

Summary

Lead Appr: WW

Clerk: Chris 4/10/24

Lead Clerk:

Appr: JJS 4.10.23

Print Date: 12/14/2023

Acct ID: 510135

MTL: 031W340001300

Date: 1.29.24

Appr: JJS

Prop Class: 551

RMV Prop Class: 551

501

Situs: 23646 KLUPENGER RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 42370

Year: 2024

Last Date Appraised: 07/17/2018

Appraiser: JORDAN SCHULTZ

Retag: Y

N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: CLACKAMAS GREENHOUSES INC

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1

2

3

4

LCB

TTO

INSP

AV: 1769250

RMV Land: 820930

RMV Imp: 1826100

RMV Total: 2647030

MAV: 1713840

MSAV: 55410

SAV: 104417

Comment:

22-007363 AGEX: 24x20 FOR WATER TANK AND IRRIGATION PROTECTION

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input, JJS, 223.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	15560	0
1	SAG	SA OSD - GOOD	55000	15560	0

1.0 Homesite 4BD
16.8 Farm 2BD - GSOIL
3.59 Farm 2BI - GSOIL, IRR
3.0 Woodlot 2BD - GSOIL
1.35 Woodlot 4BD

Land

Site: 2	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: 28550	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 1500060						
Site: 4	Code Area: 15560	Size: 23.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 665020	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1977 / 01500060						
Site: 5	Code Area: 15560	Size: 1.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 37360	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1980 / 01500060						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 143	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 3240	% Complete: 100
Desc: One Story with basement	Dimensions:	RMV: 373680				
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: Y	N
First Floor	4	Finished	1620	3	FB-2	1980	1980	ROOF, HVAC, BATH+, KIT+, BATH - 2		
Basement	4	Finished	1620	0	0	1980	1980	HVAC		
Garage Attached	4	Low Cost	528	0	0	1980	1980	ROOF		

Accessories

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

Bldg: 2	Code Area: 15560	Stat Class: 108	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 5040				
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
ASPHALT DRIVEWAY	1	2000	1990	5040	1
Exception: Y N					

Bldg: 3	Code Area: 15560	Stat Class: 108	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 26460				
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	
Metal Componet Bldg	4	Finished	20400	0	0	1990	1990	FAIR	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

Bldg: 8

Code Area: 15560

Stat Class: 351

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 3200

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 80x40

RMV: 21390

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	3200	0	0	1990	1990	FAIR	Exception: Y N

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

Bldg: 9

Code Area: 15560

Stat Class: 332

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 4032

% Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions: 72x56

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	
Commerical Greenhouse	4	Finished	4032	0	0	1990	1990		Exception: Y N

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

Bldg: 10

Code Area: 15560

Stat Class: 355

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 800

% Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 40x20

RMV: 2200

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 Heavy Duty	4	Finished	800	0	0	1990	1990	FAIR	Exception: Y N

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

Bldg: 11

Code Area: 15560

Stat Class: 332

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 5760

% Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions: 96x60

RMV: 6650

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	
Commerical Greenhouse	4	Finished	5760	0	0	1996	1996		Exception: Y N

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

Bldg: 12

Code Area: 15560

Stat Class: 332

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 16500

% Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions: 150x110

RMV: 7170

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	
Commerical Greenhouse	4	Finished	16500	0	0	1970	1970		Exception: Y N

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

Bldg: 13

Code Area: 15560

Stat Class: 332

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 46200

% Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions:

RMV: 280550

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	
Commerical Greenhouse	6	Finished	46200	0	0	1990	1990	FAIR	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

Bldg: 14

Code Area: 15560

Stat Class: 357

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 38400

% Complete: 100

Desc: Frost Control

Dimensions:

RMV: 43950

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	38400	0	0	2000	2000		Exception: Y N

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

Bldg: 15

Code Area: 15560

Stat Class: 332

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 17280

% Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions:

RMV: 20280

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	
Commerical Greenhouse	4	Finished	17280	0	0	2000	2000		Exception: Y N

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

Bldg: 16

Code Area: 15560

Stat Class: 341

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 216

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 18x12

RMV: 3060

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	5	Finished	216	0	0	2000	2000	FAIR	Exception: Y N

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

Bldg: 17

Code Area: 15560

Stat Class: 341

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 288

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 24x12

RMV: 3890

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	5	Finished	288	0	0	2000	2000	FAIR	Exception: Y N

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

Bldg: 18

Code Area: 15560

Stat Class: 305

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Tank/Silo/Bin

Dimensions:

RMV: 13500

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
No accessory data available					

Bldg: 19

Code Area: 15560

Stat Class: 341

Year Blt: 2016

Eff Year Blt: 2016

Sq.Ft: 128

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 16x8

RMV: 2320

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	128	0	0	2016	2016		Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

341 MP 5 24X20 Fair 2023 New

357 ~~CG~~ 4 20X96 (x4) 7680 SF TOTAL, 2022 ~~NEW~~
FC Exempt



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510135

Parcel No.: 031W34 01300

Property Address: 23646 KLUPENGER RD NE

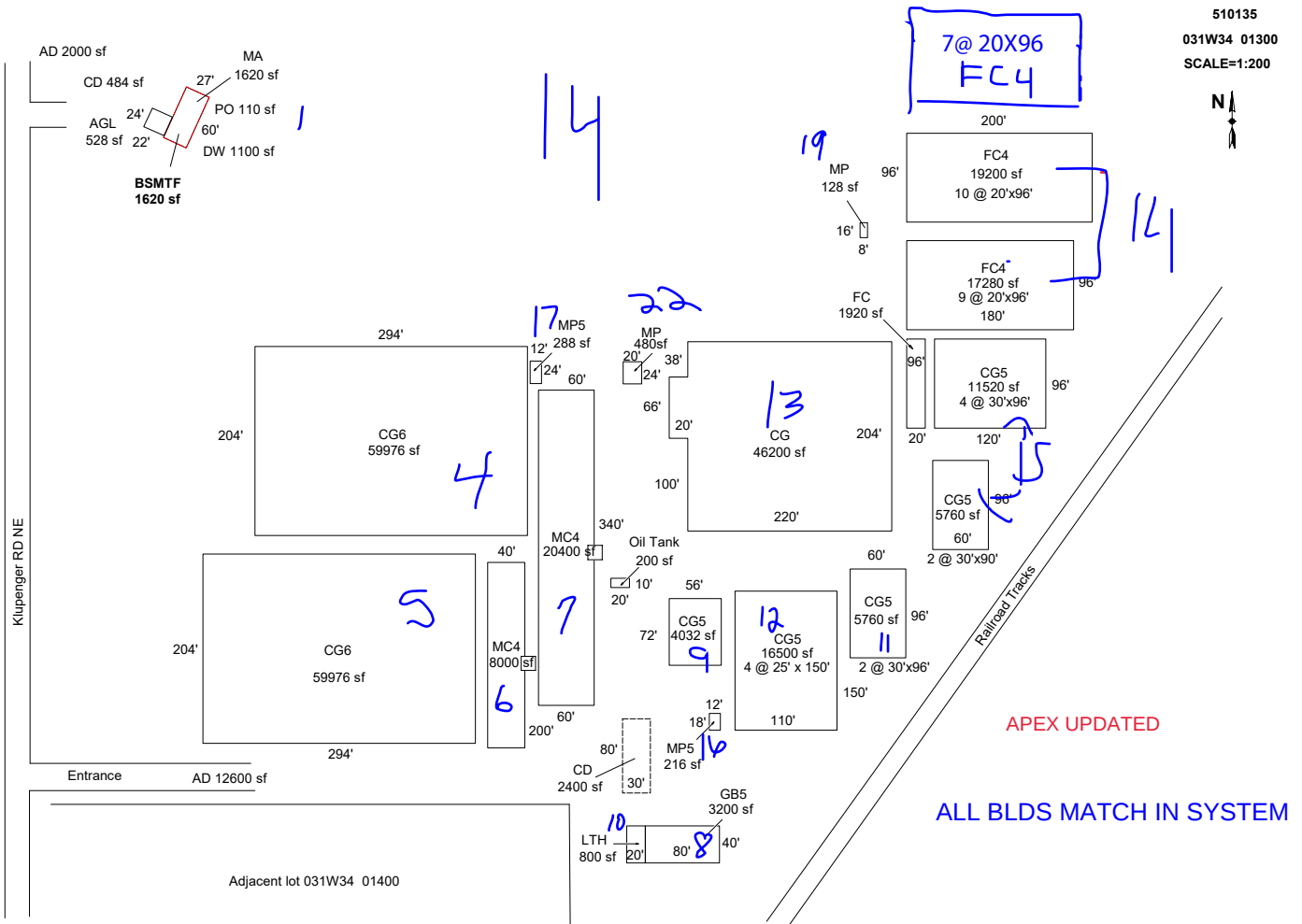
ZipCode: 97002

Owner:

Client Address:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3200.0	240.0	
	MP	1.0	128.0	48.0	
	CG	1.0	46200.0	888.0	
	MP	1.0	216.0	60.0	
	MP	1.0	288.0	72.0	
	FC	1.0	19200.0	592.0	
	FC	1.0	17280.0	552.0	
	15	1.0	1920.0	232.0	
	CG	1.0	5760.0	312.0	
	CG	1.0	11520.0	432.0	
	CG	1.0	16500.0	520.0	
	CG	1.0	4032.0	256.0	
	CG	1.0	59976.0	996.0	
	CG	1.0	59976.0	996.0	
	MC	1.0	8000.0	480.0	
	MC	1.0	20400.0	800.0	
	8 addl items				
Net LIVABLE	cnt	1	(rounded)	3,240	
Net BUILDING	cnt	19	(rounded)	281,636	

COMMENT TABLE 1

APEXED BY NRC 09/10/2009
 UPDATED BY JRONDEMA 7/19/18
 UPDATED BY WWILLIAMS 2/22/24

COMMENT TABLE 2

JJS 01.29.24

COMMENT TABLE 3

TAGS L1