

Summary

Lead Appr: WW 3.12.25 Clerk: _____ Lead Clerk: _____ Appr: JJS 3.26.25

Print Date: 12/19/2024

Acct ID: 510226 MTL: 041W02A001400 Date: 11/8/24 Appr: 335 Prop Class: 551 RMV Prop Class: 451

Situs: 23200 HUBBARD CUTOFF NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 51619 Year: 2025

Last Date Appraised: 06/27/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: SMITH AURORA LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 3 4 LCB TTO INSP AV: 9403623

RMV Land: 311140 RMV Imp: 12600140 RMV Total: 12911280 MAV: 9373450 MSAV: 30173 SAV: 382906

Comment: 23-24: L4 6.27.23 GRH
22-23 L3 1.7.22 GRH
LEVEL 3 1.20.21 JS29//

GH VALUED ON 510219

Greenhouse @40% - owner expects Feb 2026 Finish

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE OK: SMITH GARDENS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15560	0

Land

Chris 3/21/25

Site: 1	Code Area: 15560	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 174100	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 /OSD FOR OUTBUILDINGS 17-18: PER #29 REMOVE TOPO ADJ FROM OSD / 00-01: UPDATE OF MKT VALUES, 5 ac disq farm use for the vet clinic. 01500060 07-08: RECALC SETUP; #10 7-06-06					

Site: 2	Code Area: 15560	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 87040	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2018 / ; PER #87, CLASSIFIED AS FARM BUSINESS SITE					

Improvements - Residence / Manufactured Structures

Bldg: 5	Code Area: 15560	Stat Class: 108	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 177460				
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
ASPHALT DRIVEWAY	1	4272	2019	12560	1
ASPHALT DRIVEWAY	1	85000	2018	164900	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15560	Stat Class: 332	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 23187	% Complete: 100
Desc: Commercial Greenhouse (CG)	Dimensions:	RMV: 6108240				
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
Commerical Greenhouse	6	Finished	231875	0	0	2016	2016	GOOD

Exception: Y N

Accessories

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

Bldg: 3	Code Area: 15560	Stat Class: 351	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 1664	% Complete: 100
Desc: General Purpose Building (GP)	Dimensions: 104x16	RMV: 163860				
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	4	Finished	1664	0	FB-2	2017	2017	BATH - 2
GP Building Attic	4	Finished	1664	0	0	2017	2017	AVG

Exception: Y N

Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
FINISHED OFFICE IN A FARM BUILDING	4	1664	2017	48298	0	Exception: Y N

Bldg: 4Code Area: 15560Stat Class: 332Year Blt: 2019Eff Year Blt: 2019Sq.Ft: 21929% Complete: 100

Desc: Commercial Greenhouse (CG)Dimensions:RMV: 6150580

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Commerical Greenhouse	6	Finished	219296	0	0	2019	2019	GOOD	Exception: Y N

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

332 CG S 619x398 Good 2024 new @ 40%.

246,362 sf



Percent Complete Form

Account #

510226

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding

Type:

CG

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR <u>355</u>	Date <u>1/8/25</u>	YR For <u>25-26</u>	% COMP <u>40</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

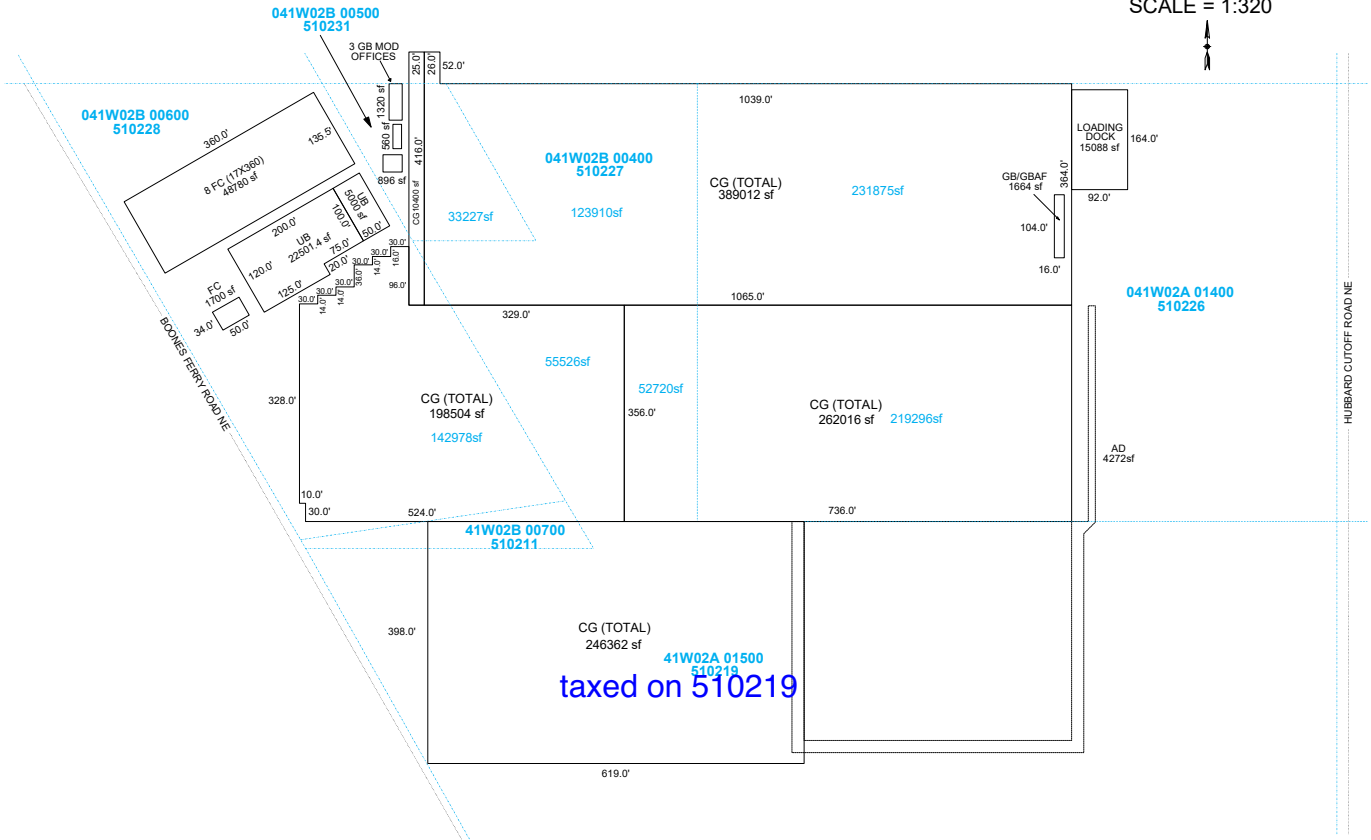
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510226 Parcel No.: 041W02B 00600
 Property Address: 23190 BOONES FERRY ROAD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

510228 510231 510227
 510226 510211 510219
 SCALE = 1:320



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	CG (TOTAL)	1.0	389012.0	2962.0	
	LOADING	1.0	15088.0	512.0	
	CG (TOTAL)	1.0	262016.0	2184.0	
	CG	1.0	10400.0	882.0	
	GB MOD	1.0	1320.0	164.0	
	3 GB MOD	1.0	896.0	120.0	
	CG (TOTAL)	1.0	198504.0	1972.0	
	GB MOD	1.0	560.0	108.0	
	8 FC (17X360)	1.0	48780.0	991.0	
	UB	1.0	22501.4	640.0	
	FC	1.0	1700.0	168.0	
	GB/GBAF	1.0	1664.0	240.0	
	UB	1.0	5000.0	300.0	
	CG (TOTAL)	1.0	246362.0	2034.0	1203803.4
	Net BUILDING	cnt	14 (rounded)		1,203,803

COMMENT TABLE 1

APEX BY CJURAN 06/21/2023
 UPDATED BY CLOBERG 03/06/25
 UPDATED BY CLOBERG 03/11/25

COMMENT TABLE 2

APEX OVERVIEW MAP
 GRH 12/28/2022
 JJS 01/08/25

COMMENT TABLE 3

TAGS L2 & L4
 TAGS L1