

Acct ID: 600938 MTL: 041W05B000802 Date: 1/15/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451

Situs: 23365 HOPVINE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 146940 Year: 2024

Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)

Owner: LAYTON, NICHOLAS Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 162916

RMV Land: 294640 RMV Imp: 323450 RMV Total: 618090 MAV: 0 MSAV: 5656 SAV: 7976

Comment: 24-25: L2 1.4.24 JJS

Notations

Ma to 100%

TAGGED FOR 5/1/25 FARM/FOREST CHECK

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	30000	15560	0

Chris 3/6/25

Land

Site: 1	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 142000	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980					
24-25:	Updated land classes					
21-22:	PER #103 CHG WOOD LAND SCH					
07-08:	RECALC SETUP; #10 7-7-06					

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 122640	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 5290	% Complete: 30
Desc:	Multi Story above grade	Dimensions:	RMV: 323450			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 157260	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	2413	2	FB-2	2023	2023	BATH - 2, BATH+, HVAC, ROOF, KIT	Y N
Second Floor	5	Finished	2174	2	FB-2	2023	2023	BATH - 2, HVAC	Y N
Attic	5	Finished	703	0	0	2023	2023	HVAC	Y N
Garage Attached	5	Finished	1036	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS FAIR	5	0	2023	8505	1	Y N

Improvements - Accessory Buildings

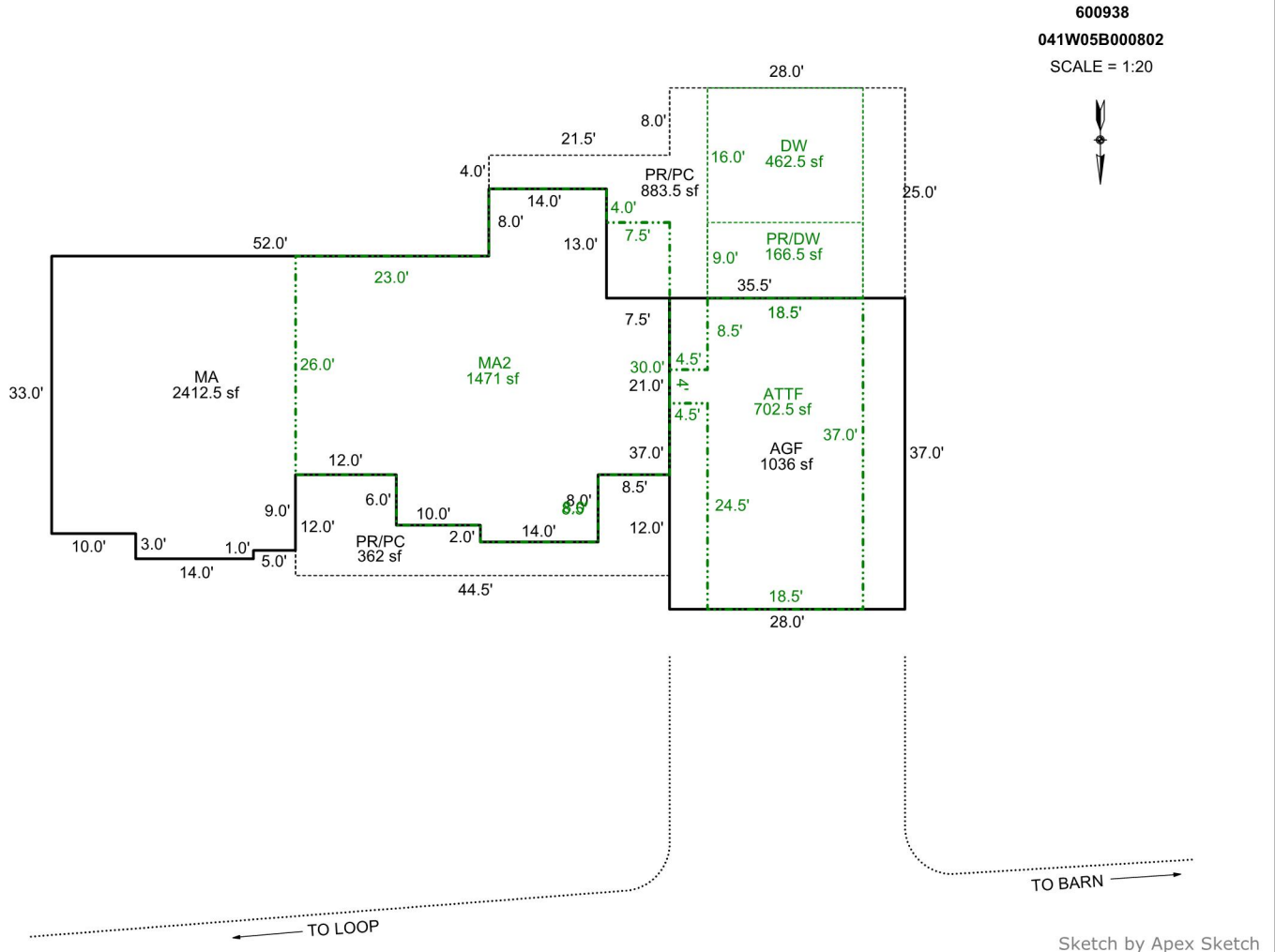
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 600938 Parcel No.: 041W05B000802
 Property Address: 23365 HOPVINE LANE NE
 City: AURORA County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2412.5	251.0	2412.5
GLA2	ATTF	1.0	702.5	120.0	
	MA2	1.0	1471.0	173.0	2173.5
GAR	AGF	1.0	1036.0	130.0	1036.0
P/P	PR/PC	1.0	883.5	149.0	
	DW	1.0	462.5	87.0	
	PR/PC	1.0	362.0	129.0	
	PR/DW	1.0	166.5	55.0	1874.5

COMMENT TABLE 1

APEX BY CJURAN 07/13/2023 555-23-003903

COMMENT TABLE 2

SSS 1.1525

COMMENT TABLE 3

Tags L3

Net LIVABLE cnt 3 (rounded) 4,586