

Acct ID: 510350 MTL: 041W08B000700 Date: 10.29.25 Appr: JJS Prop Class: 501 RMV Prop Class: 501  
 Situs: 10526 MATTHIEU LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 52268 Year: 2025

Last Date Appraised: 12/27/2014 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Outbuilding)  
 Owner: DK PROPERTY INVESTMENTS LLC Last Sales Date: 10/31/2024 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 427650  
 RMV Land: 818660 RMV Imp: 424540 RMV Total: 1243200 MAV: 427650 MSAV: 0 SAV: 0  
 Comment:

**OSDs** 18x60 LTH off front + Back of MS

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	15560	0

**Land**

Site: 2 Code Area: 15560 Size: 25.73 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 28I Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 720140 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 1500060 25-26 CORRECT SOILS

Site: 3 Code Area: 15560 Size: 2.29 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 48I Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 58520 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 1500060 25-26 CORRECT SOILS

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 15560 Stat Class: 142 Year Blt: 1911 Eff Year Blt: 1983 Sq.Ft: 2555 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 346390  
 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	4	Finished	1940	1	FB-2	1911	1983	KIT-, FP - 1, HVAC, ROOF, BATH - 2	Y N
Attic	4	Finished	615	2	0	1911	1983	HVAC	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1983	25680	1

Bldg: 3 Code Area: 15560 Stat Class: 138 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 72830  
 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
Attic	3	Unfinished	220	0	0	2014	2014		Y N
Garage Detached	3	Finished	607	0	0	2014	2014	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 15560 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1800 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 5320  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

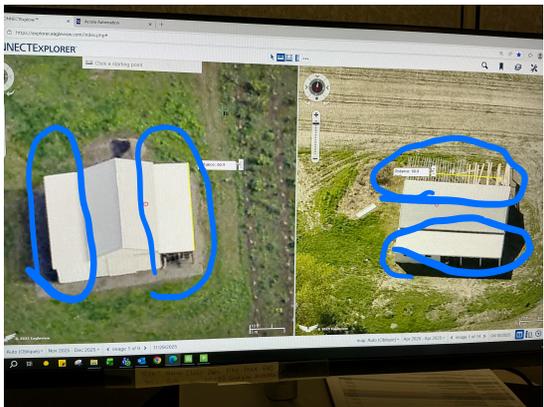
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	1800	0	0	1980	1980	FAIR	Y N

**Accessories**

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

JJS LTH 18x60 2025 New @ 100%.  
JJS LTH 18x60 2019 Existing @ 100%.

18X60 LTH added to each side



ACCOUNT # S/0350 DATE: 10-29-25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 LTH  
 STAT / CLASS 355  
 SIZE 18x60  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR 2025  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE LTH  
 STAT / CLASS 355  
 SIZE 18x60  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2019  
 EFF YR 2019  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

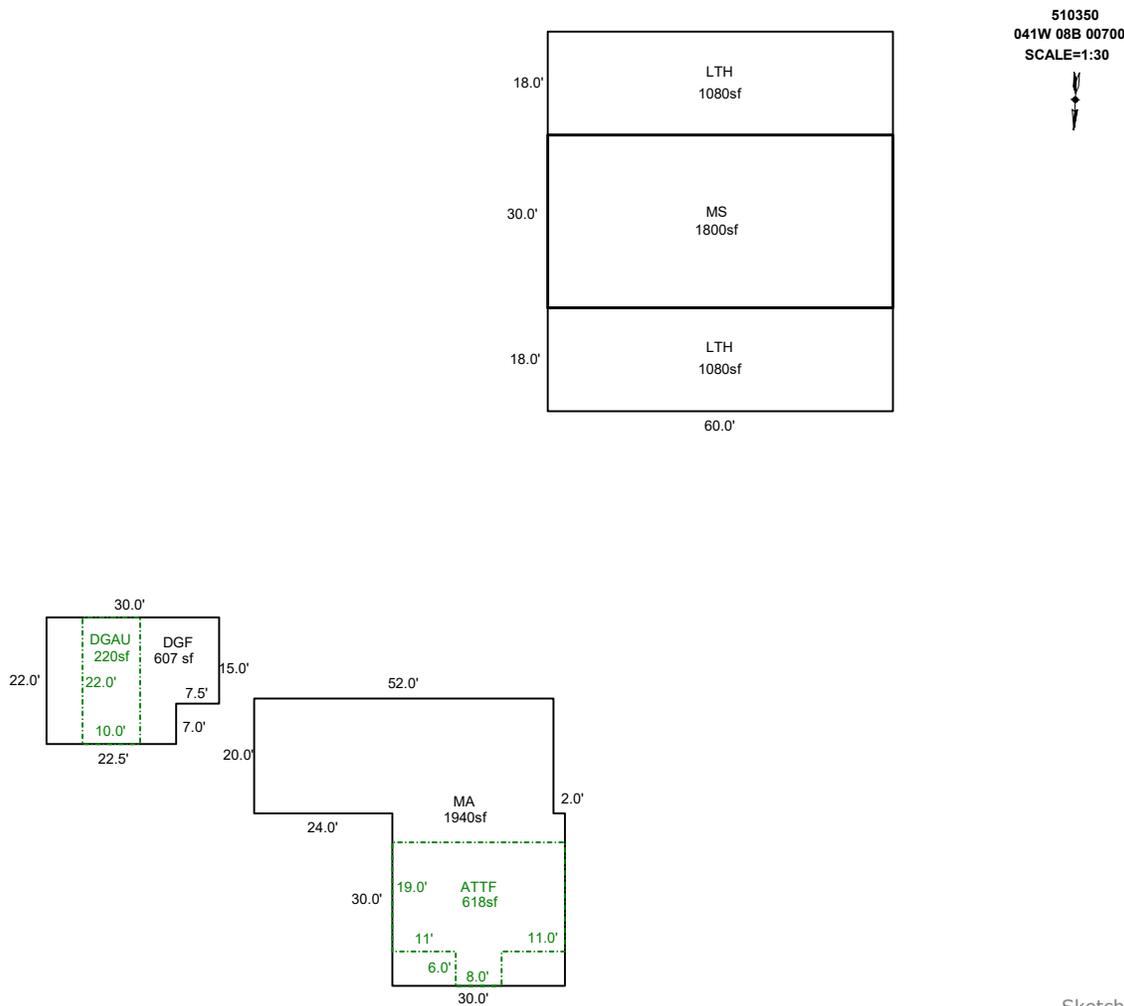
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 510350 Parcel No.: 041W08B 00700  
 Property Address: 10526 MATTHIEU LN NE  
 City: AURORA County: MARION State: OR ZipCode: 97002  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1800.0	180.0	1800.0
GLA1	MA	1.0	1940.0	208.0	1940.0
GLA2	ATTF	1.0	618.0	110.0	618.0
GAR	DGAU	1.0	220.0	64.0	220.0
LTH	LTH	1.0	1080.0	156.0	
	LTH	1.0	1080.0	156.0	2160.0
	Net LIVABLE	cnt	3 (rounded)		4,938
	Net BUILDING	cnt	0 (rounded)		1,800

### COMMENT TABLE 1

Apex 4/01/2011  
 UPDATED BY SRAGSDALE 2/11/14  
 UPDATED BY JRONDEMA 5/29/15  
 UPDATED BY CLOBERG 01/23/26

### COMMENT TABLE 2

MCO BP# 13-007382  
 JJS 10/29/25

### COMMENT TABLE 3

TAGS L3

# SKETCH/AREA TABLE ADDENDUM

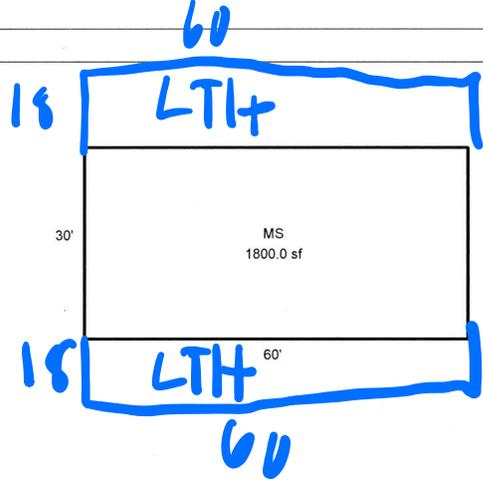
Parcel No 041W08B 00700

File No R10350

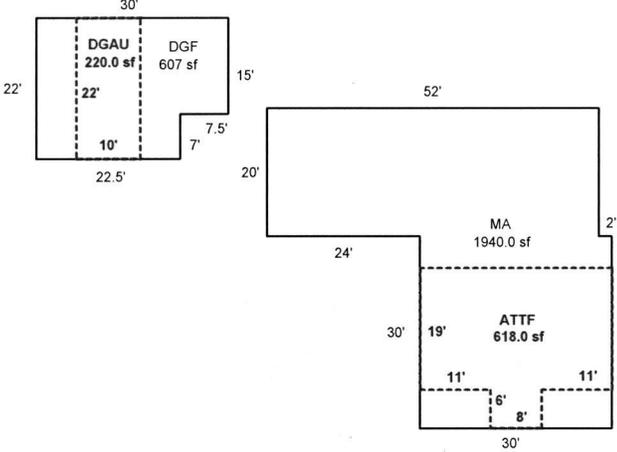
SUBJECT

Property Address	10526 MATTHIEU LN NE		
City	AURORA	County	MARION
		State	OR
		Zip	97002
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



R10350  
041W 08B 00700  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1940.00	208.0	1940.00
GLA2	ATTF	1.00	618.00	110.0	618.00
GBA1	MS	1.00	1800.00	180.0	1800.00
GAR	DGAU	1.00	220.00	64.0	220.00
Net LIVABLE Area		(rounded w/ factors)			2558
Net BUILDING Area		(rounded w/ factors)			1800

Comment Table 1	
Apex 4/01/2011 UPDATED BY SRAGSDALE 2/11/14 UPDATED BY JRONDEMA 5/29/15	
Comment Table 2	Comment Table 3
MCO BP# 13-007382 <b>JSS 10.29.15</b>	<b>Tays L3</b>