

Acct ID: 510346 MTL: 041W070001100 Date: **11/29/23** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 10236 MATTHIEU LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 52263 Year: 2024

Last Date Appraised: 10/08/2019 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: **Sales Code: 30**  
 Owner: SACKS, JONATHAN EDWARD Roll Type: R  
 Cycle Tag **(Sales Verification)** Other: \_\_\_\_\_ Inspection level: 1 2 **(3)** 4 **(LCB)** TTO INSP AV: 771948  
 RMV Land: 214050 RMV Imp: 992440 RMV Total: 1206490 MAV: 754760 MSAV: 17188 SAV: 41969  
 Comment: \_\_\_\_\_

**MLS: 23611457**  
**DOM: 282**

**Notations** **UPD INV**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	15560	0
1	SAA	SA OSD - AVERAGE	45000	15560	0

**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: 21550 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00-01; UPDATED MARKET VALUE, 1500060

Site: 3 Code Area: 15560 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 107730 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 00-01; UPDATED MARKET VALUE, 1500060

Site: 4 Code Area: 15560 Size: 8.48 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 4770 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 1500060

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 15560 Stat Class: 141 Year Blt: 1960 Eff Year Blt: 2000 Sq.Ft: 1248 % Complete: 100 ✓  
 Desc: One Story Only Dimensions: RMV: 217550  
 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	1248	3	FB-1	1960	2000	HVAC, KIT+, BATH - 1, ROOF	Y N

**Accessories** **YI46**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	1080	2018	21168	1	Y N
ROOF EXTENSION OR PATIO COVER	4	1080	2018	30694	1	Y N

Bldg: 7 Code Area: 15560 Stat Class: 151 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 3068 % Complete: 100 ✓  
 Desc: One Story Only Dimensions: RMV: 570500  
 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	5	Finished	3068	4	FB-3	2016	2016	FP, HVAC+, ROOF, BATH+, KIT-, BATH - 3	Y N
Garage Attached	5	Finished	552	0	0	2016	2016	ROOF	Y N

**Accessories** **YI46**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	5	305	2016	1627	1	Y N
PATIO	5	553	2016	2950	1	Y N
ROOF EXTENSION OR PATIO COVER	5	305	2016	8560	1	Y N
ROOF EXTENSION OR PATIO COVER	5	553	2016	15556	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 15560 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 120 % Complete: 100 ✓  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1210

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	120	0	0	1975	1975	FAIR

Exception: Y N

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1800 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 8210  
 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	1800	0	0	1990	1990	

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 314 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 16416 % Complete: 100  
 Desc: Broiler House (BH) Dimensions: RMV: 154460  
 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
Broiler House	4	Finished	16416	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: 353 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1600 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 40x40 RMV: 15030  
 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	1600	0	0	2008	2008	

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 15560 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 100 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 10x10 RMV: 280  
 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	100	0	0	2008	2008	

Exception: Y N

Accessories

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

Bldg: 8 Code Area: 15560 Stat Class: 357 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2880 % Complete: 100  
 Desc: Frost Control Dimensions: 96x30 RMV: 6720  
 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	2880	0	0	2016	2016	

Exception: Y N

Accessories

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

Bldg: 9 Code Area: 15560 Stat Class: 341 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 96 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0  
 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	96	0	0	2019	2019	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: 2005 Eff Year Blt: 2005 Sq.Ft: 2592 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 11200  
 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	2592	0	0	2005	2005	Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 15560 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 100 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 280  
 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	100	0	0	2008	2008	Exception: Y N

**Accessories**

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

Bldg: 12 Code Area: 15560 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 100 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 280  
 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	100	0	0	2008	2008	Exception: Y N

**Accessories**

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

Bldg: 13 Code Area: 15560 Stat Class: 357 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2880 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 6720  
 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	2880	0	0	2016	2016	Exception: Y N

**Accessories**

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

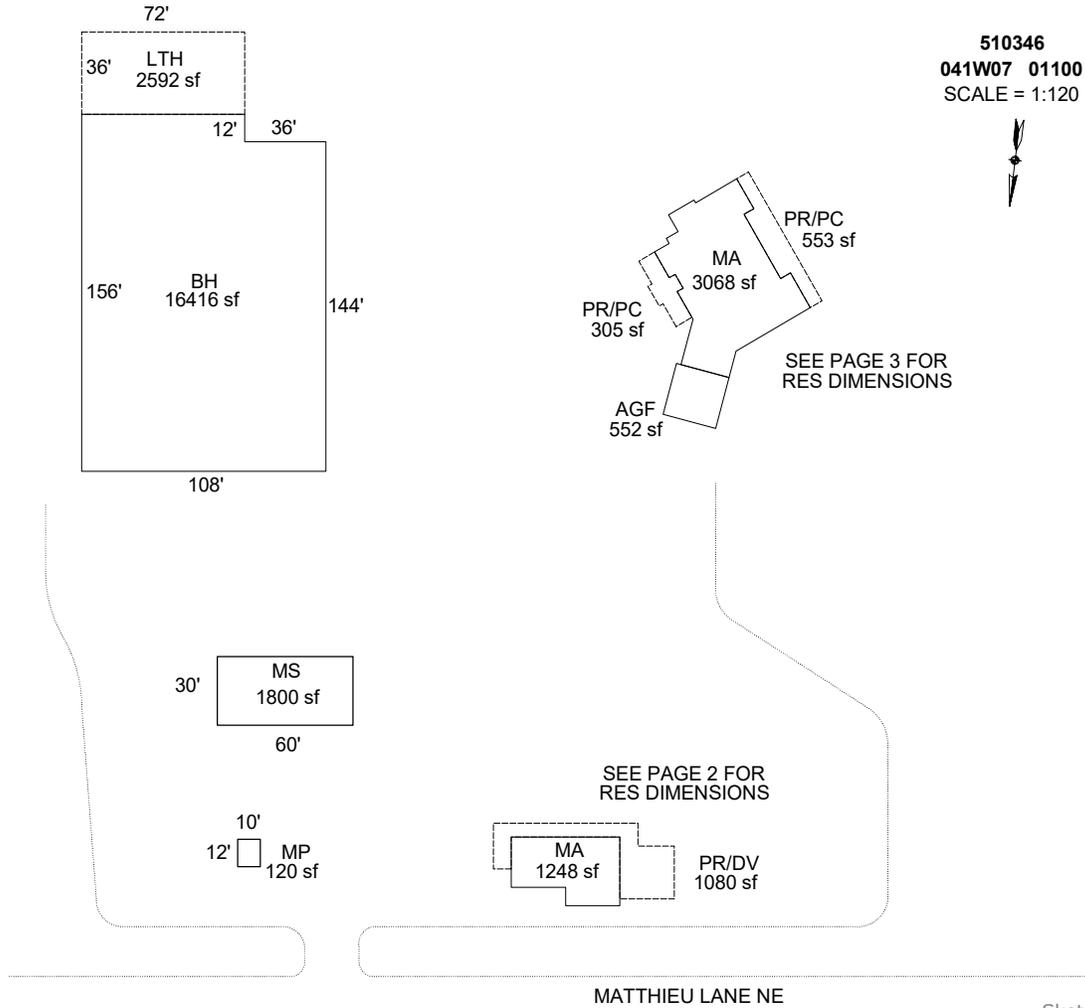


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 510346 Parcel No.: 041W07 01100  
 Property Address: 10236 MATTHIEU LN NE  
 City: AURORA County: MARION State: OR ZipCode: 97002  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	
	MS	1.0	1800.0	180.0	
	BH	1.0	16416.0	528.0	
	LTH	1.0	2592.0	216.0	20928.0
GLA1	MA	1.0	3068.0	267.5	
	MA	1.0	1248.0	156.0	4316.0
GAR	AGF	1.0	552.0	94.0	552.0
P/P	PR/DV	1.0	1080.0	254.0	
	PR/PC	1.0	305.0	92.0	
	PR/PC	1.0	552.5	152.0	1937.5
	Net LIVABLE	cnt	2 (rounded)		4,316
	Net BUILDING	cnt	4 (rounded)		20,928

Apex 7/27/11 Jane  
 UPDATED BY JRONDEMA 9/25/15  
 UPDATED BY JRONDEMA 10/7/16  
 UPDATED BY JRONDEMA 12/29/16  
 UPDATED BY JRONDEMA 1/7/19  
 UPDATED BY CJURAN 12/27/2023

### COMMENT TABLE 2

### COMMENT TABLE 3

JS 29 12.17.16  
 JJS 11/29/2023

SV L3