

Acct ID: 510327 MTL: 041W06D000200 Date: **12/5/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451  
 Situs: 10375 CHAMPOEG RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49043 Year: 2024  
 Last Date Appraised: 08/08/2024 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2026 - Tags/Permit (L2: ON-SITE REVIEW EXTERIOR)  
 Owner: LYNNE PROPERTIES LLC Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 163538  
 RMV Land: 431380 RMV Imp: 251640 RMV Total: 683020 MAV: 135020 MSAV: 28518 SAV: 51744  
 Comment: 24-25: L3 8.8.24 MLH  
 24-25: L2 1.29.24 JJS

**Notations** *Not opened yet, re-tag*

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 1/9/25*

Site: 2	Code Area: 15560	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 151470	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 59					
Site: 3	Code Area: 15560	Size: 7.43 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 204620	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 895 Rent Rate = 53					
Site: 4	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 30290	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 1500060 //WINERY					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 15560	Stat Class: 131	Year Blt: 1992	Eff Year Blt: 1998	Sq.Ft: 1144	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 217650				
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	1144	0	HB-1	1992	1998	BTH - 1, KIT-, HVAC, ROOF	Y N
Garage Attached	3	Low Cost	792	0	0	1993	1998	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1998	14731	1

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 15560	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 884	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 34x26	RMV: 15910				
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	884	0	0	1994	2008	AVG	Y N

**Accessories**

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

Bldg: 3	Code Area: 15560	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 792	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 36x22	RMV: 17330				
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	6	Finished	792	0	0	1994	2008	AVG	Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 15560    Stat Class: 354    Year Blt:    Eff Year Blt: 2008    Sq.Ft: 264    % Complete: 100  
 Desc: Lean-to Light (LTL)    Dimensions: 22x12    RMV: 750  
 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 Light Duty	4	Finished	264	0	0	0	2008		Exception: Y N

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 041W06D 00200

File No R10327

SUBJECT

Property Address 10375 CHAMPOEG RD NE

City AURORA

County MARION

State OR

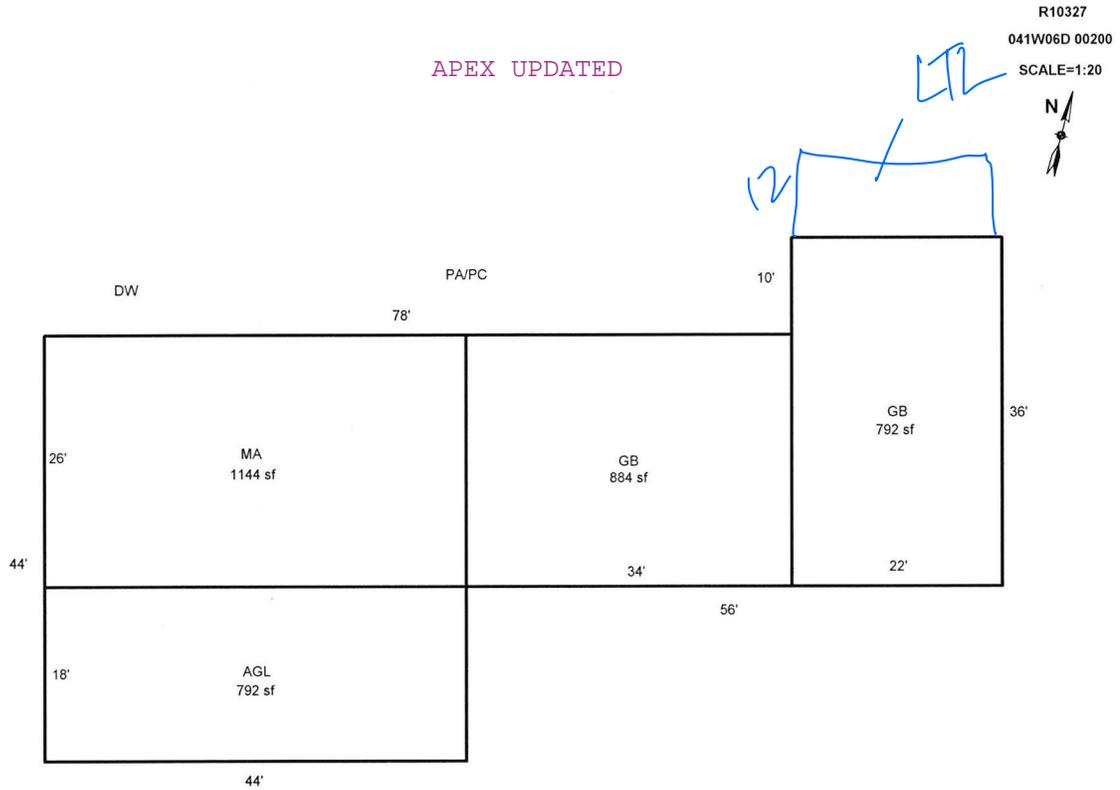
Zip 97002

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1144	140	1144
GBA1	GB	1.00	884	120	1676
	GB	1.00	792	116	
GAR	AGL	1.00	792	124	792
Net LIVABLE Area		(rounded w/ factors)			1144
Net BUILDING Area		(rounded w/ factors)			1676

#### Comment Table 1

DRAWN BY JRONDEMA 7/20/17

#### Comment Table 2

JSS 1.29.21  
MZH 8/8/24  
JSS 12.5.24

#### Comment Table 3

Tags L2  
Cycle L3  
Tags L3

