

Summary Lead Appr: input 11/27/24 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 510373 MTL: 041W090000300 Date: 10/23/25 Appr: WW Prop Class: 551 RMV Prop Class: 501
Situs: 11410 FARGO RD NE AURORA OR 97002 1114 MaSaNh: 02 06 000 Unit: 52291 Year: 2025

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

Owner: LM HANSON LLC Last Sales Date: 10/09/2007 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 455317

RMV Land: 1158190 RMV Imp: 695280 RMV Total: 1853470 MAV: 101820 MSAV: 100667 SAV: 263088

Comment: 24-25: L2 11.20.24 JJS

Notations

Ma @ 100%

gated

farm nursery

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

CSO 10/25/25

Land

Site: 2 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 21660 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 2009 /25-26 SOIL CONFIRMED 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 3 Code Area: 15560 Size: 38.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 864920 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 4 Code Area: 15560 Size: 10.72 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 221610 Exception: Y N

Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1977 / 1500060: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Improvements - Residence / Manufactured Structures

Bldg: 8 Code Area: 15560 Stat Class: 152 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4077 % Complete: 54.00
Desc: Multi Story above grade Dimensions: RMV: 529890

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 252830 Adjust: Adjust RMV: 0

100%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	2455	1	<u>FB-1</u>	2024	2024	ROOF, HVAC, BATH+, <u>BTH-1</u> , BATH <u>2</u> , KIT+ <u>FP</u>	Y N
Second Floor	5 +	Finished	1622	3	FB-2	2024	2024	BATH - 2, HVAC+	Y N
Garage Attached	5 +	Low Cost	800	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2024	24084	1

Out door FP

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15560 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 3200 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 80x40 RMV: 20130

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
General Purpose Bldg	5	Finished	3200	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2400 % Complete: 100.00
Desc: Frost Control Dimensions: 30x80 RMV: 3390

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
Frost Control	4	Finished	2400	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2400 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 40x60 RMV: 21450
 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	5	Finished	2400	0	0	2005	2005	FAIR Exception: Y N

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2400 % Complete: 100.00
 Desc: Frost Control Dimensions: 30x80 RMV: 4300
 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
Frost Control	4	Finished	2400	0	0	2007	2007	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 15560 Stat Class: 352 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 5360 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 134x40 RMV: 64410
 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
Utility Building	5	Finished	5360	0	0	2008	2008	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: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2400 % Complete: 100.00
 Desc: Frost Control Dimensions: RMV: 4300
 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
Frost Control	4	Finished	2400	0	0	2007	2007	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: 1990 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 47410
 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
Loading dock good	4	2436	2008	47408	0
Exception: Y N					

Farm Notes

2024FARM

11/20/24: Inspected by Jordan L2 during tags farm use ok - nursery stock.

341 MP5 12x12 AVG 2025 New

397 FC 20x78 2007 1/2 exempt

353 MS 5 40x40 2022 1/2 missed by appraiser

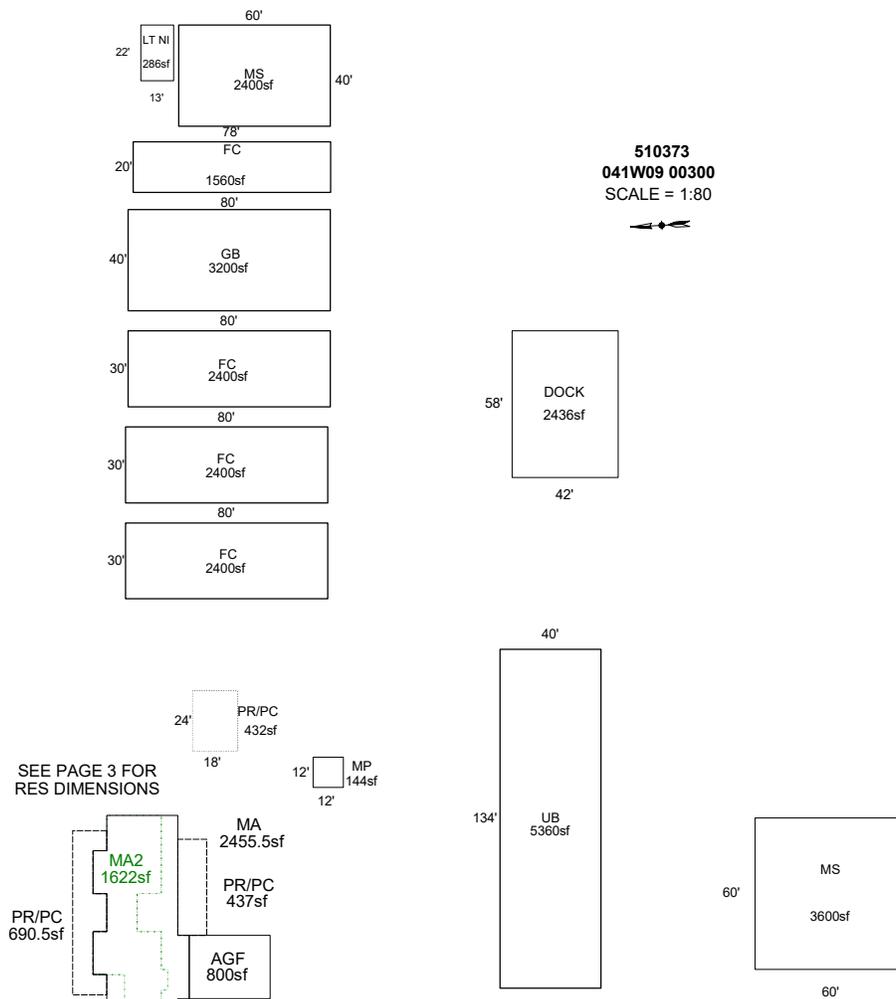


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510373 Parcel No.: 041W09 00300
 Property Address: 11410 FARGO RD NE
 City: AURORA County: 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	FC	1.0	2400.0	220.0	
	FC	1.0	2400.0	220.0	
	FC	1.0	2400.0	220.0	
	GB	1.0	3200.0	240.0	
	MS	1.0	2400.0	200.0	
	UB	1.0	5360.0	348.0	
	FC	1.0	1560.0	196.0	19720.0
GBA5	LT NI	1.0	286.0	70.0	286.0
GBA6	DOCK	1.0	2436.0	200.0	2436.0
GLA1	MA	1.0	2455.5	241.0	2455.5
GLA2	MA2	1.0	1622.0	243.0	1622.0
GAR	AGF	1.0	800.0	114.0	800.0
HAY CO	MP	1.0	144.0	48.0	
	MS	1.0	3600.0	240.0	
P/P	PR/PC	1.0	432.0	84.0	4176.0
	PR/PC	1.0	690.5	179.0	
	1 addl items				
	Net LIVABLE	cnt	0	(rounded)	4,078
	Net BUILDING	cnt	4	(rounded)	27,418

COMMENT TABLE 1

DRAWN BY NC 11/18/2008
 UPDATED BY CJURAN 05/09/2024 24-000816 MA
 UPDATED BY WWILLIAMS 12.18.24
 UPDATED BY WWILLIAMS 1.17.26

COMMENT TABLE 2

JJS 11.20.24
 WW 10/23/25

COMMENT TABLE 3

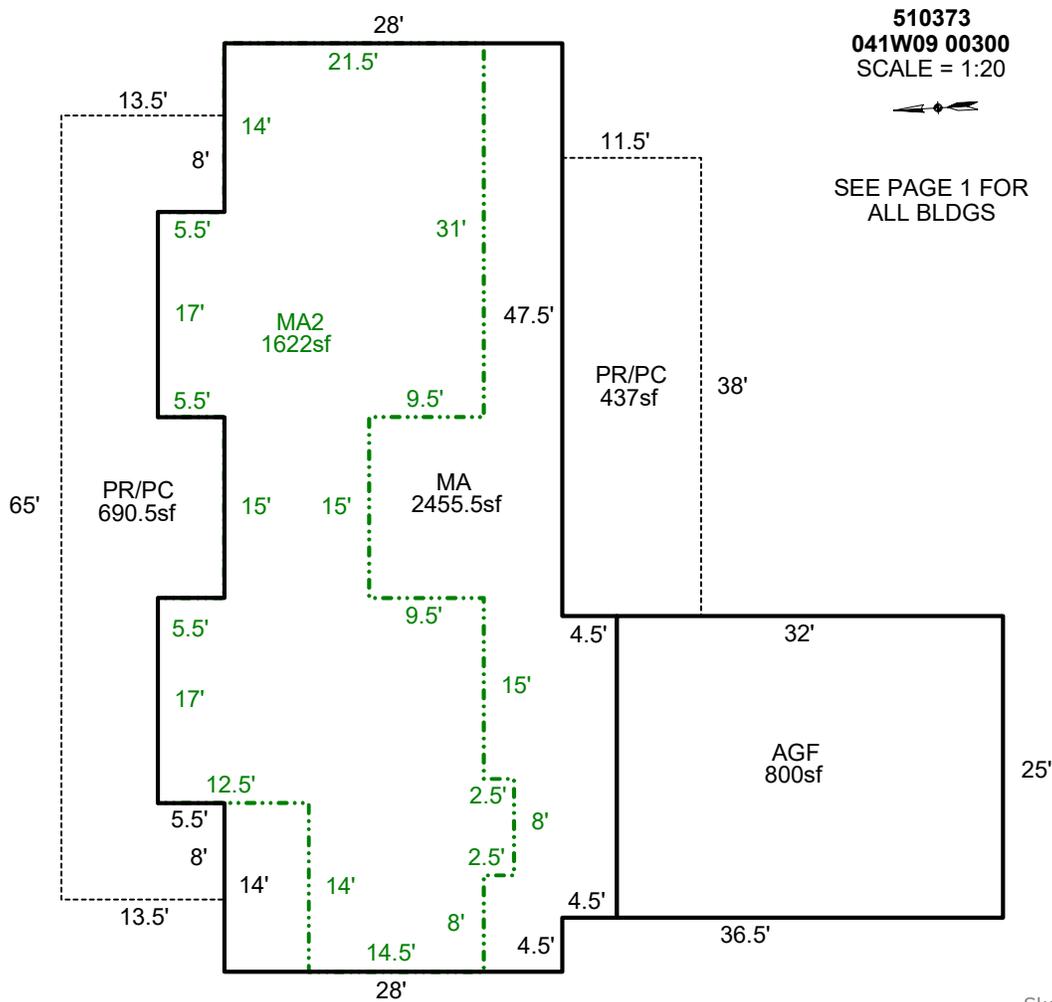
L2 TAG
 L3 TAG

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SUBJECT INFO

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 Property Address: 11410 FARGO RD NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2455.5	241.0	2455.5
GLA2	MA2	1.0	1622.0	243.0	1622.0
GAR	AGF	1.0	800.0	114.0	800.0
P/P	PR/PC	1.0	690.5	179.0	
	PR/PC	1.0	437.0	99.0	1127.5

COMMENT TABLE 1

DRAWN BY NC 11/18/2008
 UPDATED BY CJURAN 05/09/2024 24-000816 MA
 UPDATED BY WWILLIAMS 12.18.24
 UPDATED BY WWILLIAMS 1.17.26

COMMENT TABLE 2

JJS 11.20.24
 WW 10/23/25

COMMENT TABLE 3

L2 TAG
 L3 TAG

Net LIVABLE cnt 0 (rounded) 4,078
 Net BUILDING cnt 1 (rounded) 800