

Acct ID: 561186

MTL: 041W19B001400

Date: 5/15/25

Appr: JJS

Prop Class: 551

RMV Prop Class: 451

Situs:

MaSaNh: 02 06 004

Unit: 116549

Year: 2025

Last Date Appraised: 01/08/2025

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: JEFFREY S & APRIL M SCHMIDT JR LT

Roll Type: R

Cycle

Tag

Sales Verification

Other: FF

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 592975

RMV Land: 430890

RMV Imp: 1042690

RMV Total: 1473580

MAV: 524200

MSAV: 48885

SAV: 91419

Comment: 25-26: L2 1.8.25 JJS
24-25 L4 11.07.23 JJS
23-24: L2 10.14.22 GRH
22-23: L2 12.30.21 GRH
LEVEL 2 6.2.21 JS29

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15600	0

Land

Site: 1	Code Area: 15600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 76180	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2022					
	25-26: Land classes ok					
	22-23: Add SA homesite and OSD					
	21-22: #29 SV, NO CHG / UPDATED TO IMPROVED LS. JS #29 2-6-15/\01500030 07-08: RECALC SETUP; #36 8-3- 06					

Site: 2	Code Area: 15600	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 304710	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	21-22: #29 SV, NO CHG / UPDATED TO IMPROVED LS. JS #29 2-6-15/\01500030 07-08: RECALC SETUP; #36 8-3- 06					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15600	Stat Class: 151 +	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 3732	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 897120
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	5 +	Finished	3732	4	FB-3/ HB-1	2021	2021	ROOF, FP - 1, HVAC+, BATH+, KIT+, BTH - 1, BATH - 3	Y N
Garage Attached	5 +	Finished	936	0	0	2021	2021	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	5	0	2021	55193	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15600	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 3528	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 84x42	RMV: 104980
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:
General Purpose Bldg	6	Finished	3528	0	HB-1	2021	2021	BTH - 1, AVG	Y N
GP Building Attic	6	Unfinished	600	0	0	2021	2021		Y N

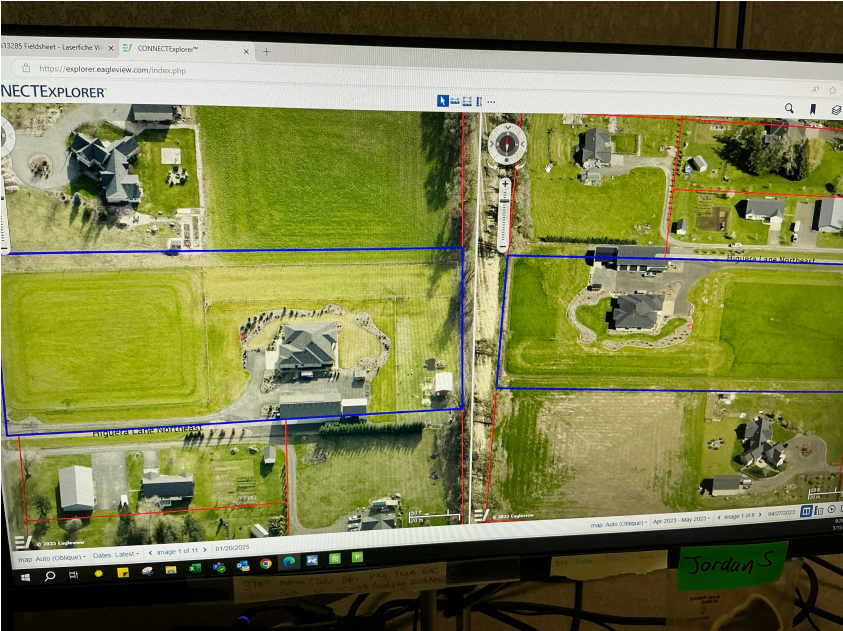
Accessories

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

Bldg: 3	Code Area: 15600	Stat Class: 355	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 100	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions: 25x4	RMV: 630
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 Heavy Duty	4	Finished	100	0	0	2021	2021		Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									
Bldg: 4	Code Area: 15600	Stat Class: 353				Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 1224	% Complete: 100
Desc: Machine Shed (MS)								Dimensions: 34x36	RMV: 18070
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	
Machine Shed	5	Finished	1224	0	0	2022	2022	FAIR	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									
Bldg: 5	Code Area: 15600	Stat Class: 905				Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array								Dimensions:	RMV: 2000
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	
No accessory data available									
Bldg: 6	Code Area: 15600	Stat Class: 351				Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 864	% Complete: 100
Desc: General Purpose Building (GB)								Dimensions: 24x36	RMV: 19890
Func Obsc: 100	Econ %: 100	Other %: 100				Exception: 19890	Adjust:	Adjust RMV: 0	
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	864	0	0	2024	2024	FAIR	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									

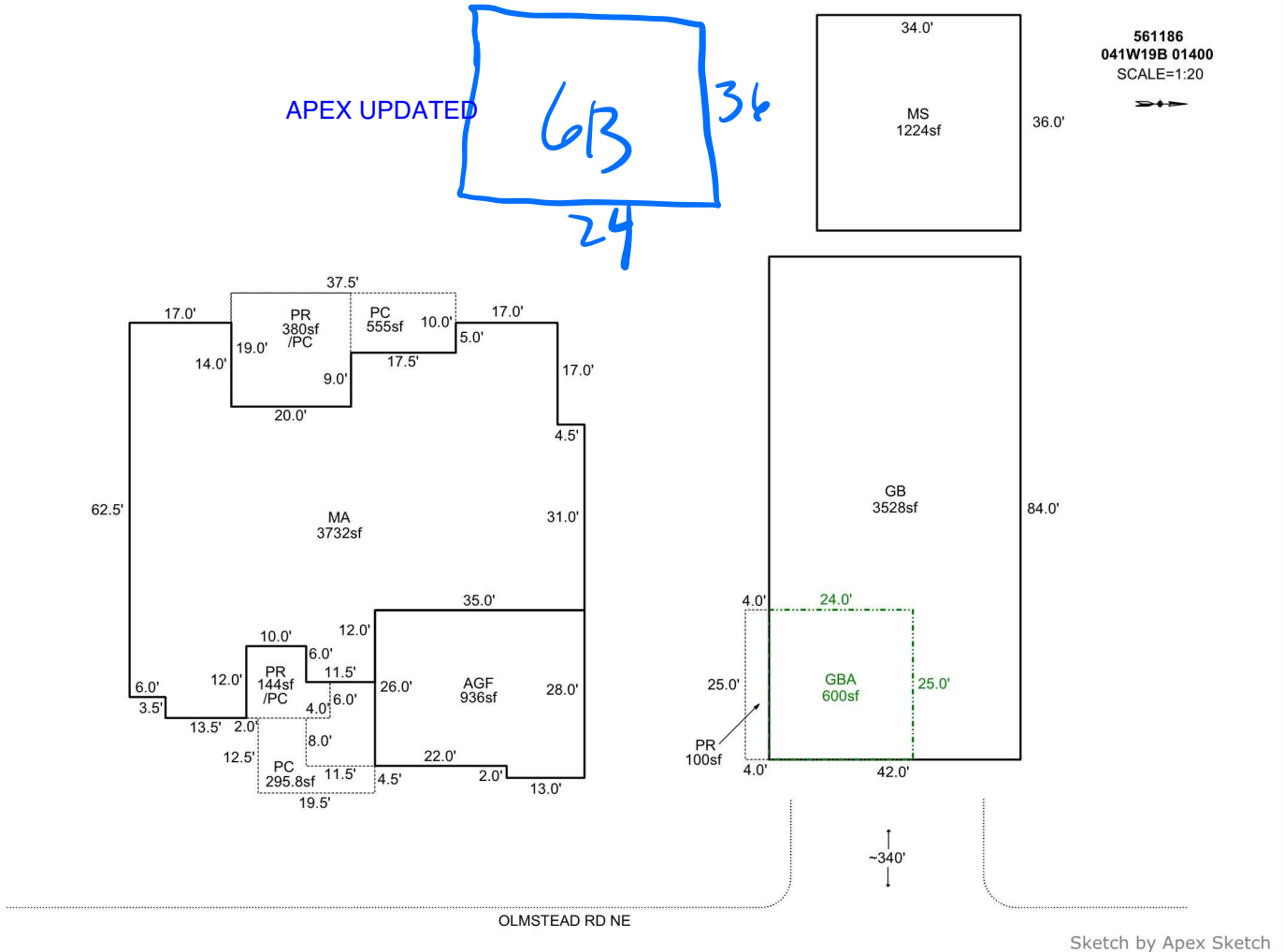


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561186 Parcel No.: 041W19B 01400
 Property Address: 20291 OLSTEAD RD 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	3528.0	252.0	
	MS	1.0	1224.0	140.0	4752.0
GBA2	GBA	1.0	600.0	98.0	600.0
GLA1	MA	1.0	3732.0	324.0	3732.0
GAR	AGF	1.0	936.0	126.0	936.0
P/P	PR	1.0	100.0	58.0	
	PC	1.0	295.8	100.0	
	PR	1.0	144.0	52.0	
	PC	1.0	555.0	113.0	
	PR	1.0	380.0	78.0	1474.8

COMMENT TABLE 1

APEX BY CJURAN 05/19/2021 555-21-000290
 & 555-21-000291
 UPDATED BY CJURAN 03/10/2022 555-22-001301

COMMENT TABLE 2

COMMENT TABLE 3

JSS 1/8/25 Tays L2

Net LIVABLE cnt 1 (rounded) 3,732
 Net BUILDING cnt 3 (rounded) 5,352