

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 7/10/25

Print Date: 4/16/2025

Acct ID: 511166 MTL: 041W23A000800 Date: 6/27/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551457

Situs: 13933 HITO LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 84590 Year: 2025

Last Date Appraised: 05/21/2015 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: BERKEY, ERIK L Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 471446

RMV Land: 618740 RMV Imp: 804160 RMV Total: 1422900 MAV: 428020 MSAV: 43426 SAV: 98281

Comment:

Update Inventory

Input MLH 6/30/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1	Code Area: 15569	Size: 0.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 24300	Exception: Y N		
Adjustment(s):	GSOIL, GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 15-16: CYCLE WORK PER #29 NO CHG// 01500065 07-08: RECALC SETUP; #36 8/30/06					
Site: 3	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 40170	Exception: Y N		
Adjustment(s):	GSOIL, GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 01500060					
Site: 4	Code Area: 15560	Size: 8.22 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 379740	Exception: Y N		
Adjustment(s):	GSOIL, GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500060					
Site: 5	Code Area: 15560	Size: 3.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 124530	Exception: Y N		
Adjustment(s):	GSOIL, GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500060					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 144 +	Year Blt: 1910	Eff Year Blt: 1980	Sq.Ft: 2535	% Complete: 100
Desc: Multi Story above grade with basement	Dimensions:	RMV: 402050				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

F/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1309	0	0	1910	1980	BATH - 1, ROOF, HVAC, KIT-	Exception: Y N
Attic	4 +	Finished	1226	0	0	1910	1980	BATH - 1, HVAC	Exception: Y N
Basement	4 +	Unfinished	507	0	0	1910	1980		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	2007	39376	1
					Exception: Y N

Bldg: 8

Code Area: 15560

Stat Class: 108

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 2300

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

de late

conversion Error

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN GREENHOUSE	1	192	0	2300	1
					Exception: Y N

Bldg: 13

Code Area: 15560

Stat Class: 108

Year Blt: 2006

Eff Year Blt: 2006

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 33780

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Part of YI move MAV

Type

Class

Display Group

Floor Size

Beds

Baths

Yr Blt

Eff Yr Blt

Inventory

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	6340	2006	14424	1	Exception: Y N

Bldg: 14	Code Area: 15560	Stat Class: 148	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1200	% Complete: 100
Desc: Res other improvements				Dimensions:	RMV: 286820	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Second Floor	4	Finished	1200	0	0	2021	2021		Exception: Y N
Garage Oversized Detached	4	Finished	1800	0	0	2021	2021	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	4	3842	2021	11411	0	Exception: Y N
DECK	4	180	2021	3920	0	Exception: Y N
PATIO	4	180	2021	980	0	Exception: Y N
PATIO	4	484	2021	2635	0	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 351	Year Blt: 1920	Eff Year Blt: 1986	Sq.Ft: 528	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 24x22	RMV: 2920	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	528	0	0	1920	1986	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: 351	Year Blt: 1990	Eff Year Blt: 1999	Sq.Ft: 576	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 24x24	RMV: 3000	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

bone

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	576	0	0	1990	1990	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: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 25	% Complete: 100
Desc: Accessory Improvements & Misc.				Dimensions: 5x5	RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Pump House	0	Finished	25	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 10	Code Area: 15560	Stat Class: 352	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 3360	% Complete: 100
Desc: Utility Building (UB)				Dimensions: 40x84	RMV: 45460	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Uitlity Building	5	Finished	3360	0	0	2006	2006	AVG	Exception: Y N

Accessories

Description			Class		Size SqFt		Eff Yr Blt		RMV		Quantity	
No accessory data available												
Bldg: 11		Code Area: 15560		Stat Class: 301		Year Blt: 2006		Eff Year Blt: 2006		Sq.Ft: 960		% Complete: 100
Desc: Accessory Improvements & Misc.				Lott in UB				Dimensions: 24x40		RMV: 2980		
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			
Building Structure		0	Finished	960	0	0	2006	2006	Exception: Y N			

Accessories

Description		Class	Size SqFt	Eff Yr	Blt	RMV	Quantity	
No accessory data available								
Bldg: 12	Code Area: 15560	Stat Class: 355	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 960		% Complete: 100	
Desc: Lean-to Heavy (LTH)				Dimensions: 24x40		RMV: 4150		
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	960	0	0	2006	2006	Exception: Y N

Accessories

Description		Class	Size SqFt	Eff Yr	Blt	RMV	Quantity	
No accessory data available								
Bldg: 15	Code Area: 15560	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1440	% Complete: 100		
Desc: General Purpose Building (GB)					Dimensions: 60x24	RMV: 20700		
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	4	Finished	1440	0	0	2021	2021	FAIR
								Exception: Y N

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

905SO202220,000Exempt

341MP6202212x24AVENEW

341MP6202212x24AVENEW

355LTH20226x12NEW

355LTH20226x12NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511166

Parcel No.: 041W23A 00800

Property Address: 13933 HITO LANE NE

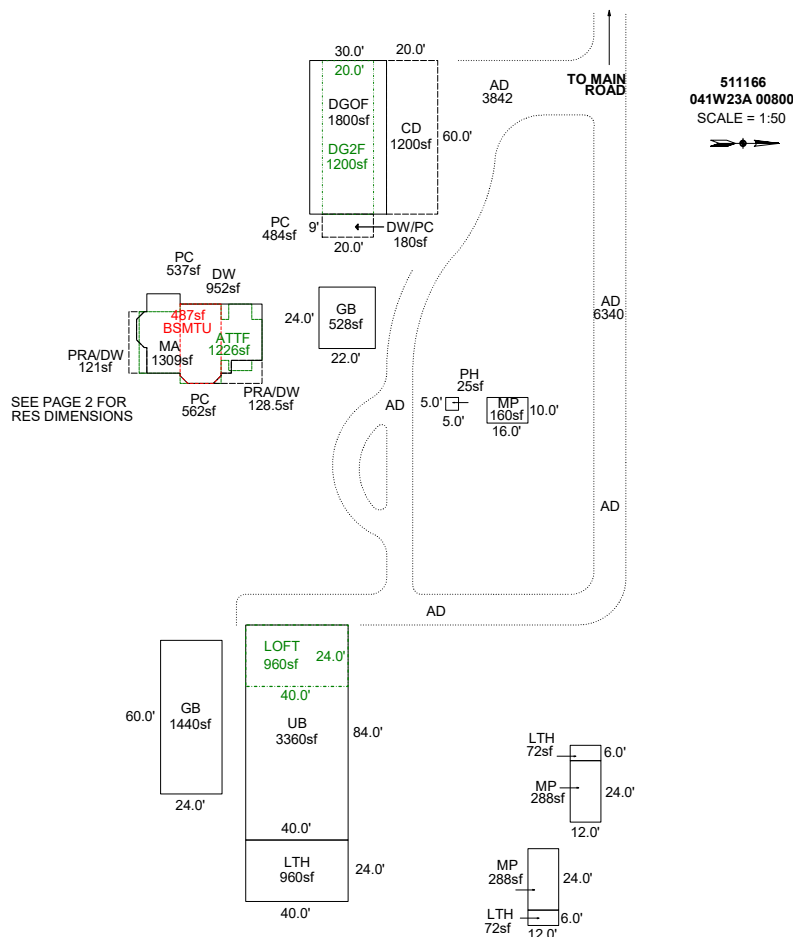
ZipCode: 97002

Owner:

Client Address:

Inspection Date:

SKETCH



Sketch by ApexSketch

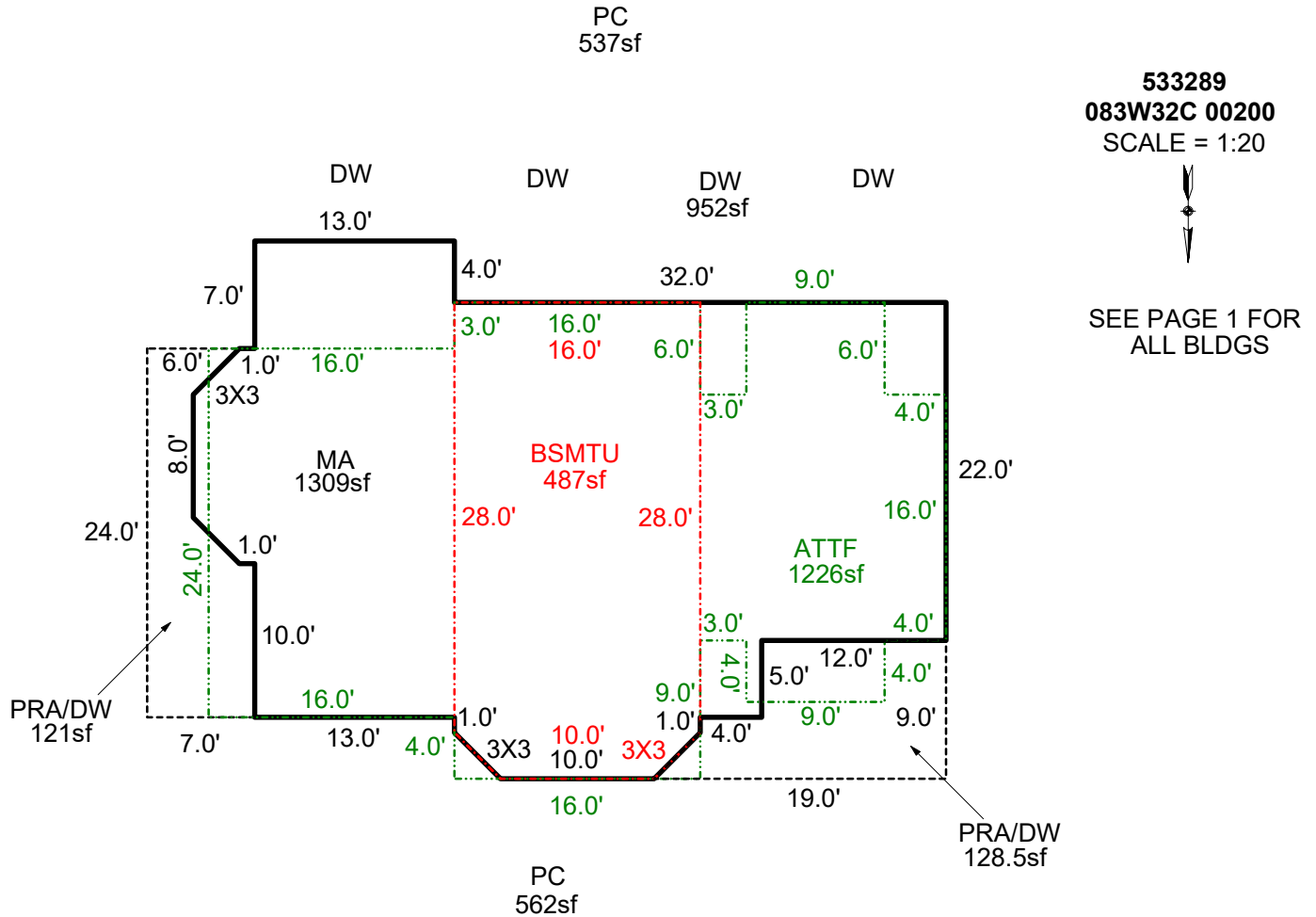
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CJURAN 01/20/2022 555-21-011190 UPDATED BY CJURAN 02/28/2022 UPDATED BY CLOBERG 09/08/25	
GBA1	GB	1.0	1440.0	168.0	8993.0	COMMENT TABLE 2 #47 GRH 01/12/2022 MLH 06/30/25	
	MP	1.0	288.0	72.0			
	LTH	1.0	72.0	36.0			
	MP	1.0	160.0	52.0			
	PH	1.0	25.0	20.0			
	DGOF	1.0	1800.0	180.0			
	MP	1.0	288.0	72.0			
	LTH	1.0	960.0	128.0			
	LTH	1.0	72.0	36.0			
	GB	1.0	528.0	92.0			
GBA2	UB	1.0	3360.0	248.0	2160.0	COMMENT TABLE 3 TAGS L2 CLEAN UP L4	
	DG2F	1.0	1200.0	160.0			
	LOFT	1.0	960.0	128.0	2160.0		
GLA1	MA	1.0	1309.0	161.0	1309.0		
GLA2	ATTF	1.0	1226.0	178.0	1226.0		
BSMT	BSMTU	1.0	487.0	90.5	487.0		
	4 addl items						
	Net LIVABLE	cnt	0	(rounded)	2,535		
	Net BUILDING	cnt	13	(rounded)	11,153		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511166 Parcel No.: 041W23A 00800
 Property Address: 13933 HITO LANE NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1309.0	161.0	1309.0
GLA2	ATTF	1.0	1226.0	178.0	1226.0
BSMT	BSMTU	1.0	487.0	90.5	487.0
P/P	PRA/DW	1.0	121.0	64.5	
	PRA/DW	1.0	128.5	54.2	249.5

COMMENT TABLE 1

APEX BY CJURAN 01/20/2022 555-21-011190
 UPDATED BY CJURAN 02/28/2022
 UPDATED BY CLOBERG 09/08/25

COMMENT TABLE 2

#47 GRH 01/12/2022
 MLH 06/30/25

COMMENT TABLE 3

TAGS L2
 CLEAN UP L4

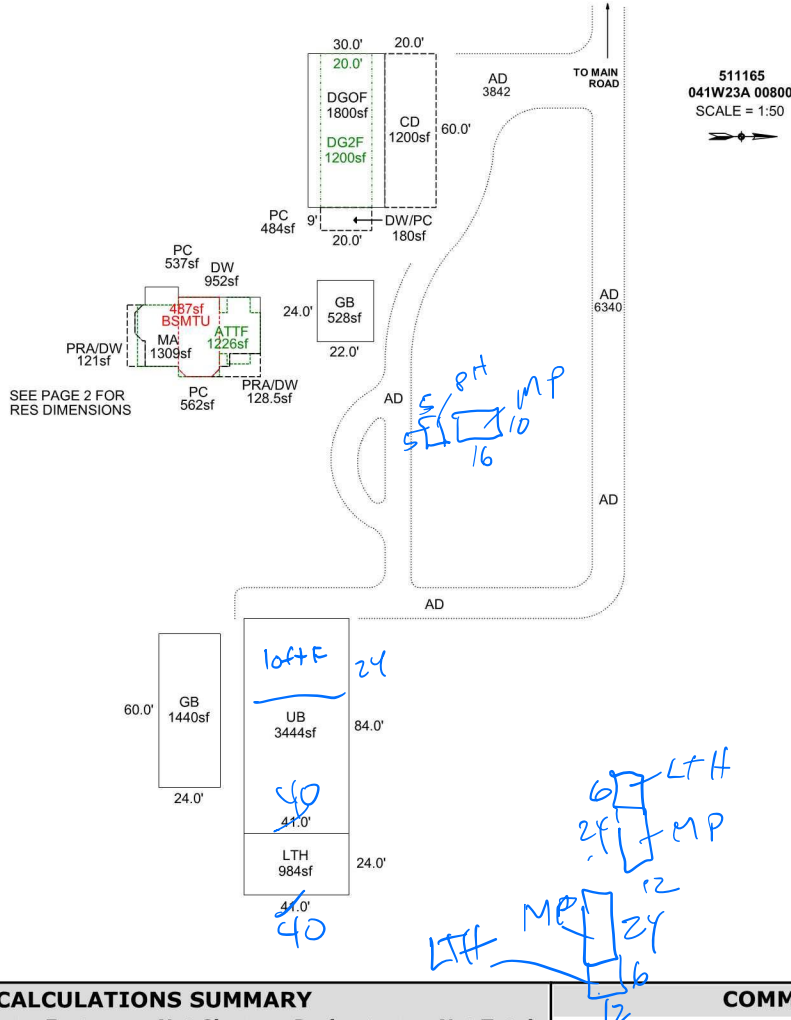
Net LIVABLE cnt 0 (rounded) 2,535

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511165 Parcel No.: 041W23A 00800
 Property Address: 13933 HITO LANE 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
GBA1	GB	1.0	528.0	92.0	
	UB	1.0	3444.0	250.0	
	LTH	1.0	984.0	130.0	
	GB	1.0	1440.0	168.0	
	DGOF	1.0	1800.0	180.0	8196.0
GBA2	DG2F	1.0	1200.0	160.0	1200.0
GLA1	MA	1.0	1309.0	161.0	1309.0
GLA2	ATTF	1.0	1226.0	178.0	1226.0
BSMT	BSMTU	1.0	487.0	90.5	487.0
P/P	DW/PC	1.0	180.0	58.0	
	PRA/DW	1.0	121.0	64.5	
	PRA/DW	1.0	128.5	54.2	
	CD	1.0	1200.0	160.0	1629.5
	Net LIVABLE	cnt	2	(rounded)	2,535
	Net BUILDING	cnt	6	(rounded)	9,396

COMMENT TABLE 1

APEX BY CJURAN 01/20/2022 555-21-011190
 UPDATED BY CJURAN 02/28/2022

COMMENT TABLE 2

#47 GRH 01/12/2022

COMMENT TABLE 3

TAGS L2

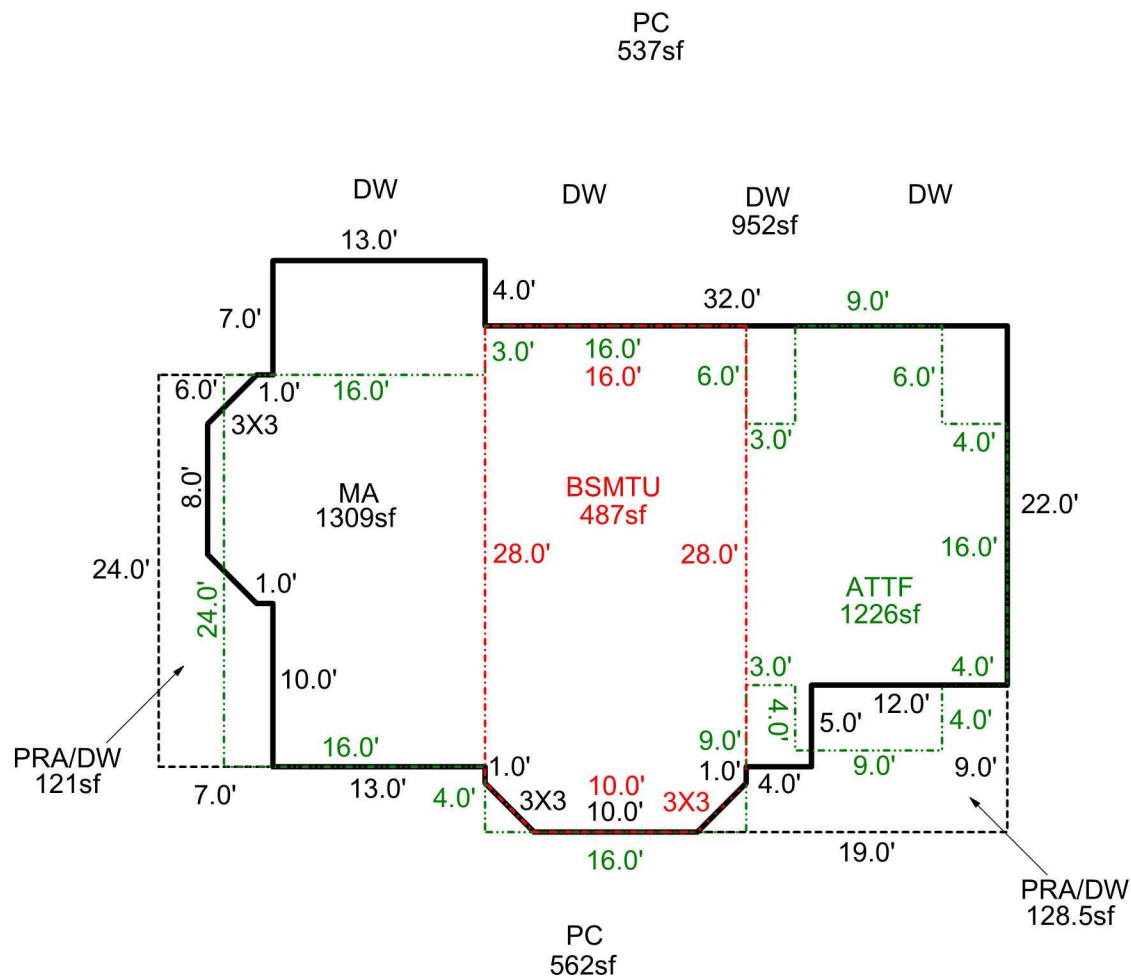
6/30/25 M/LH Clean up 24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511165 Parcel No.: 041W23A 00800
 Property Address: 13933 HITO LANE 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	1309.0	161.0	1309.0
GLA2	ATTF	1.0	1226.0	178.0	1226.0
BSMT	BSMTU	1.0	487.0	90.5	487.0
P/P	PRA/DW	1.0	121.0	64.5	
	PRA/DW	1.0	128.5	54.2	249.5

COMMENT TABLE 1

APEX BY CJURAN 01/20/2022 555-21-011190
 UPDATED BY CJURAN 02/28/2022

COMMENT TABLE 2

#47 GRH 01/12/2022

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 2,535