

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 7.11.25

Print Date: 5/9/2025

Acct ID: 600938 MTL: 041W05B000802 Date: 7/8/25 Appr: CWO Prop Class: 551 RMV Prop Class: 451

Situs: 23365 HOPVINE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 146940 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)

Owner: LAYTON, NICHOLAS Roll Type: R

Cycle Tag Sales Verification Other: FF Check Inspection level: 1 2 3 4 LCB TTO INSP AV: 806166

RMV Land: 275650 RMV Imp: 961940 RMV Total: 1237590 MAV: 161970 MSAV: 5706 SAV: 7819

Comment: 25-26: 1.15.25 JJS
24-25: L2 1.4.24 JJS

Call first Raquel 503-412-9471

FF: Trees planted, re-check for progress 5/1/26

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	15560	0

Land

Site: 1	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 129130	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980					
	24-25: Updated land classes					
	21-22: PER #103 CHG WOOD LAND SCH					
	07-08: RECALC SETUP; #10 7-7-06					

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 111520	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 4587	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 961940				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 638490	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	2413	2	FB-2	2023	2023	BATH - 2, BATH+, HVAC, ROOF, KIT	
Second Floor	5	Finished	1471	2	FB-2	2023	2023	BATH - 2, HVAC	
Attic	5	Finished	703	0	0	2023	2023	HVAC	
Garage Attached	5	Finished	1036	0	0	2023	2023	ROOF	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	5	0	2023	33450	1	

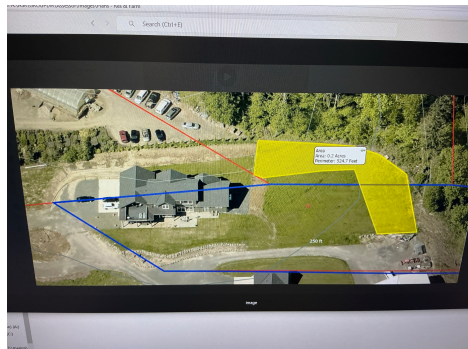
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

9/9/24: CWO spoke to Raquel, explained farm use needs to be in place by Spring 2025. She stated that they have plants in pots, waiting for sprinkler system to be completed soon. Recheck 5/1/25.

9-5-24: JJS inspected L2, spoke w/Mrs. Owner who says they are (again) planning to plant "some" Xmas trees. Pictures show no farm use currently and conversation confirms. Mrs. Owner would like to discuss their options for keeping farm deferral.

24-25: JJS inspected L2 on 1-4-24 & CWO inspected L4 on 7-25-24, no farming seen. We failed to send intent letter, so after roll turn we will be sending one. This property consists only of 0.75 acre woodlot and they are building a house on the balance. They do not own any other farmland. After discussion w/CWO it was decided we are not creating an SA homesite for 24-25, instead will disqual entire property, with 1.0 acre being an Add Tax for change of use in 25-26.

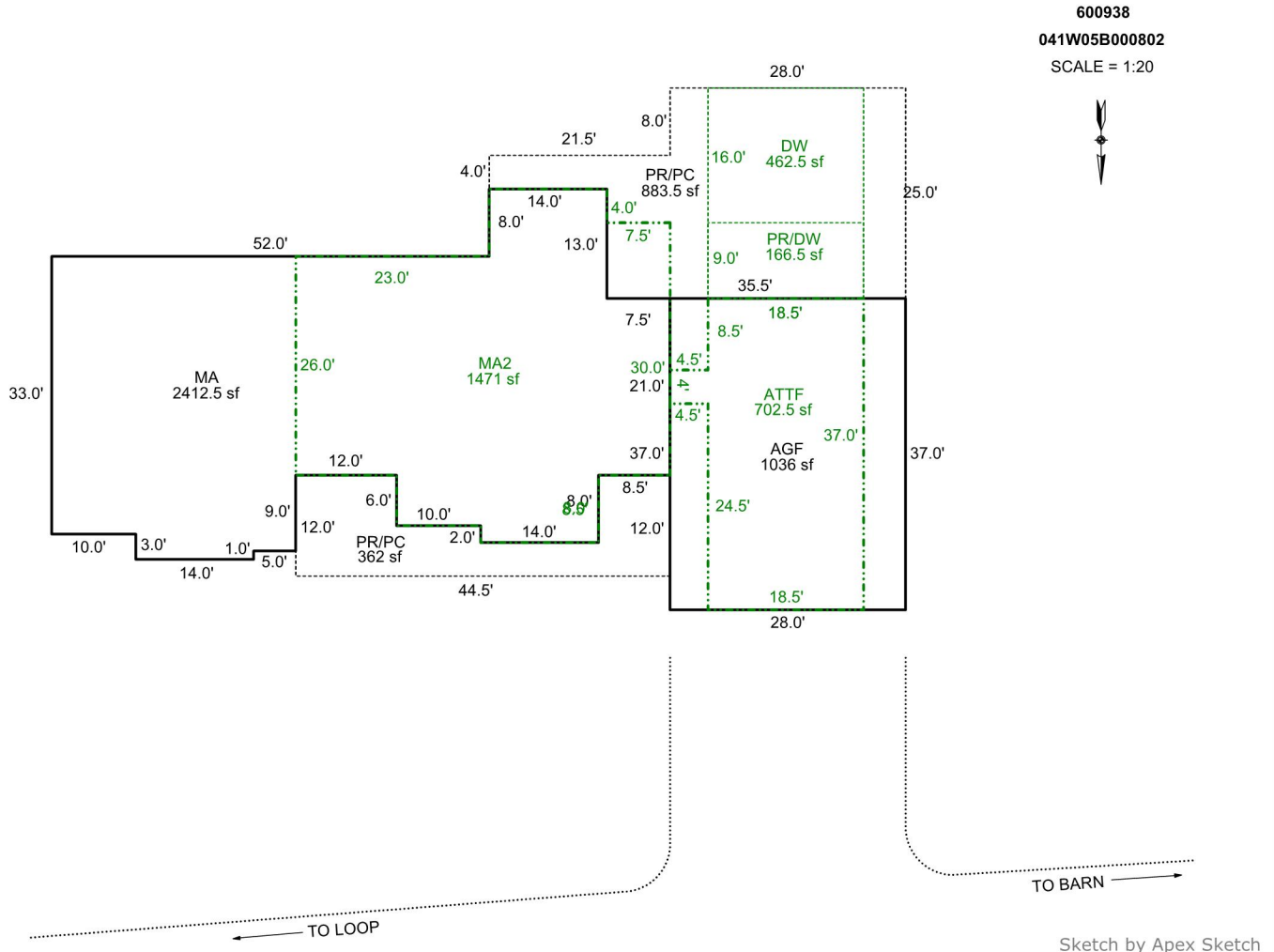


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 600938 Parcel No.: 041W05B000802
 Property Address: 23365 HOPVINE LANE NE
 City: AURORA County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2412.5	251.0	2412.5
GLA2	ATTF	1.0	702.5	120.0	
	MA2	1.0	1471.0	173.0	2173.5
GAR	AGF	1.0	1036.0	130.0	1036.0
P/P	PR/PC	1.0	883.5	149.0	
	DW	1.0	462.5	87.0	
	PR/PC	1.0	362.0	129.0	
	PR/DW	1.0	166.5	55.0	1874.5

COMMENT TABLE 1

APEX BY CJURAN 07/13/2023 555-23-003903

COMMENT TABLE 2

COMMENT TABLE 3

SJS 7.8.2s FF JSC

Net LIVABLE cnt 3 (rounded) 4,586