

Summary

Lead Appr: **WW 2.20.25**

Clerk: _____

Lead Clerk: _____

Appr: **JJS 3.6.25**

Print Date: 9/26/2024

Acct ID: 510332

MTL: 041W05B000800

Date: **1/15/25**

Appr: **JJS**

Prop Class: 551

RMV Prop Class: 451

Situs: 23342 HOPVINE LN NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 52250

Year: 2024

Last Date Appraised: 01/04/2024

Appraiser: JORDAN SCHULTZ

Retag: Y **N**

Tag info: 2025 - Tags/Permit (Completion)

Owner: LAYTON, KATHLEEN PATRICIA

Roll Type: R

Cycle **ag** Sales Verification

Other: _____

Inspection level: 1 2 **3** 4

LCB

TTO **INSP**

AV: 266233

RMV Land: 442960

RMV Imp: 451950

RMV Total: 894910

MAV: 136060

MSAV: 39603

SAV: 89884

Comment: 24-25: L2 1.4.24 JJS

23-24: L3 12.28.22 GRH

22-23: L2 12.30.21 GRH

Notations

MA up to 100%.

Farm: Grass/Hay + Row crops

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

Land

Chris 3/6/25

Site: 1	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: 52750	Exception: Y N
Adjustment(s): GSOIL, FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2023						
21-22: PER #103 CHG WOOD LAND SCH / 1500060 Tax Rate = 8906 Rent Rate = 90 /07-08: RECALC SETUP; #10 7-7-06						
Site: 2	Code Area: 15560	Size: 0.85 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Woodlot	Description: SIX BENCH			RMV: 38720	Exception: Y N
Adjustment(s): GSOIL, FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 1500060 Tax Rate = 8906 Rent Rate = 25						
Site: 3	Code Area: 15560	Size: 5.83 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 321490	Exception: Y N
Adjustment(s): GSOIL, FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 21-22: PER #103 CHG WOOD LAND SCH / 1500060 Tax Rate = 8906 Rent Rate = 90 /07-08: RECALC SETUP; #10 7-7-06						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 15560	Stat Class: 141	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 2590	% Complete: 75
Desc: One Story Only		Dimensions:		RMV: 381690		
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 90570	Adjust:	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4	Finished	2590	3	FB-2/ HB-2	2022	2022	BATH - 2, BTH - 2, KIT+, BATH+, HVAC+, FP - 1, ROOF	Exception: Y N
Garage Attached	4	Finished	768	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	4	0	2022	12555	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15560	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 3600	% Complete: 100
Desc: General Purpose Building (GB)		Dimensions: 60x60		RMV: 70260		
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	3600	0	0	2021	2021	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	600	2021	3168	0	Exception: Y N

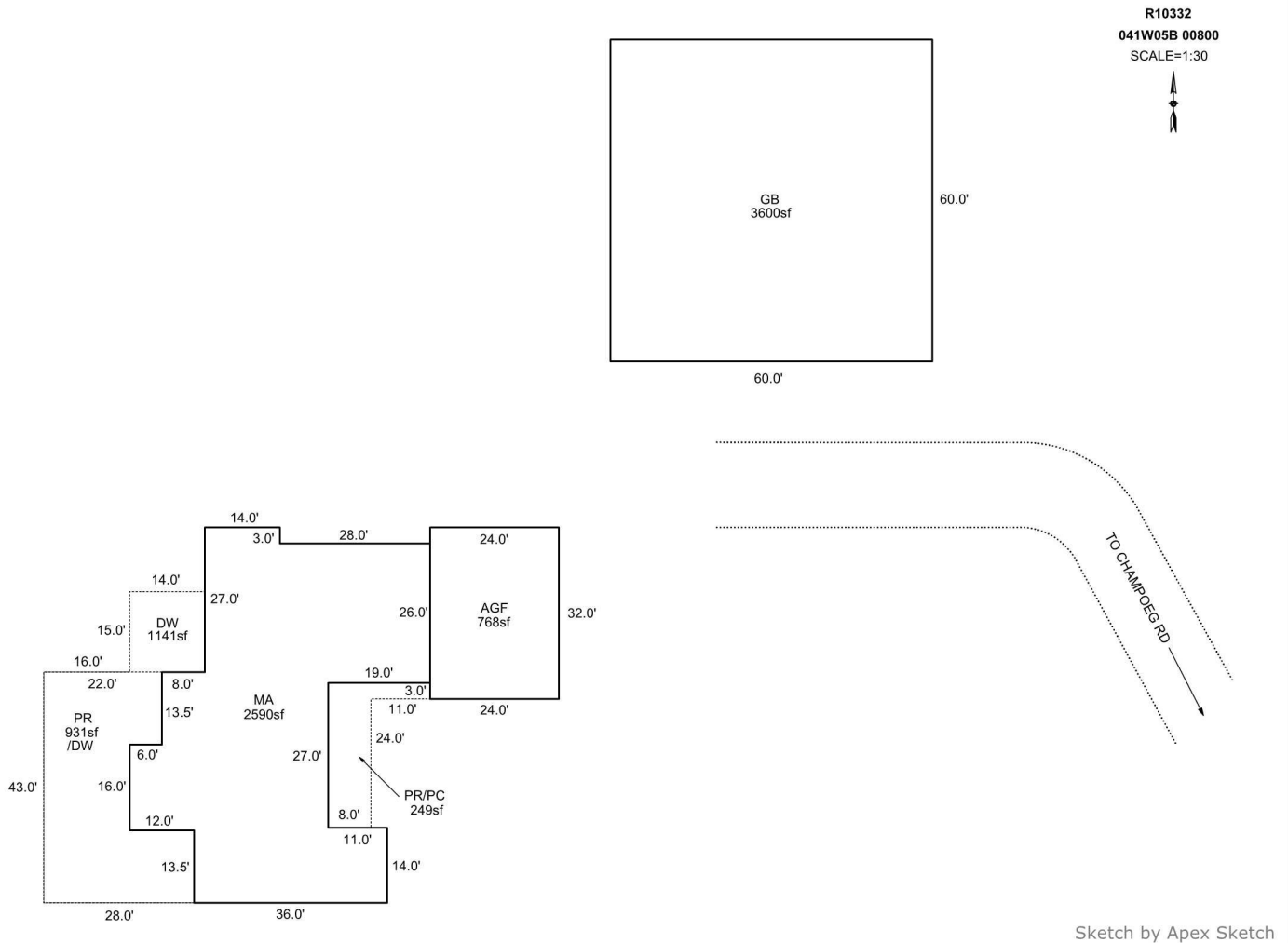


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R10332 Parcel No.: 041W05B 00800
 Property Address: 23342 HOPHAVEN LANE 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	3600.0	240.0	3600.0
GLA1	MA	1.0	2590.0	274.0	2590.0
GAR	AGF	1.0	768.0	112.0	768.0
P/P	PR/PC	1.0	249.0	92.0	
	PR	1.0	931.0	154.0	
	DW	1.0	1141.0	200.0	2321.0

COMMENT TABLE 1

APEX BY CJURAN 09/14/2021 555-21-002372
 & 555-21-002373

COMMENT TABLE 2

COMMENT TABLE 3

SSS 1.1525 T4gs L3

Net LIVABLE cnt 1 (rounded) 2,590
 Net BUILDING cnt 1 (rounded) 3,600