

Acct ID: 512200 MTL: 042W130001700 Date: 11/8/25 Appr: JJS Prop Class: 589 RMV Prop Class: 589  
 Situs: 20757 CASE RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 46002 Year: 2024  
 Last Date Appraised: 03/07/2011 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
 Owner: ARENDT, LUKE D Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO: INSP AV: 103055  
 RMV Land: 744790 RMV Imp: 70120 RMV Total: 814910 MAV: 156600 MSAV: 32935 SAV: 74848  
 Comment:

*New MA @ 100%*

Farm/Forest: Okay (Forest)

Notations

RP/MS	Code	Description
MS	STF	SMALL TRACT FORESTLAND
MS	ZONED	FARM EFU ZONED
MS	STF	SMALL TRACT FORESTLAND
MS	ZONED	FARM EFU ZONED

Chris 3/5/25 send inquiry letter for 10.0 acres with aerial photo. Looks like unused pasture and trees are being removed. Unable to determine farm use in NE corner.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15570	0

Land

Site: 2 Code Area: 15570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 21850 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 // 09-10: GW39 changed land type per Excel analysis//1500160 03-04: CHG LAND SCH FROM 01YA TO 01YG PER #10.

Site: 3 Code Area: 15570 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 201070 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 1500160

Site: 4 Code Area: 15570 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFB Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 174840 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2003, STF - 2004 / 1500160 03-04: 20.82 AC DISQ FARM USE/WAS 8BENCH /9/03 - PER #87 ROLLING OVER INTO FOREST DEFERRAL FOR 03-04 //04-05 STF APPROVAL

Site: 5 Code Area: 15570 Size: 13.82 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 302030 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2003, STF - 2004 / 1500160 03-04: 1.0 AC DISQ FARM USE/WAS 2BENCH IRR /9/03 - PER #87 ROLLING OVER INTO FOREST DEFERRAL FOR 03-04 //04-05: STF APPROVAL

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 15570 Stat Class: 467 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1296 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 60010  
 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	6	Finished	1296	2	FB-2	1995	1995	BATH - 2, KIT-, HVAC+, ROOF, SKRT+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15570 Stat Class: 353 Year Blt: Eff Year Blt: Sq.Ft: 384 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 24x16 RMV: 0  
 Func Obsc: 0 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
Machine Shed	4	Finished	384	0	0	0	0		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 2	Code Area: 15570	Stat Class: 353	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 3000	% Complete: 100			
Desc: Machine Shed (MS)			Dimensions: 100x30		RMV: 10110				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
<b>Floors</b>									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	3000	0	0	1985	1985	FAIR	
<b>Accessories</b>									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

152 MA S 1792 SF 2024 New @ 100%.



MA @ 100%.



Driveway Blocked / Not Paved Yet

ACCOUNT # 512200 DATE: 11/8/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR 535 TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR 15F  
 AREA 1742 EFF AREA 1792 BED 3  
 ROOF + HVAC +  
 BATH PKG: BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 100 % GOOD 100 FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 522 SF  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR 2024  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 152 QLTY + - FLOOR 211  
 AREA 458 EFF AREA 458 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 100 % GOOD 100 FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: Bonus Room

COMMENT: 3-car garage

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: \_\_\_\_\_

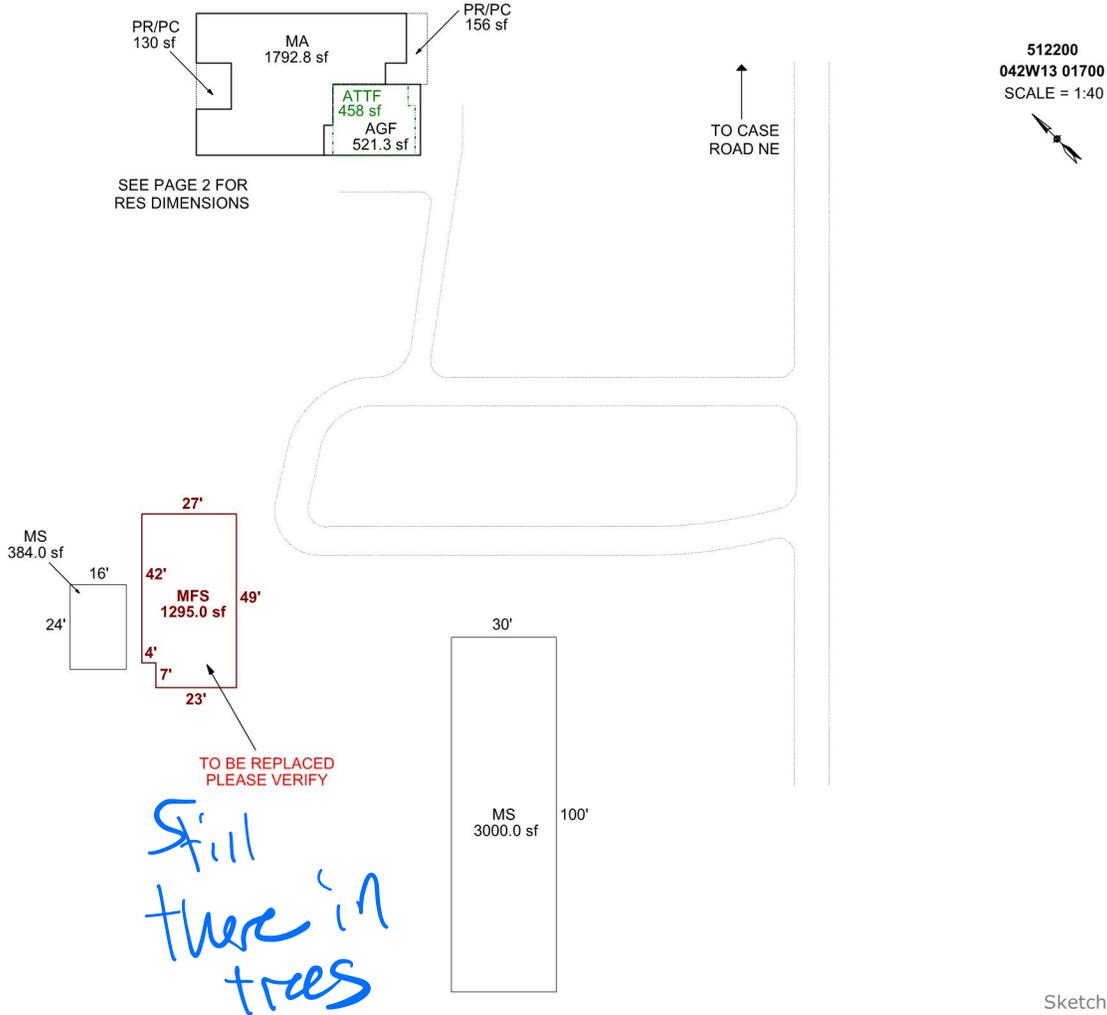
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512200 Parcel No.: 042W13 01700  
 Property Address: 20757 CASE ROAD 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
GLA1	MFS	1.0	1295.0	152.0	
	MA	1.0	1792.8	220.0	3087.8
GLA2	ATTF	1.0	458.0	87.0	458.0
GAR	AGF	1.0	521.3	95.0	521.3
OTH	MS	1.0	3000.0	260.0	
	MS	1.0	384.0	80.0	3384.0
P/P	PR/PC	1.0	130.0	46.0	
	PR/PC	1.0	156.0	64.0	286.0

### COMMENT TABLE 1

Apex 9/21/2010 Jane  
 UPDATED BY CJURAN 05/07/2024 24-000588 MA

### COMMENT TABLE 2

*SSS 1/8/28*

### COMMENT TABLE 3

*T945 L3*

Net LIVABLE                      cnt                      3                      (rounded)                      3,546

