

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 2.11.26 Print Date:

1/28/26

Acct ID: 612095 MTL: 041W30C000101 Date: 12.13.25 Appr: SSS Prop Class: 550 RMV Prop Class: 450
Situs: 9588 FISHERMAN LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 91913 Year: 2025

Last Date Appraised: _____ Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENNACE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: FROFEEFF, PETER Last Sales Date: _____ Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 3490
RMV Land: 76700 RMV Imp: 0 RMV Total: 76700 MAV: 0 MSAV: 3490 SAV: 10048

Comment:

New MA @ USI, KIT 1/1/27

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Needs APEX

Land

Site: 0 Code Area: 15600 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 76700 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: _____ Description: _____
Comments: Liability year - 1977

PLEASE CREATE HOMESITE CWO 2/11/26

AIR 05DF

Farm Notes

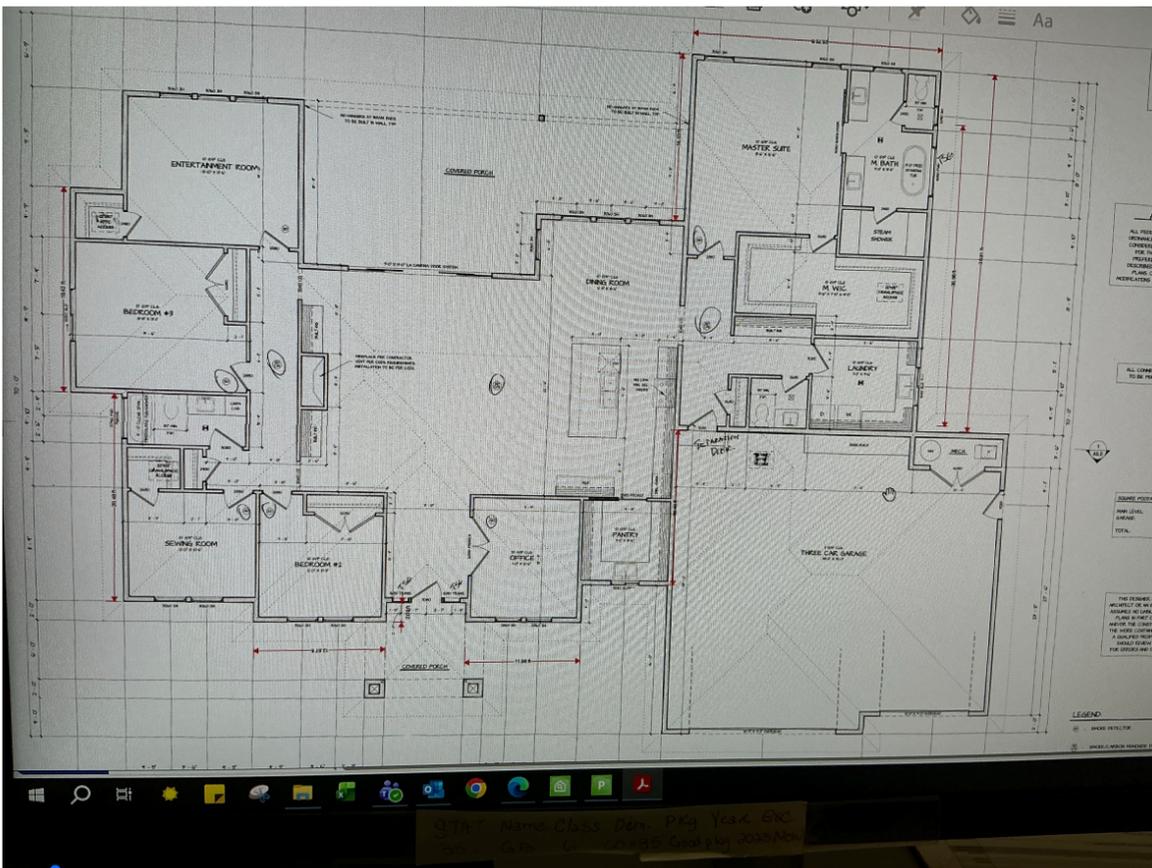
2025FARM

- 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

141+ MA 4+ 3208 SF 414F 2025 NEW @ USI.
W/ 110 SF AGF



MA
@451.



Needs Apex made, Measurements
Verified Oct 2015

ACCOUNT # 62095 DATE: 11/23/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR 558 TAG D N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY 0 - FLOOR 1st
 AREA 3169 SF EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + 1 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Office, laundry, sewing
Entertainment Rooms.

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: _____

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 AGF
 STAT / CLASS _____
 SIZE 1160 SF
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 45
 EXCEPT Y N
 MISC: _____
 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: _____

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: _____

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

Percent Complete Form

Account #

612045

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		1%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR JSS
 APPR _____
 APPR _____
 APPR _____

Date 12/23/15 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 45
 % COMP _____
 % COMP _____
 % COMP _____