

Acct ID: 547649 MTL: 041W04C001300 Date: 10-23 Appr: NW 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: 06/26/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: LEGGETT, JOHN Last Sales Date: 12/12/2022 Roll Type: R

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

RMV Land: 382770 RMV Imp: 242640 RMV Total: 625410 MAV: 85670 MSAV: 62089 SAV: 117233

Comment: 25-26: L2 06.26.25 CWO
 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

Notations

MC

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

tag was for building already picked up

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	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: 107340 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: 225430 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: 100.00
 Desc: One Story Only Dimensions: RMV: 137240
 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	Exception
YARD IMPROVEMENTS FAIR	3	1	1965	7597	1	Y N

Bldg: 2 Code Area: 15560 Stat Class: 138 Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 21890
 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: 100.00
 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: 100.00			
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									

Farm Notes

2023FARM

11/27/23: Per JJS 10/27/23 no farm use seen during tag.

1/17/23: New owner letter sent, no response. Check farm use 5/1/24./cwo

2024FARM

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.

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

2025FARM

6/26/25: Inspected by CWO L3 LCB with employee. Didn't see much of any plantings.

6/30/25: John Leggett called and spoke to CWO. He has planted arborvitae along the north edge where the creek runs. Told him he needs more "nursery stock" to keep qualified. He has applied for a nursery licence and had a conditional use permit for landscaping in conjunction with nursery stock. Giving one more year. Recheck 5/1/26.



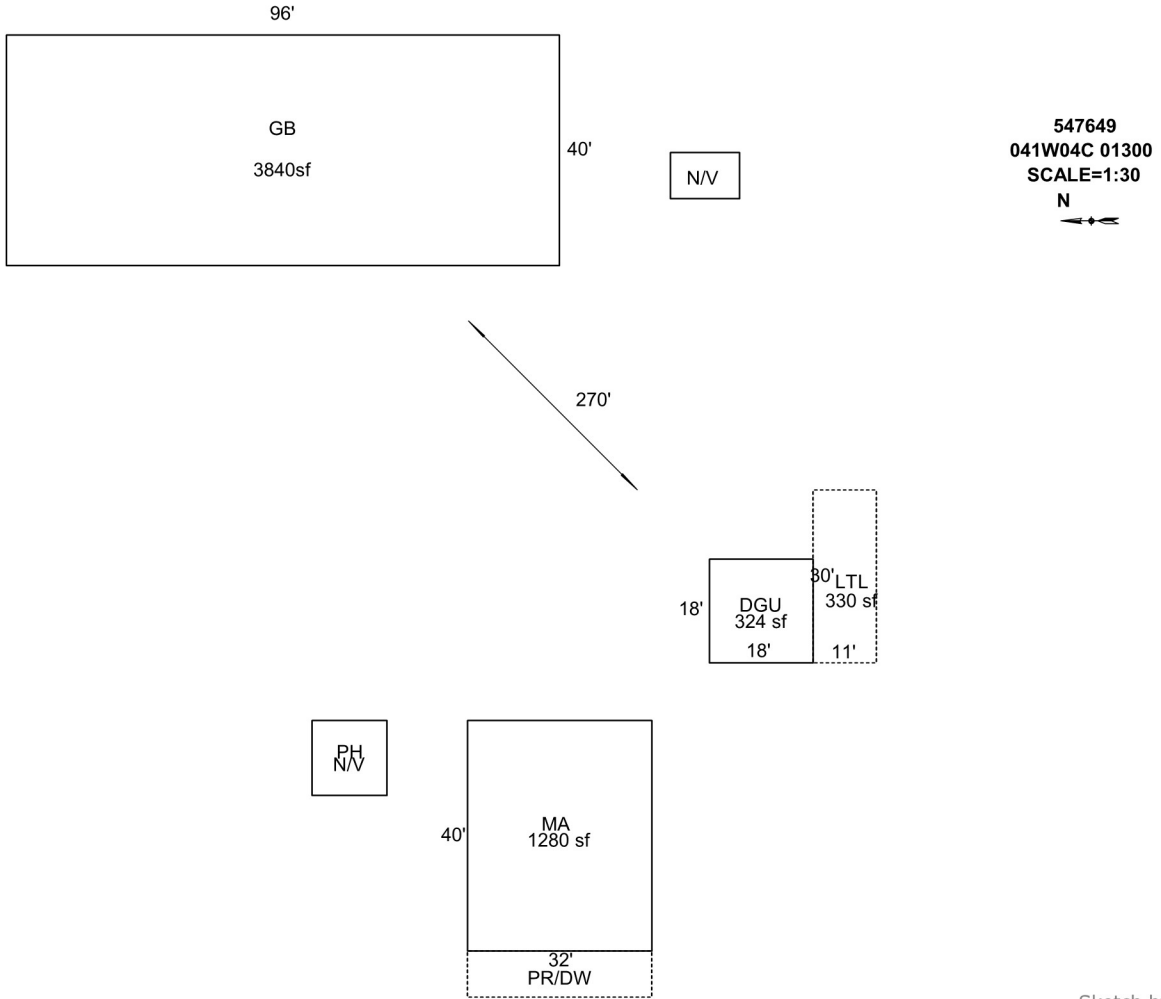


SKETCH/AREA TABLE ADDENDUM

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

Assessor Monthly Issued Permit Report

For 1/1/2023 to 1/31/2023

PERMIT#: 555-22-011619-AGE STATUS: Approved
 PERMIT TYPE: Commercial APPLIED: 12/22/2022
 SUB-TYPE: Agricultural Equine APPROVED: 1/5/2023
 CATEGORY: Exemption Info EXPIRES:

OFFICE: MC
 PARCEL#: 041W04C 01300 R47649
 ACRES: 3.10
 SUBDIV: FARGO ORCHARD TRACTS
 LOT/BLOCK: FR 1-5 / 3
 ADDRESS: 22902 SCHULTZ RD NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	NOBLITT, JOHN	18965 SW ROSA RD BEAVERTON, OR 97078	503-519-7681
OWNER	EGGERT, CHARLES	22902 SCHULTZ RD NE AURORA, OR 97002	

CONST CAT:

WORK TYPE:

WORK DESC: AGEX - 40 X 96 BUILDING FOR STORAGE AND REPAIR OF FARM EQUIPMENT

VALUATION: \$0.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: