

Summary

Lead Appr: Input NW 11/7/25 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/29/2025

Acct ID: 547639 MTL: 041W04C000800

Date: 11-4-25 Appr: NW Prop Class: 551 RMV Prop Class: 501

Situs: 22892 SCHULTZ RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 148278 Year: 2025

Last Date Appraised: 07/02/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:

Owner: GUNNERA LLC Last Sales Date: 07/18/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 418297

RMV Land: 426990 RMV Imp: 689130 RMV Total: 1116120 MAV: 349810 MSAV: 68487 SAV: 131229

Comment: 25-26: L4 7.2.25 MLH

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15560	0
1	SAN	SA OSD - NO LANDSCAPE	35000	15560	0

Land

Site: 3	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 16020	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 1500060					
Site: 4	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 16020	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 1500060					
Site: 5	Code Area: 15560	Size: 13.58 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 227360	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 110					
Site: 6	Code Area: 15560	Size: 5.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 81020	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 82					
Site: 7	Code Area: 15560	Size: 3.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 1570	Exception: Y N
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:		Description:		
Comments:	Liability year - 1977					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 457	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 1120	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE					Dimensions:	RMV: 68300
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	1120	2	FB-2	1999	1999	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	Exception: Y N

Accessories

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

Bldg: 1	Code Area: 15560	Stat Class: 142 -	Year Blt: 1937	Eff Year Blt: 1960	Sq.Ft: 2562	% Complete: 100.00
Desc: Multi Story above grade					Dimensions:	RMV: 306710
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	
First Floor	4 -	Finished	2166	3	FB-2	1937	1960	ROOF, HVAC+, KIT-, BATH - 2, FP - 2	Exception: Y N
Attic	4 -	Finished	396	0	0	1937	1960	HVAC+	Exception: Y N
Carport Attached	4	Unfinished	616	0	0	1960	1960	ROOF	Exception: Y N

Accessories

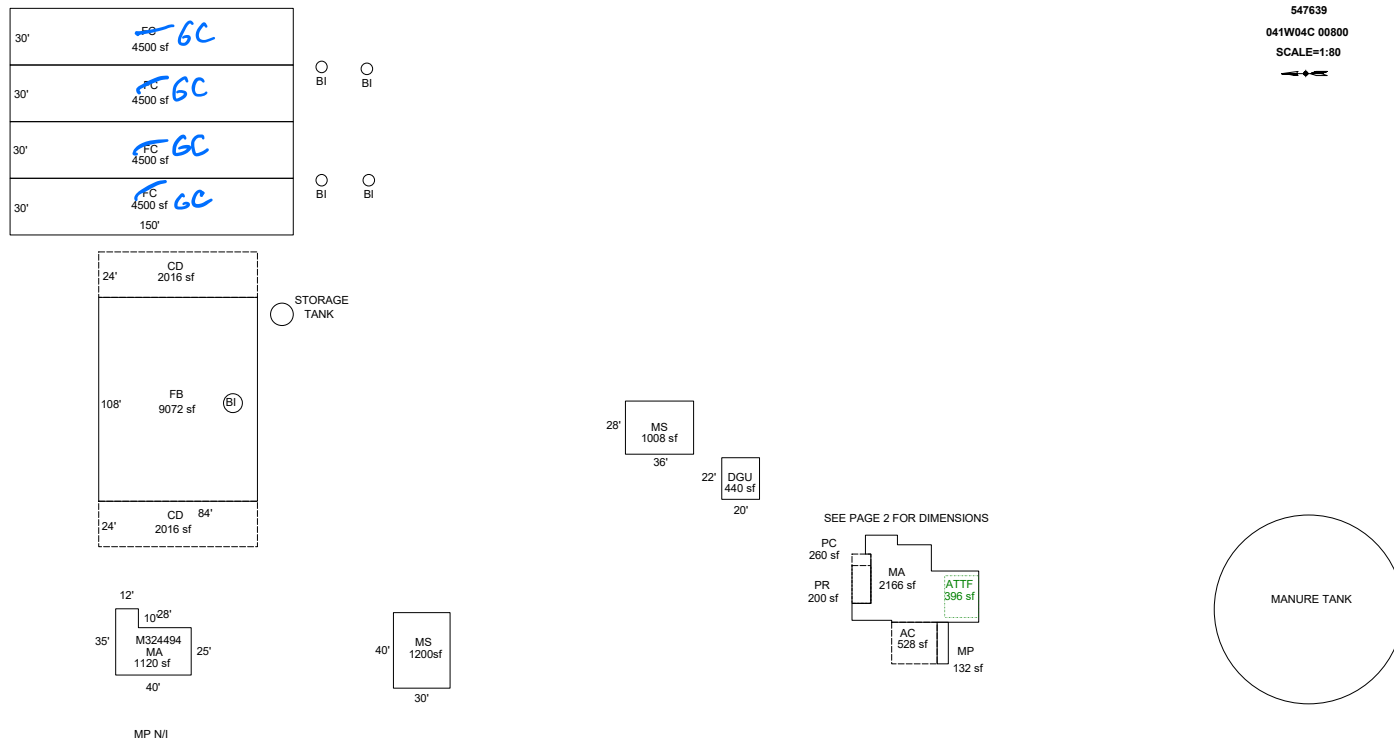


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547639 Parcel No.: 041W 04C 00800
 Property Address: 22892 Schultz Rd NE
 City: Aurora County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

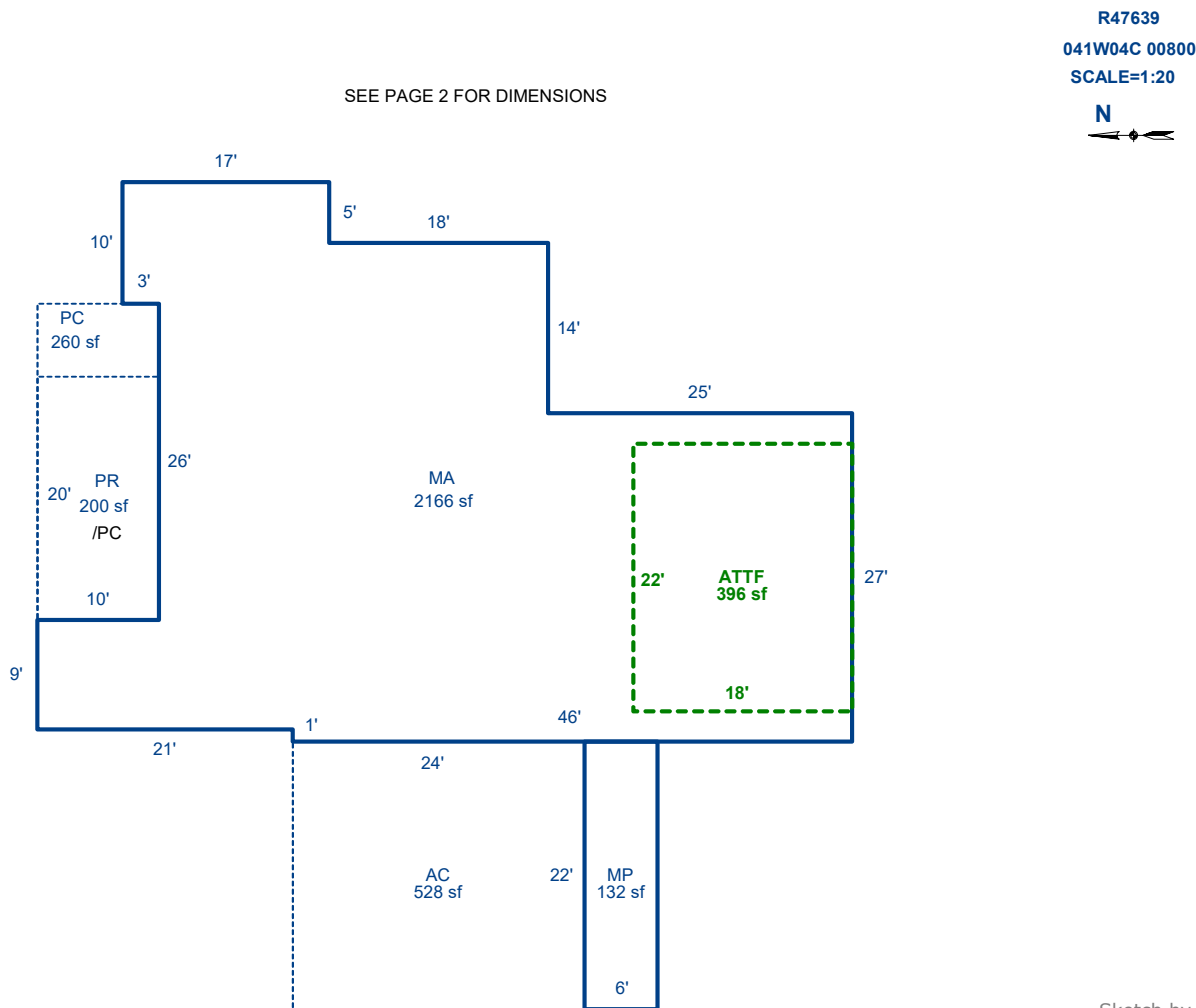
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 5/5/2011 Jane UPDATED BY JRONDEMA 3/27/19 UPDATED BY CLOBERG 09/05/25	
GBA1	FC	1.0	4500.0	360.0			
	MP	1.0	132.0	56.0			
	MS	1.0	1008.0	128.0			
	MS	1.0	1200.0	140.0			
	FB	1.0	9072.0	384.0			
	BI	1.0	78.5	31.4			
	FC	1.0	4500.0	360.0			
	FC	1.0	4500.0	360.0			
	FC	1.0	4500.0	360.0	29490.5		
GLA1	MA	1.0	1120.0	150.0		COMMENT TABLE 2 MLH 07/03/25	COMMENT TABLE 3 CLEAN UP L4
	MA	1.0	2166.0	232.0	3286.0		
GLA2	ATTF	1.0	396.0	80.0	396.0		
GAR	DGU	1.0	440.0	84.0			
	AC	1.0	528.0	92.0	968.0		
OTH	BI	1.0	28.3	18.8			
	BI	1.0	28.3	18.8			
	7 addl items						
	Net LIVABLE	cnt	0	(rounded)	3,682		
	Net BUILDING	cnt	9	(rounded)	29,491		

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	132.0	56.0	132.0
GLA1	MA	1.0	2166.0	232.0	2166.0
GLA2	ATTF	1.0	396.0	80.0	396.0
GAR	AC	1.0	528.0	92.0	528.0
P/P	PC	1.0	260.0	72.0	
	PR	1.0	200.0	60.0	460.0

COMMENT TABLE 1

Apex 5/5/2011 Jane
 UPDATED BY JRONDEMA 3/27/19
 UPDATED BY CLOBERG 09/05/25

COMMENT TABLE 2

MLH 07/03/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 2,562
 Net BUILDING cnt 1 (rounded) 132