

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: WW

Print Date: 9/26/2025

Acct ID: 511321

MTL: 041W30C000100

Date: 11-4-25

Appr: WW

Prop Class: 551

RMV Prop Class: 451

Situs: 18936 BUTTEVILLE RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 91913

Year: 2025

Last Date Appraised: 05/13/2025

Appraiser: JORDAN SCHULTZ

Tag: Y N

Tag info: MAV Reset Recorded 4-11-25
2026 - FARM/FORST APPROVAL (L2: ON-SITE REVIEW EXTERIOR)

Owner: KAYA, ANDREY

Last Sales Date: 02/29/2024

Roll Type: R

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

AV: 98016

RMV Land: 645050

RMV Imp: 129870

RMV Total: 774920

MAV: 93270

MSAV: 44746

SAV: 98564

Comment: 25-26: L3/L4 5.13.25 JJS
24-24: L3 11.2.23 JJS

Account note says they took wheat off for 2025. Tagged to recheck 5/1/26. CWO 11/25/25

Reset MAV

Notations

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15600	0

Land

Site: 1	Code Area: 15600	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: 36690	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:		Description:	
Comments:	Liability year - 2009					
Site: 2	Code Area: 15600	Size: 14.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 553760	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:		Description:	
Comments:	Liability year - 1977					
Site: 3	Code Area: 15600	Size: 0.12 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 4600	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:		Description:	
Comments:	Liability year - 2025 (Acreage Correction)					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15600	Stat Class: 132	Year Blt: 1915	Eff Year Blt: 1915	Sq.Ft: 1450	% Complete: 100.00
Desc: Multi Story above grade					Dimensions:	RMV: 114420
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	
First Floor	3	Finished	1034	1	FB-1	1915	1915	HVAC, ROOF, KIT-, BATH - 1	Exception: Y N
Attic	3	Finished	416	0	0	1915	1915	HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ENCLOSED PORCH	3	160	1915	2400	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	0	1915	9630	1	Exception: Y N

Bldg: 8	Code Area: 15600	Stat Class: 108	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 0	% Complete: 100.00
Desc: Residential Other Improvements					Dimensions:	RMV: 3440
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	
No floor data available									
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
GAZEBO	1	309	2006	3249	1	Exception: Y N			

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15600	Stat Class: 351	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 546	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions: 26x21	RMV: 2510
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	546	0	0	1980	1980	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 3	Code Area: 15600	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 190	% Complete: 100.00
Desc: Multi Purpose Shed (MP)					Dimensions: 19x10	RMV: 1770
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	
Multi-Purpose Bldg	6	Finished	190	0	0	1975	1975	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 4	Code Area: 15600	Stat Class: 353	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 950	% Complete: 100.00
Desc: Machine Shed (MS)					Dimensions: 50x19	RMV: 2160
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	
Machine Shed	4	Finished	950	0	0	1980	1980	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 5	Code Area: 15600	Stat Class: 351	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 1200	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions: 50x24	RMV: 4040
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	1200	0	0	1985	1985	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 6	Code Area: 15600	Stat Class: 354	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 200	% Complete: 100.00
Desc: Lean-to Light (LTL)					Dimensions: 20x10	RMV: 160
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	200	0	0	1980	1980		
								Exception: Y N	

Accessories

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

Bldg: 7	Code Area: 15600	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100.00
Desc: Multi Purpose Shed (MP)					Dimensions: 18x16	RMV: 1370
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	
Multi-Purpose Bldg	4	Finished	288	0	0	1985	1985	FAIR	
								Exception: Y N	

Accessories

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

Farm Notes

353 20 x 17 KCP 2022 new fair

2025FARM

7/18/25: CWO rec'd email stating they took wheat off this year and are planting hazelnuts this fall. Recheck 5/1/26.

7-8-25: Letter returned by USPS "Return to sender, no mail receptacle, unable to forward." Resent copies of the letter to both situs addresses.

7-1-25: Sending inquiry letter

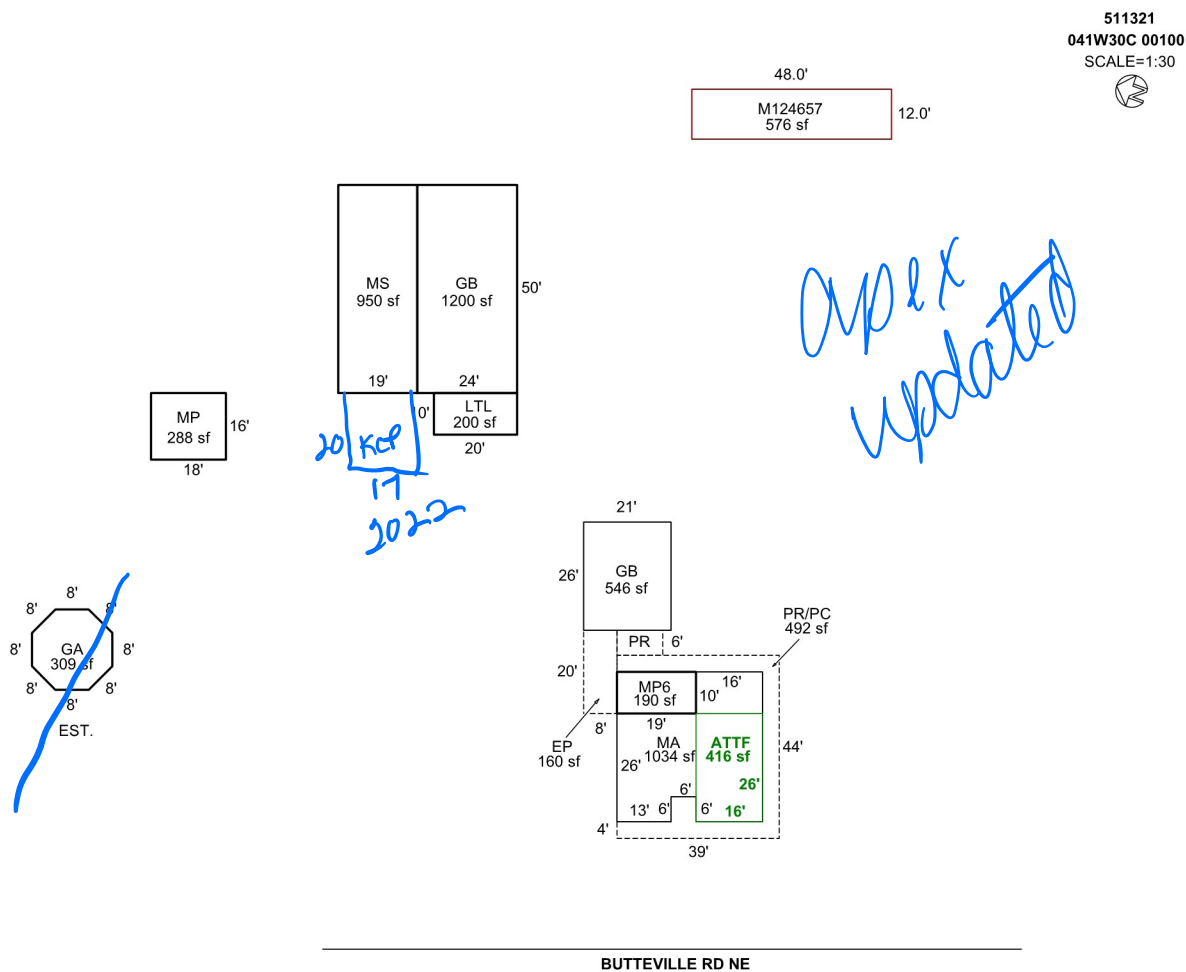
25-26: 5.13.25 L3 JJS FARM USE: NEW OWNER UNABLE TO DETERMINE USE SEND INQUIRY LETTER

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511321	Parcel No.: 041W30C 00100		
Property Address: 18936 BUTTEVILLE RD NE			
City: AURORA	County:	State: OR	ZipCode: 97002
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	UPDATED BY CJURAN 06/23/2021 UPD BY WW 4.24.24	
GBA1	MP6	1.0	190.0	58.0	3683.0		
	GB	1.0	546.0	94.0			
	GB	1.0	1200.0	148.0			
	LTL	1.0	200.0	60.0			
	MP	1.0	288.0	68.0			
	MS	1.0	950.0	138.0			
	GA	1.0	309.0	64.0			
GLA1	M124657	1.0	576.0	120.0	1610.0		
	MA	1.0	1034.0	154.0	416.0		
GLA2	ATTf	1.0	416.0	84.0	416.0	COMMENT TABLE 2 #29 JS 04/09/2020 JJS 11.2.23	COMMENT TABLE 3 CYCLE PICTOM C-19 TAGS L3
P/P	PR	1.0	66.0	34.0			
	PR/PC	1.0	492.0	248.0			
	EP	1.0	160.0	56.0	718.0		
	Net LIVABLE	cnt	3	(rounded)	2,026		
	Net BUILDING	cnt	7	(rounded)	3,683		