

Acct ID: 547649 MTL: 041W04C001300 Date: 6/26/25 Appr: CWO Prop Class: 551 RMV Prop Class: 451
 Situs: 22902 SCHULTZ RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 110728 Year: 2025

Last Date Appraised: 11/20/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: LEGGETT, JOHN **FF Check** Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 147759

RMV Land: 361000 RMV Imp: 233630 RMV Total: 594630 MAV: 85670 MSAV: 62089 SAV: 110203

Comment: 25-26: L4 11.20.24 JJS
 24-25: L3 6.6.24 JJS (FARM/FOREST)
 24-25 L4 3.28.24. JJS (SALES VERIFICATION)
 24-25: L2 10.26.23 JJS

John Leggett 503-550-1952 See account history

7/17/24: JJS was contacted by John Leggette responding to intent letter. CWO spoke to him 7/22/24 and sent flyers and an estimate of the increase in taxes if disqualified. He stated that he would be getting nursery stock in the fall. Recheck 5/1/25 for use and disqual if no change.

Notations

RP/MS	Code	Description	Input CWO 6/30/25
RP	ZONED	FARM EFU ZONED	

OSDs *Employee said plans to do nursery stock*

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15560	0

6/30/25 John Leggett called and spoke to CWO. Told him I'd check next year, but needs more farm use. Has gotten conditional use approved for nursery in conjunction with landscaping Disqual 26-27 if no change.

Land

Site: 1 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: 100320 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Land class ok

Site: 2 Code Area: 15560 Size: 2.10 Acres Use Code: 005 ~~Zone: REST~~ SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 210680 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2004

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 131 Year Blt: 1901 Eff Year Blt: 1965 Sq.Ft: 1280 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 129470
 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	1280	3	FB-1	1901	1965	FP - 1, HVAC, ROOF, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1965	7597	1

Bldg: 2 Code Area: 15560 Stat Class: 138 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 0 **324** % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 20650
 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
Garage Detached	3	Unfinished	324	0	0	1945	1945	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15560 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 330 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 30x11 RMV: 290
 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
Lean-to Light Duty	4	Finished	330	0	0	1985	1985		Y N

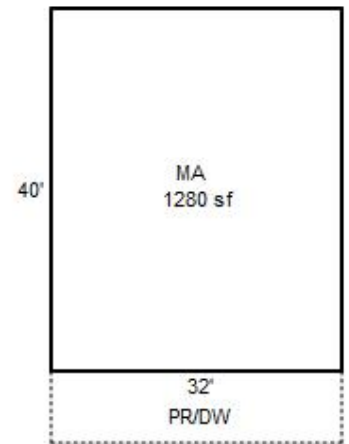
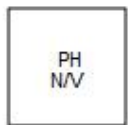
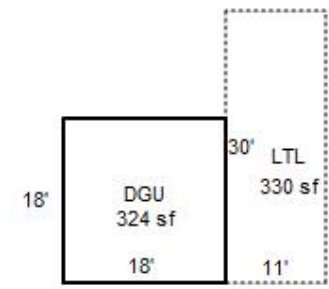
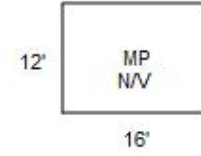
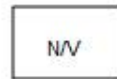
Accessories

Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								
Bldg: 4	Code Area: 15560	Stat Class: 351	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3840	✓ % Complete: 100		
Desc: General Purpose Building (GB)					Dimensions: 40x96	RMV: 83220		
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	5	Finished	3840	0	0	2023	2023	AVG
								Exception: Y N
Accessories								
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								



Per BES & CWD give one more year.
 Check 5/1/26

R47649
041W04C 01300
SCALE=1:30
N
←◆→

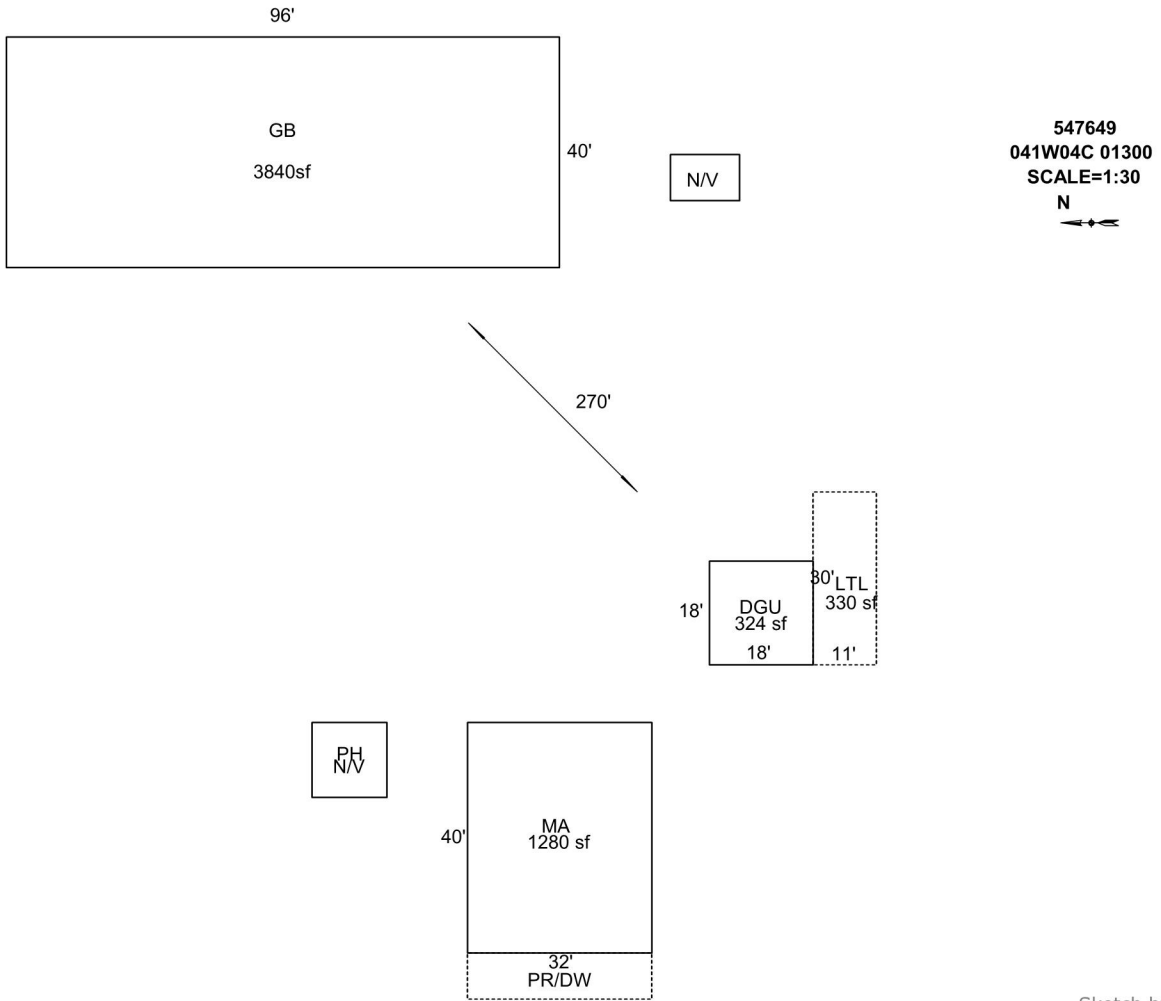


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547649 Parcel No.: 041W04C 01300
 Property Address: 22902 SCHULTZ RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	330.0	82.0	
	GB	1.0	3840.0	272.0	4170.0
GLA1	MA	1.0	1280.0	144.0	1280.0
GAR	DGU	1.0	324.0	72.0	324.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/16
 UPDATED BY WWILLIAMS 09.18.23

COMMENT TABLE 2

09.15.23 JJS

COMMENT TABLE 3

L4 TAGS

Net LIVABLE	cnt	1	(rounded)	1,280
Net BUILDING	cnt	2	(rounded)	4,170









Acct ID: 547649 MTL: 041W04C001300 Date: 6.6.24 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 22902 SCHULTZ RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 110728 Year: 2024

Last Date Appraised: 10/26/2023 Appraiser: JORDAN SCHULTZ Retag: N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: LEGGETT, JOHN Roll Type: R
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 187212
 RMV Land: 379290 RMV Imp: 217160 RMV Total: 596450 MAV: 41900 MSAV: 60402 SAV: 117963
 Comment: 24-25: L2 10.26.23 JJS

NIC

INPUT, JJS, 6.17.24

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

no farm use
DD

OSDs

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

Land 24-25: JJS inspected L3 on 6-6-24, no farm use. Sending intent letter 7-5-24.

Site: 1 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: 107830 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 04-05: FARM USE APPROVED BY #29 07-08: RECALC SETUP; #31 7/24/06

Site: 2 Code Area: 15560 Size: 2.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 226460 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2004

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 131 Year Blt: 1901 Eff Year Blt: 1965 Sq.Ft: 1280 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 114110
 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	1280	3	FB-1	1901	1965	BATH - 1, FP - 1, HVAC, KIT-, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1965	6696	1

Bldg: 2 Code Area: 15560 Stat Class: 138 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 17820
 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
Garage Detached	3	Unfinished	324	0	0	1945	1945	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15560 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 330 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 30x11 RMV: 320
 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
Lean-to Light Duty	4	Finished	330	0	0	1985	1985		Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3840 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x96

RMV: 84910

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 84910

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	3840	0	0	2023	2023	AVG	

Accessories

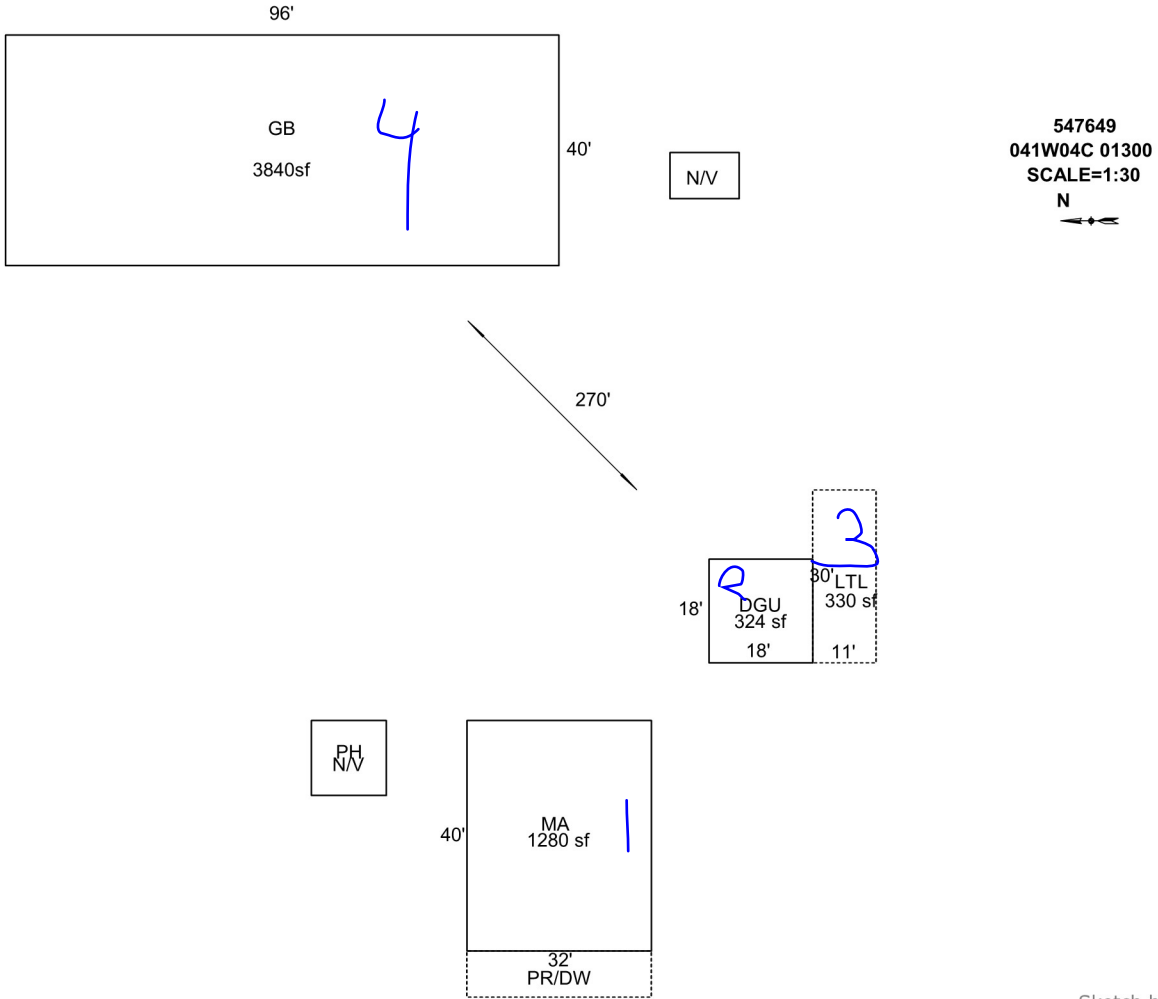
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 22902 SCHULTZ RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	330.0	82.0	
	GB	1.0	3840.0	272.0	4170.0
GLA1	MA	1.0	1280.0	144.0	1280.0
GAR	DGU	1.0	324.0	72.0	324.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/16
 UPDATED BY WWILLIAMS 09.18.23

COMMENT TABLE 2

09.15.23 JJS
JJS 6.6.24

COMMENT TABLE 3

L4 TAGS
FF L3

Net LIVABLE	cnt	1	(rounded)	1,280
Net BUILDING	cnt	2	(rounded)	4,170



Acct ID: 547649 MTL: 041W04C001300 Date: **11/20/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 22902 SCHULTZ RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 110728 Year: 2024

Last Date Appraised: 06/06/2024 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: LEGGETT, JOHN Roll Type: R

Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 143582

RMV Land: 379290 RMV Imp: 246350 RMV Total: 625640 MAV: 41900 MSAV: 60402 SAV: 117963

Comment: 24-25: L3 6.6.24 JJS (FARM/FOREST)
 24-25 L4 3.28.24. JJS (SALES VERIFICATION)
 24-25: L2 10.26.23 JJS

Notations New construction not stated, re-tag 11/1/24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Chris 1/9/25

OSDs

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

Land

Site: 1	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: 107830	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 04-05: FARM USE APPROVED BY #29 07-08: RECALC SETUP; #31 7/24/06					
Site: 2	Code Area: 15560	Size: 2.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 226460	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2004					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 131	Year Blt: 1901	Eff Year Blt: 1965	Sq.Ft: 1280	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 139220				
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	1280	3	FB-1	1901	1965	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1965	6696	1	Y N

Bldg: 2 Code Area: 15560 Stat Class: 138 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 21900
 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
Garage Detached	3	Unfinished	324	0	0	1945	1945	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 354	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 330	% Complete: 100
Desc: Lean-to Light (LTL)	Dimensions: 30x11	RMV: 320				
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
Lean-to Light Duty	4	Finished	330	0	0	1985	1985		Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3840 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x96

RMV: 84910

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 41280

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	3840	0	0	2023	2023	AVG	

Accessories

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

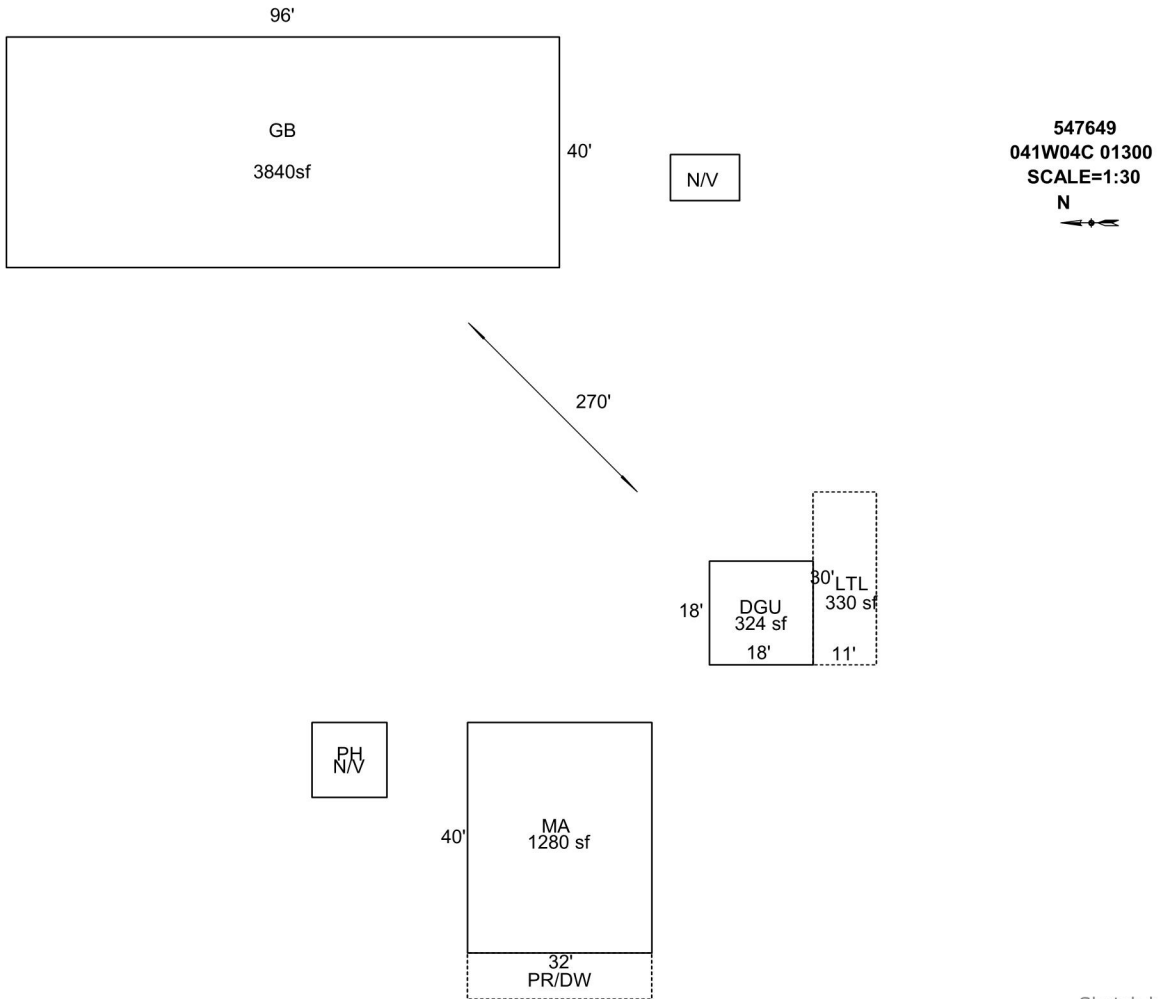


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547649 Parcel No.: 041W04C 01300
 Property Address: 22902 SCHULTZ RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	330.0	82.0	
	GB	1.0	3840.0	272.0	4170.0
GLA1	MA	1.0	1280.0	144.0	1280.0
GAR	DGU	1.0	324.0	72.0	324.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/16
 UPDATED BY WWILLIAMS 09.18.23

COMMENT TABLE 2

09.15.23 JJS
 1.20.24 JJS

COMMENT TABLE 3

L4 TAGS
 L4 Tags

Net LIVABLE	cnt	1	(rounded)	1,280
Net BUILDING	cnt	2	(rounded)	4,170

Acct ID: 547649 MTL: 041W04C001300 Date: **3/28/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 22902 SCHULTZ RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 110728 Year: 2024
 Last Date Appraised: 10/26/2023 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: LEGGETT, JOHN Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **(4)** LCB TTO **(INSP)** AV: 187212
 RMV Land: 379290 RMV Imp: 217160 RMV Total: 596450 MAV: 41900 MSAV: 60402 SAV: 117963
 Comment: 24-25: L2 10.26.23 JJS

Sales: 30

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

MLS: 22434606 2022
DOM: 60

OSDs

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

Land

Site: 1	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: 107830	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 04-05: FARM USE APPROVED BY #29 07-08: RECALC SETUP; #31 7/24/06						
Site: 2	Code Area: 15560	Size: 2.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 226460	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2004						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 131	Year Blt: 1901	Eff Year Blt: 1965	Sq.Ft: 1280	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 114110				
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	1280	3	FB-1	1901	1965	FP - 1, HVAC, ROOF, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1965	6696	1

Bldg: 2 Code Area: 15560 Stat Class: 138 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 17820
 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
Garage Detached	3	Unfinished	324	0	0	1945	1945	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 354	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 330	% Complete: 100
Desc: Lean-to Light (LTL)	Dimensions: 30x11	RMV: 320				
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
Lean-to Light Duty	4	Finished	330	0	0	1985	1985		Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3840 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x96

RMV: 84910

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 84910

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	3840	0	0	2023	2023	AVG	

Accessories

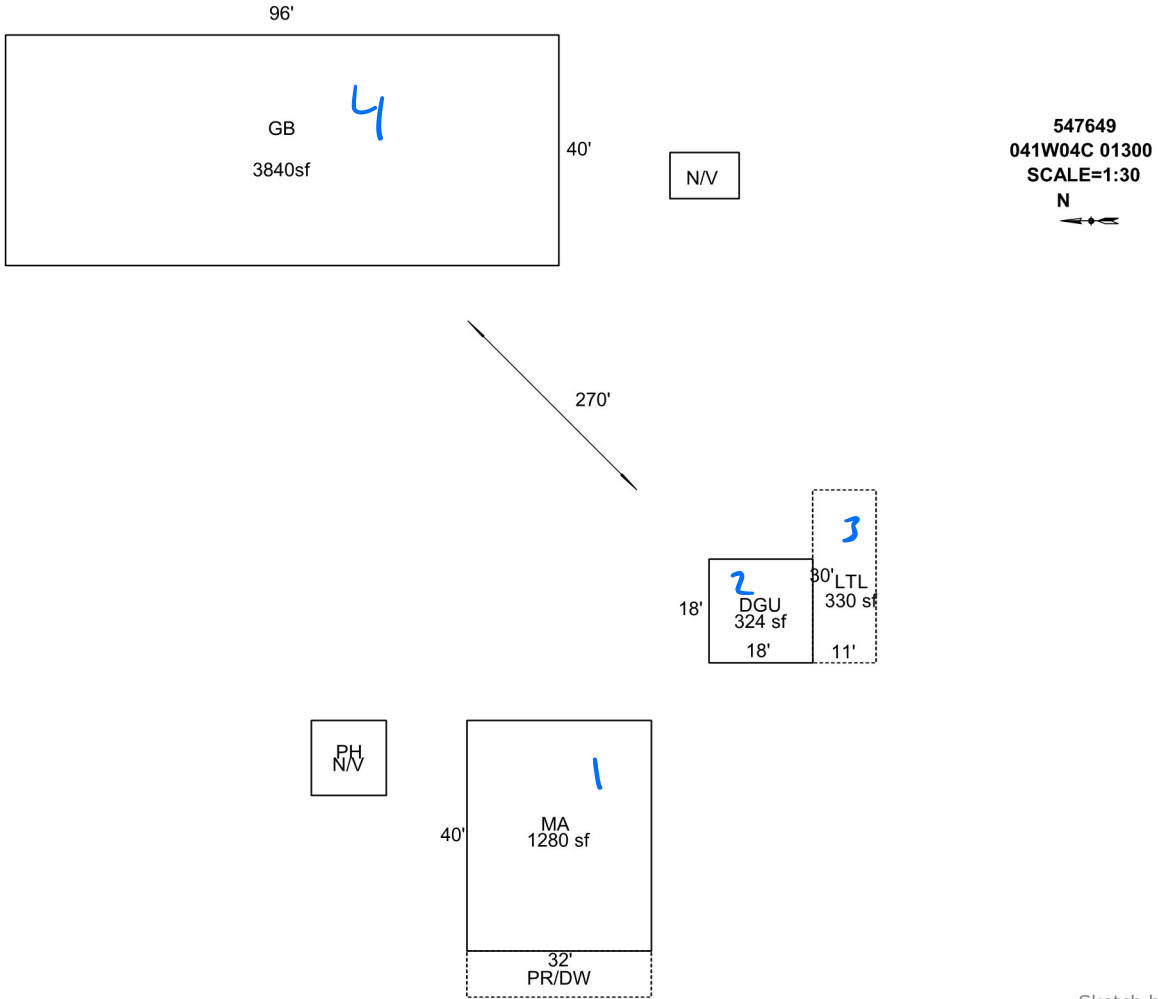
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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GAR	DGU	1.0	324.0	72.0	324.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/16
 UPDATED BY WWILLIAMS 09.18.23

COMMENT TABLE 2

09.15.23 JJS

JJS 3/28/24

COMMENT TABLE 3

L2 L4 TAGS

SV L4

Net LIVABLE	cnt	1	(rounded)	1,280
Net BUILDING	cnt	2	(rounded)	4,170



New
GB
2023

