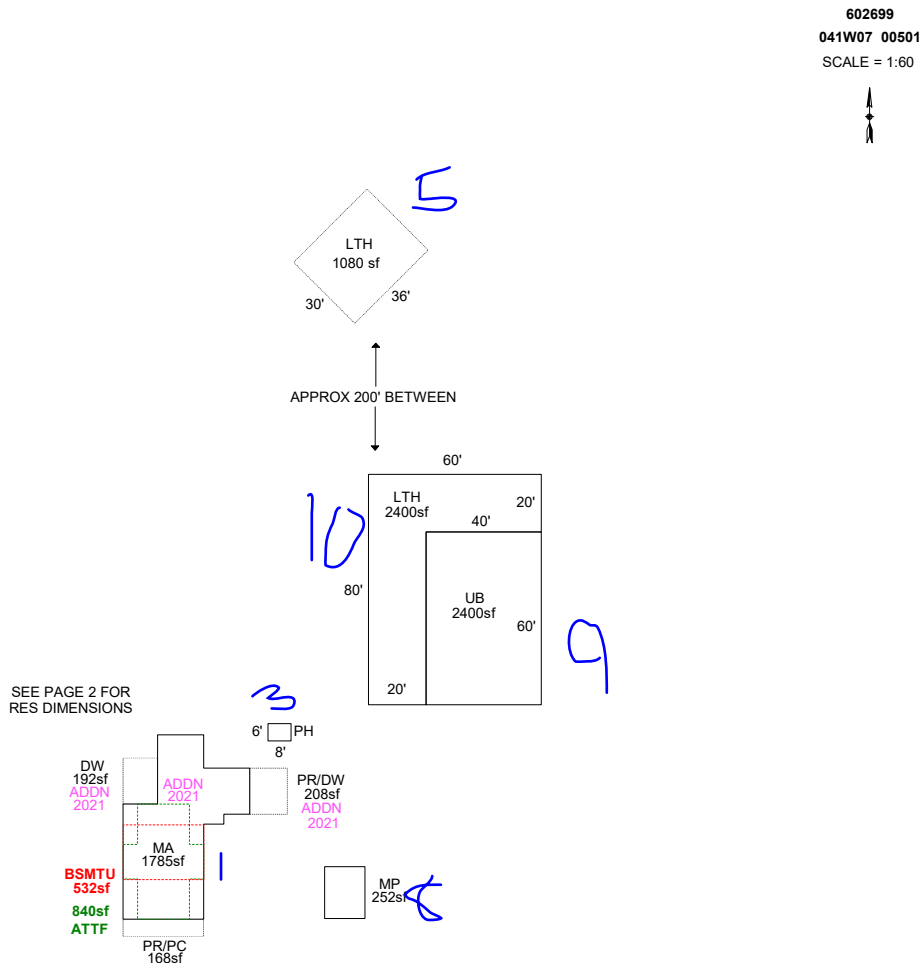
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 602699 Parcel No.: 041W07 00501  
 Property Address: 10307 MATTHIEU LN NE  
 City: AURORA County: MARION State: OR ZipCode: 97002  
 Owner:  
 Client:  
 Appraiser Name: Client Address:  
 Inspection Date:

## SKETCH



Sketch by ApexSketch

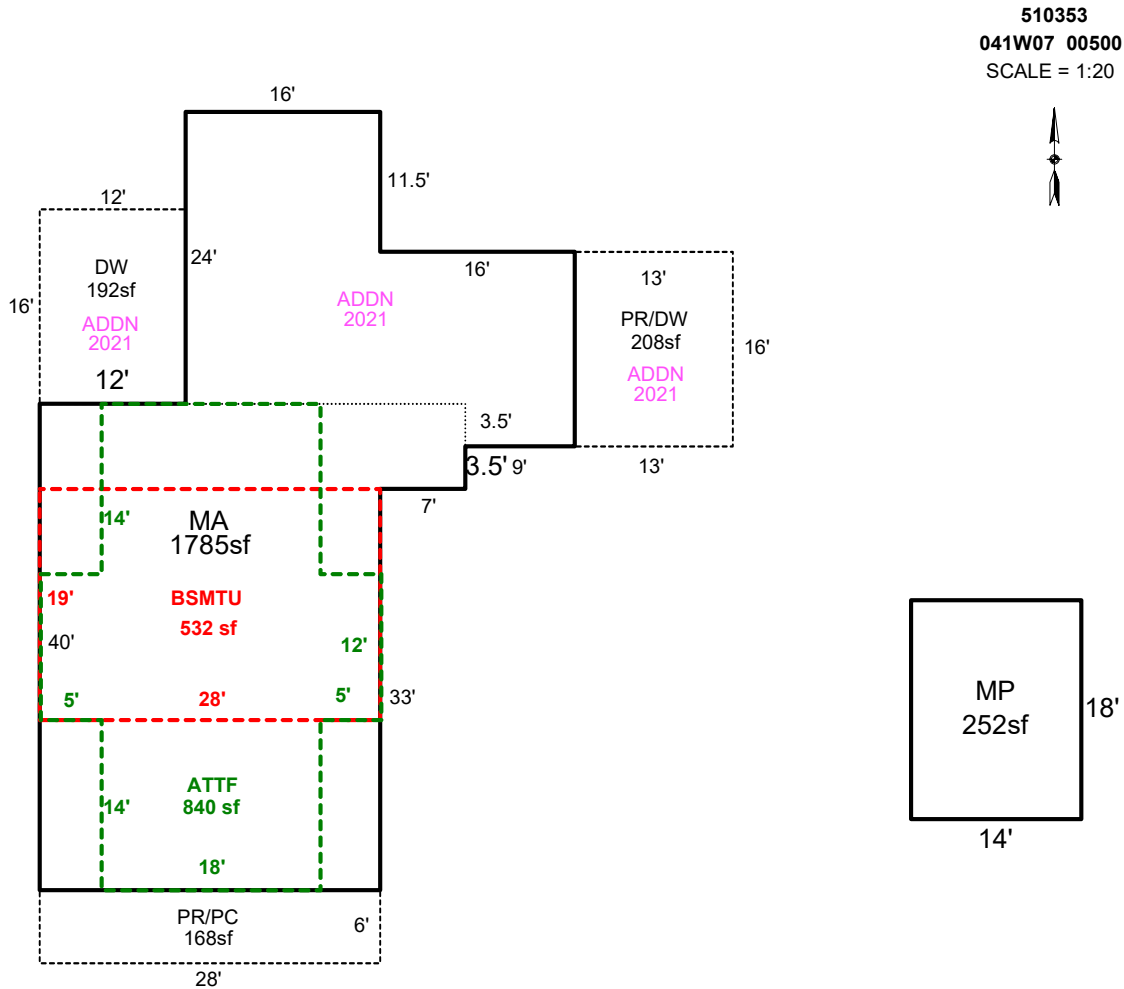
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	PH	1.0	48.0	28.0		Apex 7/27/11 Jane UPDATED BY JRONDEMA 4/3/17 UPDATED BY CJURAN 09/14/2021 555-21-006885 UPDATED BY CJURAN 03/08/2023 UPDATED BY CJURAN 02/29/2024 UPD BY WW 4/9/24 UPDATED BY CLOBERG 11/26/24	
	LTH	1.0	1080.0	132.0			
	MP	1.0	252.0	64.0			
	LTH	1.0	2400.0	280.0	3780.0		
	GLA1	MA	1.0	1784.5	216.0		
GLA2	ATTF	1.0	840.0	136.0	840.0		
BSMT	BSMTU	1.0	532.0	94.0	532.0		
GAR	UB	1.0	2400.0	200.0	2400.0		
	P/P	PR/DW	1.0	208.0	58.0		
	PR/PC	1.0	168.0	68.0			
	DW	1.0	192.0	56.0	568.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						GRH 01/10/2023	TAGS L2
						JJS 01/29/2024	TAGS L1
						JJS 11/20/24	TAGS L2
	Net LIVABLE	cnt	0 (rounded)		2,625		
	Net BUILDING	cnt	4 (rounded)		3,780		

# SKETCH/AREA TABLE ADDENDUM

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 Client:  
 Appraiser Name: Client Address:  
 Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	252.0	64.0	252.0
GLA1	MA	1.0	1784.5	216.0	1784.5
GLA2	ATTF	1.0	840.0	136.0	840.0
BSMT	BSMTU	1.0	532.0	94.0	532.0
P/P	DW	1.0	192.0	56.0	
	PR/PC	1.0	168.0	68.0	
	PR/DW	1.0	208.0	58.0	568.0
	Net LIVABLE	cnt	0 (rounded)		2,625
	Net BUILDING	cnt	1 (rounded)		252

### COMMENT TABLE 1

Apex 7/27/11 Jane  
 UPDATED BY JRONDEMA 4/3/17  
 UPDATED BY CJURAN 09/14/2021 555-21-006885  
 UPDATED BY CJURAN 03/08/2023  
 UPDATED BY CJURAN 02/29/2024  
 UPD BY WW 4/9/24  
 UPDATED BY CLOBERG 11/26/24

### COMMENT TABLE 2

GRH 01/10/2023  
 JJS 01/29/2024  
 JJS 11/20/24

### COMMENT TABLE 3

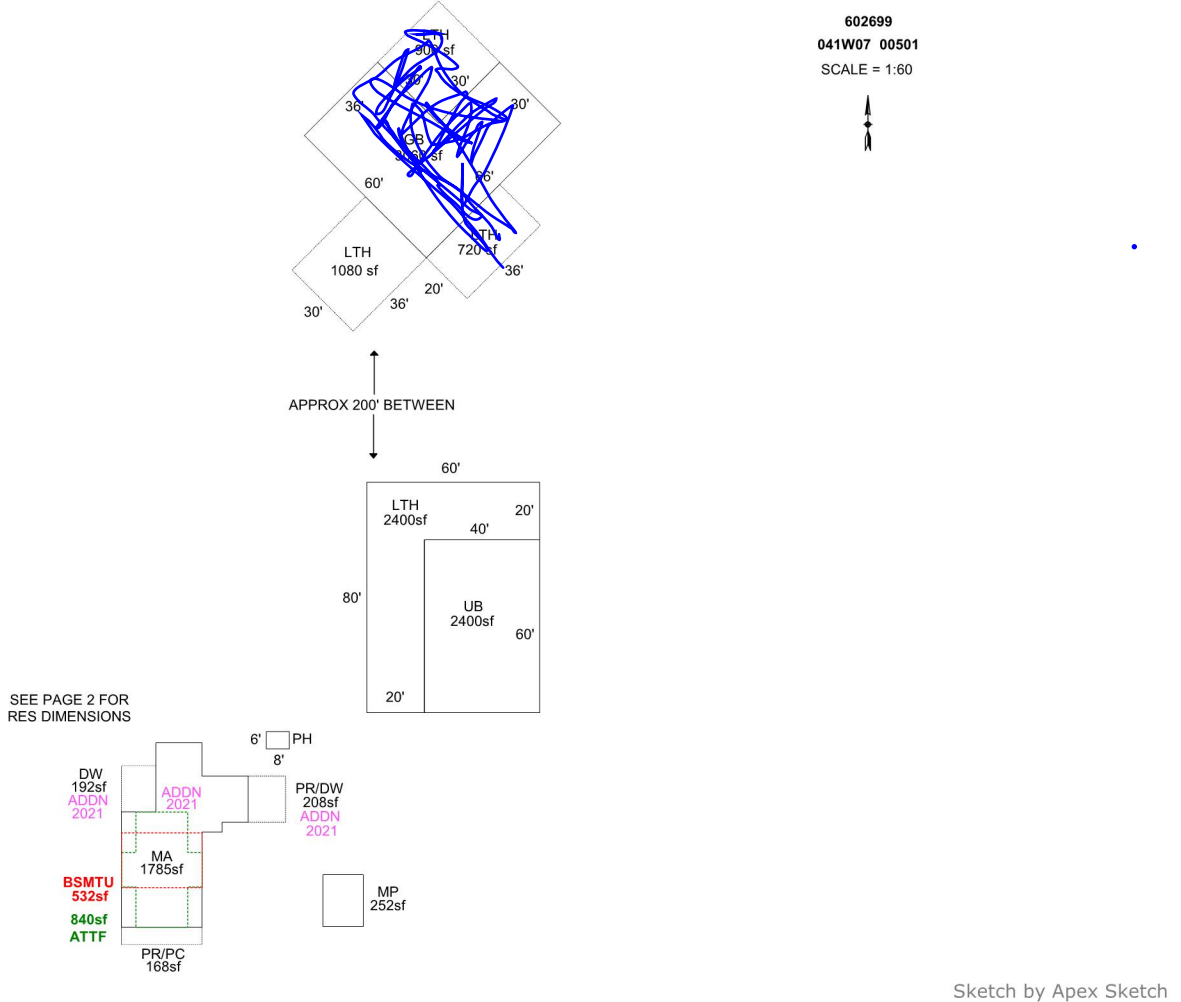
TAGS L2  
 TAGS L1  
 TAGS L2

# SKETCH/AREA TABLE ADDENDUM

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File No.: 602699 Parcel No.: 041W07 00501  
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 Appraiser Name: Client Address: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	48.0	28.0	
	GB	1.0	3060.0	252.0	
	LTH	1.0	900.0	120.0	
	LTH	1.0	1080.0	132.0	
	LTH	1.0	720.0	112.0	
	MP	1.0	252.0	64.0	
	LTH	1.0	2400.0	280.0	8460.0
GLA1	MA	1.0	1784.5	216.0	1784.5
GLA2	ATTF	1.0	840.0	136.0	840.0
BSMT	BSMTU	1.0	532.0	94.0	532.0
GAR	UB	1.0	2400.0	200.0	2400.0
P/P	PR/DW	1.0	208.0	58.0	
	PR/PC	1.0	168.0	68.0	
	DW	1.0	192.0	56.0	568.0
	Net LIVABLE	cnt	2 (rounded)		2,625
	Net BUILDING	cnt	7 (rounded)		8,460

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Apex 7/27/11 Jane  
 UPDATED BY JRONDEMA 4/3/17  
 UPDATED BY CJURAN 09/14/2021 555-21-006885  
 UPDATED BY CJURAN 03/08/2023  
 UPDATED BY CJURAN 02/29/2024

### COMMENT TABLE 2

GRH 01/10/2023  
 JJS 01/29/2024  
**JJS 11/20/24**

### COMMENT TABLE 3

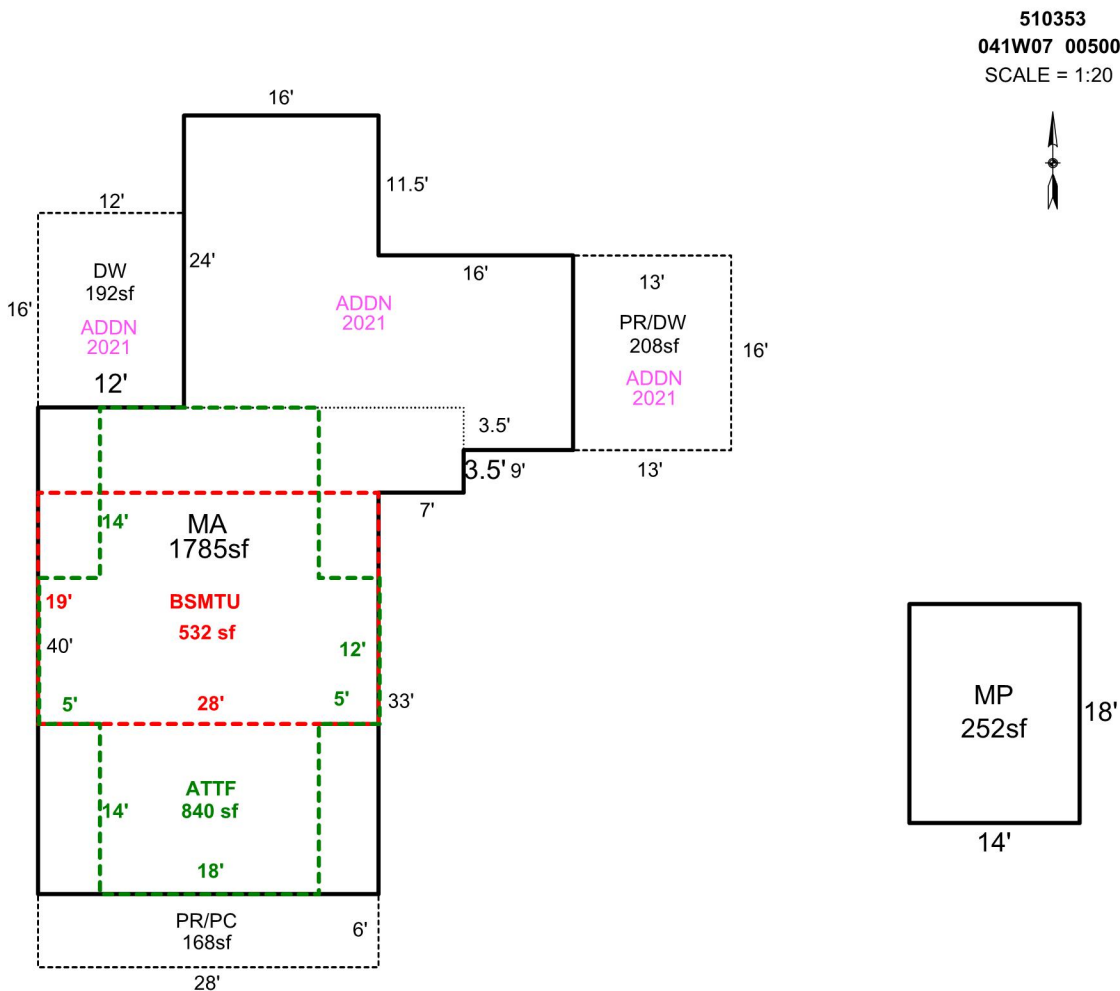
TAGS L2  
 TAGS L1  
**TAGS L2**

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## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	252.0	64.0	252.0
GLA1	MA	1.0	1784.5	216.0	1784.5
GLA2	ATTF	1.0	840.0	136.0	840.0
BSMT	BSMTU	1.0	532.0	94.0	532.0
P/P	DW	1.0	192.0	56.0	
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 UPDATED BY CJURAN 03/08/2023  
 UPDATED BY CJURAN 02/29/2024

### COMMENT TABLE 2

GRH 01/10/2023  
 JJS 01/29/2024  
*JSS 11/20/24*

### COMMENT TABLE 3

TAGS L2  
 TAGS L1  
*Tags L2*

Net LIVABLE cnt 2 (rounded) 2,625  
 Net BUILDING cnt 1 (rounded) 252



