

Last Date Appraised: 03/22/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (Condition)

Owner: LYNNE PROPERTIES LLC Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 331160

RMV Land: 90750 RMV Imp: 482870 RMV Total: 573620 MAV: 312900 MSAV: 18260 SAV: 32688

Comment: 23-24: L2 3.22.23 GRH

UPD Inv

Notations

23-24: Per GRH noticed change made to MA since purchase in 2022. Check for construction/remodel. Also check for other inventory changes and farm use 1/1/24./cwo

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Workflow was closed - created new. WW 4.23.24

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 30290	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 1500060					

Site: 3	Code Area: 15560	Size: 0.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 15460	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 59					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 152	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 3516	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 480470				
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	1788	2	FB-2	1978	1978	HVAC, ROOF, KIT-, BATH - 2	Y N
Second Floor	5	Finished	1728	2	FB-2/ HB-1	1978	1978	HVAC, BTH - 1, BATH - 2	Y N
Garage Attached	3	Unfinished	300	0	0	1978	1978	ROOF	Y N
Carport Attached	5	Unfinished	600	0	0	1980	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
ROOF EXTENSION OR PATIO COVER	5	468	1978	10586	1	Y N

Bldg: 2	Code Area: 15560	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 2400				
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	Exception:
GARDEN SHED	1	160	0	2400	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W06D 00400

File No R10317

SUBJECT

Property Address 10369 CHAMPOEG RD NE

City AURORA

County MARION

State OR

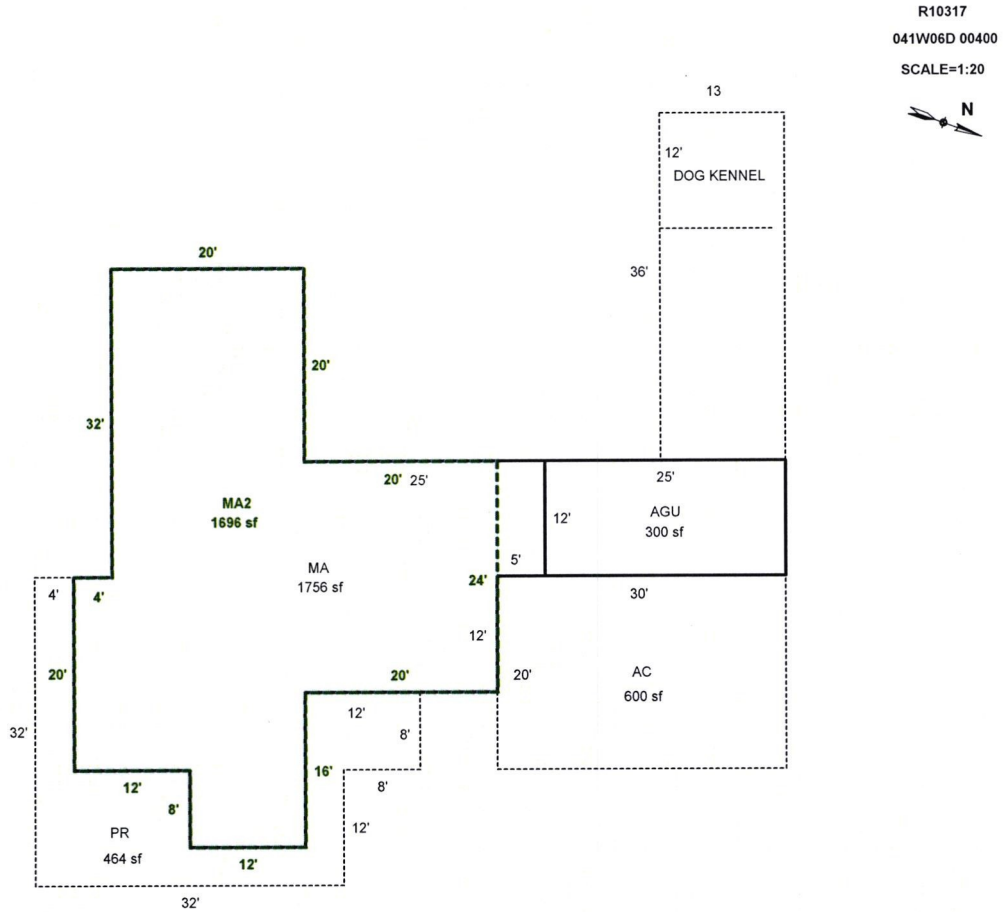
Zip 97002

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1756	218	1756
GLA2	MA2	1.00	1696	208	1696
GAR	AC	1.00	600	100	
	AGU	1.00	300	74	900
P/P	PR	1.00	464	176	464

Comment Table 1

DRAWN BY JRONDEMA 7/20/17

Comment Table 2

JSS 1.29.24

Comment Table 3

Tags L4

Net LIVABLE Area

(rounded w/ factors)

3452