

Summary

Lead Appr: WW 2.7.25 Clerk: _____ Lead Clerk: _____ Appr: JJS 2.26.25

Print Date: 9/26/2024

Acct ID: 561186 MTL: 041W19B001400 Date: 1/8/24 Appr: JJS Prop Class: 551 RMV Prop Class: 451

Situs: Z0501 Olmstead RD NE MaSaNh: 02 06 004 Unit: 116549 Year: 2024

Last Date Appraised: 11/07/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: JEFFREY S & APRIL M SCHMIDT JRLT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 556520

RMV Land: 444350 RMV Imp: 1039830 RMV Total: 1484180 MAV: 508940 MSAV: 47500 SAV: 95485

Comment: 24-25 L4 11.07.23 JJS
23-24: L2 10.14.22 GRH
22-23: L2 12.30.21 GRH
LEVEL 2 6.2.21 JS29

New GB @ 100'.

Farm Use Ok: hay, goats, tag 5/1/25 for more goats/use sw field

No notation data available.

OSDs

Chris 2/20/25

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15600	0

Land

Site: 1	Code Area: 15600	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: 79870	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2022 22-23: Add SA homesite and OSD 21-22: #29 SV, NO CHG / UPDATED TO IMPROVED LS. JS #29 2-6-15/\01500030 07-08: RECALC SETUP; #36 8-3- 06						

Site: 2	Code Area: 15600	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 319480	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 21-22: #29 SV, NO CHG / UPDATED TO IMPROVED LS. JS #29 2-6-15/\01500030 07-08: RECALC SETUP; #36 8-3- 06						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15600	Stat Class: 151 +	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 3732	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 920670				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	3732	4	FB-3/ HB-1	2021	2021	BATH - 3, BTH - 1, KIT+, BATH+, ROOF, HVAC+, FP - 1
Garage Attached	5 +	Finished	936	0	0	2021	2021	ROOF

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	5	0	2021	46778	1
					Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15600	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 3528	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 84x42	RMV: 98070				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	3528	0	HB-1	2021	2021	BTH - 1, FAIR
GP Building Attic	6	Unfinished	600	0	0	2021	2021	

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

Bldg: 3	Code Area: 15600	Stat Class: 355	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 100	% Complete: 100
Desc: Lean-to Heavy (LTH)	Dimensions: 25x4	RMV: 650				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	100	0	0	2021	2021	

Accessories							
Description	Class	Size	SqFt	Eff Yr	Blt	RMV	Quantity
No accessory data available							
Bldg: 4	Code Area: 15600	Stat Class: 353	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 1224	% Complete: 100	
Desc: Machine Shed (MS)				Dimensions: 34x36		RMV: 18440	
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	1224	0	0	2022	2022	FAIR	Exception: Y N

Accessories							
Description	Class	Size	SqFt	Eff Yr	Blt	RMV	Quantity
No accessory data available							
Bldg: 5	Code Area: 15600	Stat Class: 905	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 0	% Complete: 100	
Desc: Rural Solar Panel/Array				Dimensions:		RMV: 2000	
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							

351 6B S 36X24 Fair 2024 new



ACCOUNT # 561186 DATE: 1/8/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR 335 TAG (Y) N _____
COMMENTS: New GB @ 100%

RESIDENCE / MANUFACTURED STRUCTURES			
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: _____			

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: _____			

ACCESSORY IMPROVEMENTS / OUTBUILDINGS	
TYPE <u>6B</u>	TYPE _____
STAT / CLASS <u>351</u>	STAT / CLASS _____
SIZE <u>24x36</u>	SIZE _____
<u>FAIR</u>	FAIR _____
AVERAGE _____	AVERAGE _____
GOOD _____	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH _____	BATH _____

YR BLT 2024
EFF YR 2024
% COMP 100
EXCEPT (Y) N

COMMENT: _____

TYPE _____	TYPE _____
STAT / CLASS _____	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR _____	FAIR _____
AVERAGE _____	AVERAGE _____
GOOD _____	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH _____	BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____	TYPE _____
STAT / CLASS _____	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR _____	FAIR _____
AVERAGE _____	AVERAGE _____
GOOD _____	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH _____	BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

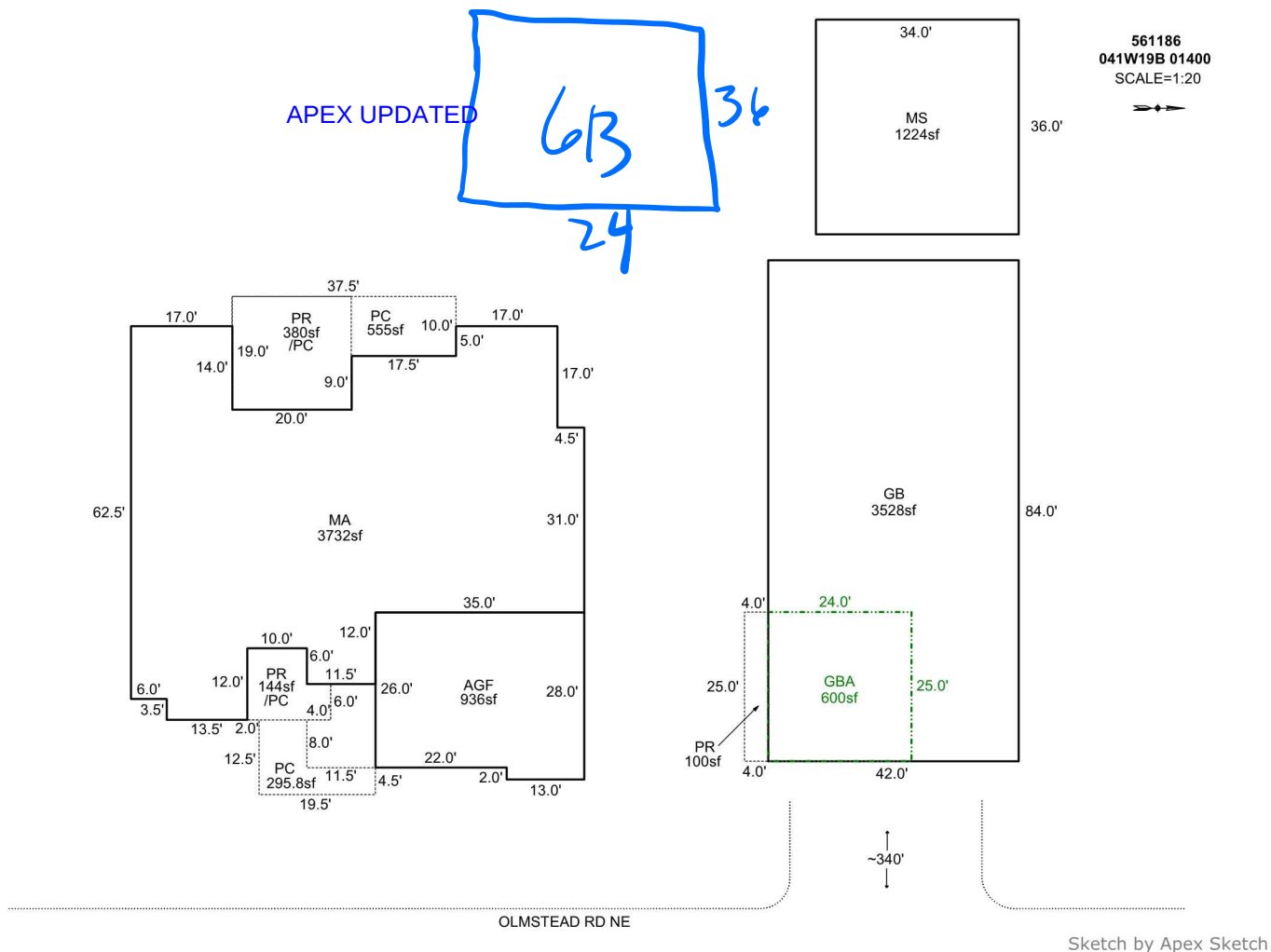
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561186 Parcel No.: 041W19B 01400
 Property Address: 20291 OLSTEAD RD NE
 City: AURORA County: 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	GB	1.0	3528.0	252.0	
	MS	1.0	1224.0	140.0	4752.0
GBA2	GBA	1.0	600.0	98.0	600.0
GLA1	MA	1.0	3732.0	324.0	3732.0
GAR	AGF	1.0	936.0	126.0	936.0
P/P	PR	1.0	100.0	58.0	
	PC	1.0	295.8	100.0	
	PR	1.0	144.0	52.0	
	PC	1.0	555.0	113.0	
	PR	1.0	380.0	78.0	1474.8

COMMENT TABLE 1

APEX BY CJURAN 05/19/2021 555-21-000290
 & 555-21-000291
 UPDATED BY CJURAN 03/10/2022 555-22-001301

COMMENT TABLE 2

COMMENT TABLE 3

JSS 1/8/25 Tays L2

Net LIVABLE cnt 1 (rounded) 3,732
 Net BUILDING cnt 3 (rounded) 5,352