

Summary

Lead Appr: WW 2.25.25 Clerk: _____ Lead Clerk: _____ Appr: JJS 3.12.25 Print Date: 9/24/2024

Acct ID: 510506 MTL: 041W11A000600 Date: 1/8/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551

Situs: 22430 BOONES FERRY RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 59834 Year: 2024

Last Date Appraised: 03/29/2024 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: MCGUIRE, DANIEL ALLEN Roll Type: R

Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 154493

RMV Land: 549530 RMV Imp: 212190 RMV Total: 761720 MAV: 116300 MSAV: 38193 SAV: 76897

Comment: 24-25: L4 3.29.24 JJS

New 4B @ 100% - Farm use ok; Hay

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

Land

Chris 3/12/25

Site: 1	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description:			RMV: 46920	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT						
Site: 2	Code Area: 15560	Size: 7.32 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 377840	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1977 / 06-07: CHG SOILS FROM 9.02 AC 2BENCH DRY TO 7.32 AC 2BENCH DRY & 1.7 AC WOOD.						
Site: 3	Code Area: 15560	Size: 1.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 79770	Exception: Y N
D						
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1977 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M//06-07: CHG SOILS FROM 9.02 AC 2BENCH DRY TO 7.32 AC 2BENCH DRY & 1.7 AC WOOD.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 132	Year Blt: 1930	Eff Year Blt: 1966	Sq.Ft: 1472	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 156830
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	3	Finished	936	2	FB-1	1930	1966	BATH - 1, KIT+, ROOF, HVAC	Y N
Attic	3	Finished	536	2	0	1930	1966	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	0	1966	6696	1
Exception: Y N					

Bldg: 2	Code Area: 15560	Stat Class: 138	Year Blt: 1940	Eff Year Blt: 1950	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 51180
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:
Garage Detached	3	Unfinished	960	0	0	1940	1950	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 351	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 768	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 32x24	RMV: 3540
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	768	0	0	1977	1977	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: 354	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 240	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 24x10			RMV: 640
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	240	0	0	2006	2006	
								Exception: Y N

Accessories

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

352 UB 5 62x130 Aug 2029 new 100%



ACCOUNT # S10506 DATE: 1/8/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR JSS TAG Y N _____
COMMENTS: _____

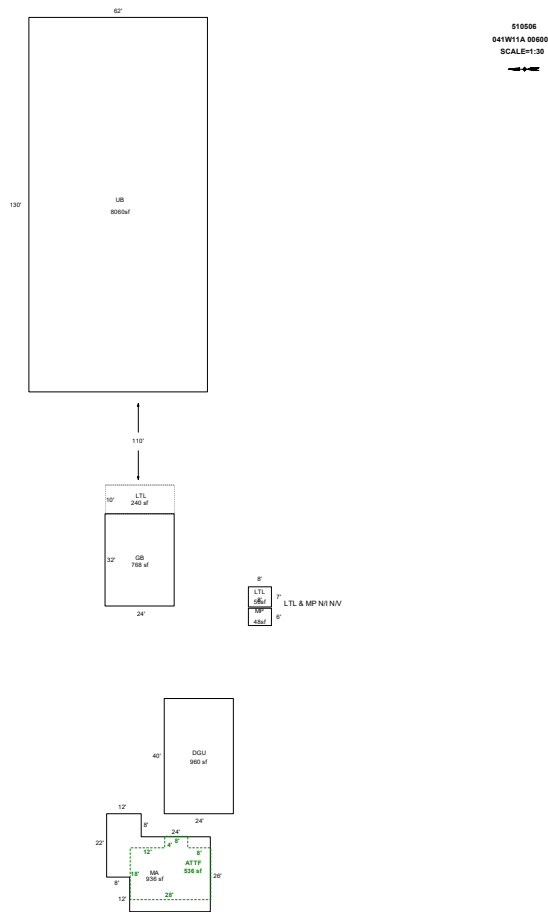
RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT _____ QLTY + - FLOOR _____ AREA _____ EFF AREA _____ BED _____ ROOF + HVAC + BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH FIREPLACE: _____ KITCHEN - + YR BLT _____ EFF YR _____ ECON _____ % COMP _____ % GOOD _____ FUNC _____ EXCEPT Y N LUMP SUM: _____ MISC: _____ YI CLASS _____ F G A E SKIRT + LIN FT _____ COMMENT: _____				TYPE <u>UB</u> STAT / CLASS <u>352</u> SIZE <u>62 X 130</u> FAIR <u>AVERAGE</u> GOOD EXCELLENT BATH _____ YR BLT <u>2024</u> EFF YR <u>2024</u> % COMP <u>100</u> EXCEPT <u>Y</u> N MISC: _____ 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: _____				TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ 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: _____				TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ COMMENT: _____			

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510506 Parcel No.: 041W11A 00600
 Property Address: 22430 BOONES FERRY RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	768.0	112.0	
	LTL	1.0	240.0	68.0	
	UB	1.0	8060.0	384.0	9068.0
GBA3	MP	1.0	48.0	28.0	48.0
GBA5	LTL	1.0	56.0	30.0	56.0
GLA1	MA	1.0	936.0	140.0	936.0
GLA2	ATTFF	1.0	536.0	100.0	536.0
GAR	DGU	1.0	960.0	128.0	960.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/24/17
 UPDATED BY WILLIAMS 4/15/24
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JJS 3.29.24
 JJS 01/08/25

COMMENT TABLE 3

SV L4
 TAGS L2

Net LIVABLE cnt 0 (rounded) 1,472
 Net BUILDING cnt 5 (rounded) 9,172