

Summary

Lead Appr: *input 11-13-20* Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 510353 MTL: 041W070000500 Date: *10-23-25* Appr: *WW* Prop Class: 550 RMV Prop Class: *500*
Situs: 10012 CHAMPOEG RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 146072 *551* Year: 2025

Last Date Appraised: 12/05/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: WILMES, JACOB DANIEL Last Sales Date: 12/28/2015 Roll Type: R

Cycle *Tag* Sales Verification Other: _____ Inspection level: 1 *2* 3 4 *LCB* TTO INSP AV: 29120

RMV Land: 737480 RMV Imp: 0 RMV Total: 737480 MAV: 0 MSAV: 29120 SAV: 57197

Comment: 25-26: L3 12.5.24 JJS

add MA @ 100%

farm closed seed

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

2BD ✓

CR0 6/25

Land

create homestead & SAOSDAS

Site: 1 Code Area: 15560 Size: 15.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 532700 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1984
 25-26 CORRECT SOILS

Site: 2 Code Area: 15560 Size: 4.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 139700 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 102

Site: 3 Code Area: 15560 Size: 1.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 47690 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1984
 25-26 CORRECT SOILS

Site: 4 Code Area: 15560 Size: 0.57 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 17390 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: Liability year - 1984
 25-26 CORRECT SOILS

Farm Notes

2025FARM

1/9/25: Inspected by CWO L4 during tags farm use ok - grass seed



ACCOUNT # 510353 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR WW TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR _____
 AREA 3060 EFF AREA _____ BED 4
 ROOF 3 + HVAC +
 BATH PKG: 3 BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

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

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

STAT _____ QLTY + - FLOOR AGF
 AREA 1006 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

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

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

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

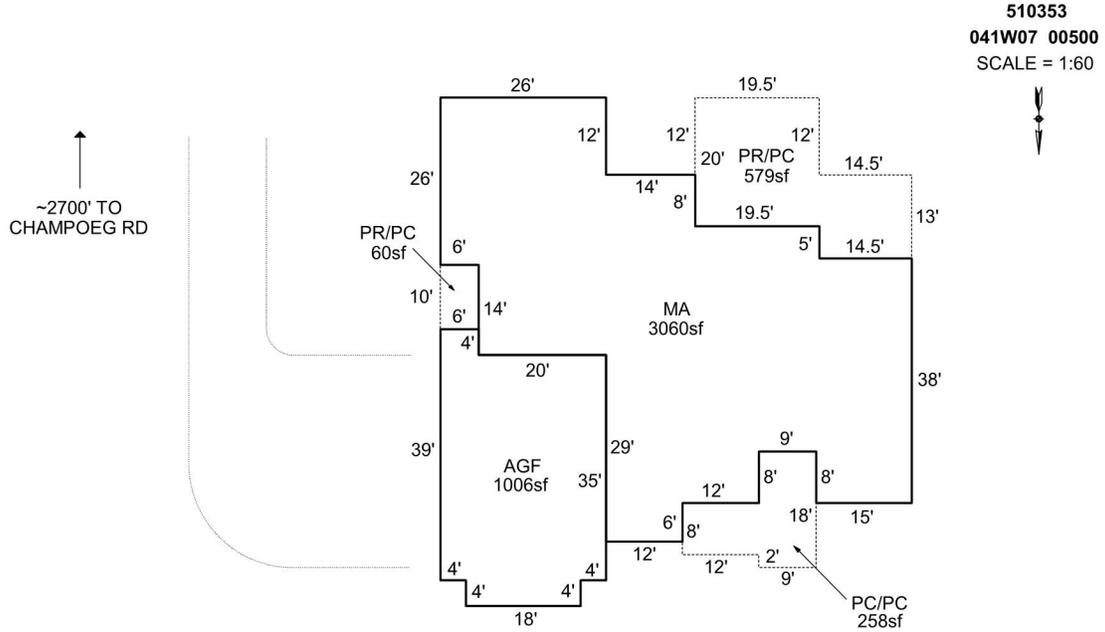
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510353 Parcel No.: 041W07 00500
 Property Address: 10307 MATTHIEU LN 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 | 3059.5 | 302.0 | 3059.5 |
| GAR | AGF | 1.0 | 1006.0 | 138.0 | 1006.0 |
| P/P | PC/PC | 1.0 | 258.0 | 78.0 | |
| | PR/PC | 1.0 | 578.5 | 118.0 | |
| | PR/PC | 1.0 | 60.0 | 32.0 | 896.5 |

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 03/11/2024 23-009366 MA

COMMENT TABLE 2

JSS 12524
 NW 10/23/25

COMMENT TABLE 3

Taps L3
 Taps L2

Net LIVABLE cnt 1 (rounded) 3,060