

Acct ID: 547639 MTL: 041W04C000800 Date: 11-4-25 Appr: WW 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	Exception
First Floor	5	Finished	1120	2	FB-2	1999	1999	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	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	Exception
First Floor	4 -	Finished	2166	3	FB-2	1937	1960	ROOF, HVAC+, KIT-, BATH - 2, FP - 2	Y N
Attic	4 -	Finished	396	0	0	1937	1960	HVAC+	Y N
Carport Attached	4	Unfinished	616	0	0	1960	1960	ROOF	Y N

**Accessories**

*unable to determine use*  
*see areas in question*  
*new owned survey OK*  
*send letter*  
**CWO 11/20/25**

*n/c*

**1.0 HS 2BI**  
**1.0 HS 2BI**  
**12.81 Farm 2BI**  
**3.87 Farm 4BI**  
**5.80 Waste WST**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	4	0	1960	13482	1

Exception: Y N

Bldg: 7 Code Area: 15560 Stat Class: 148 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 33110  
 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
Garage Detached	4	Unfinished	440	0	0	1940	1940	ROOF

Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 15560 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1984 Sq.Ft: 900 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 30x30 RMV: 2990  
 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	900	0	0	1990	1984	FAIR

Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 15560 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1008 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 36x28 RMV: 6260  
 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	6	Finished	1008	0	0	1990	1990	FAIR

Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 15560 Stat Class: 311 Year Blt: 1984 Eff Year Blt: 1999 Sq.Ft: 9072 % Complete: 100.00  
 Desc: Feeder Barn (FB) Dimensions: 108x84 RMV: 66140  
 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
Feeder Barn	6	Finished	9072	0	0	1984	1999	FAIR

Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	2016	1999	4536	1
CONCRETE DRIVEWAY	6	2016	1999	4536	1

Exception: Y N

Exception: Y N

Bldg: 5 Code Area: 15560 Stat Class: 332 Year Blt: 2009 Eff Year Blt: 1999 Sq.Ft: 4500 % Complete: 100.00  
 Desc: Commercial Greenhouse (CG) Dimensions: 150x30 RMV: 28580  
 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	5	Finished	4500	0	0	2009	1999	FAIR

Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 15560 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Tank/Silo/Bin Dimensions: RMV: 14000  
 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
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No floor data available

**Accessories**

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

Bldg: 9	Code Area: 15560	Stat Class: 305	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100.00
Desc: Tank/Silo/Bin				Dimensions: RMV: 10000		
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
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No floor data available

**Accessories**

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

Bldg: 10	Code Area: 15560	Stat Class: 332	Year Blt: 2009	Eff Year Blt: 1999	Sq.Ft: 4500	% Complete: 100.00
Desc: Commercial Greenhouse (CG)				Dimensions: RMV: 28580		
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	5	Finished	4500	0	0	2009	1999	FAIR	Exception: Y N

**Accessories**

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

Bldg: 11	Code Area: 15560	Stat Class: 332	Year Blt: 2009	Eff Year Blt: 1999	Sq.Ft: 4500	% Complete: 100.00
Desc: Commercial Greenhouse (CG)				Dimensions: RMV: 28580		
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	5	Finished	4500	0	0	2009	1999	FAIR	Exception: Y N

**Accessories**

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

Bldg: 12	Code Area: 15560	Stat Class: 332	Year Blt: 2009	Eff Year Blt: 1999	Sq.Ft: 4500	% Complete: 100.00
Desc: Commercial Greenhouse (CG)				Dimensions: RMV: 28580		
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	5	Finished	4500	0	0	2009	1999	FAIR	Exception: Y N

**Accessories**

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

Bldg: 13	Code Area: 15560	Stat Class: 305	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100.00
Desc: Tank/Silo/Bin				Dimensions: RMV: 67300		
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	
Building Structure	4	Finished	0	0	0	0	0		Exception: Y N

**Accessories**

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

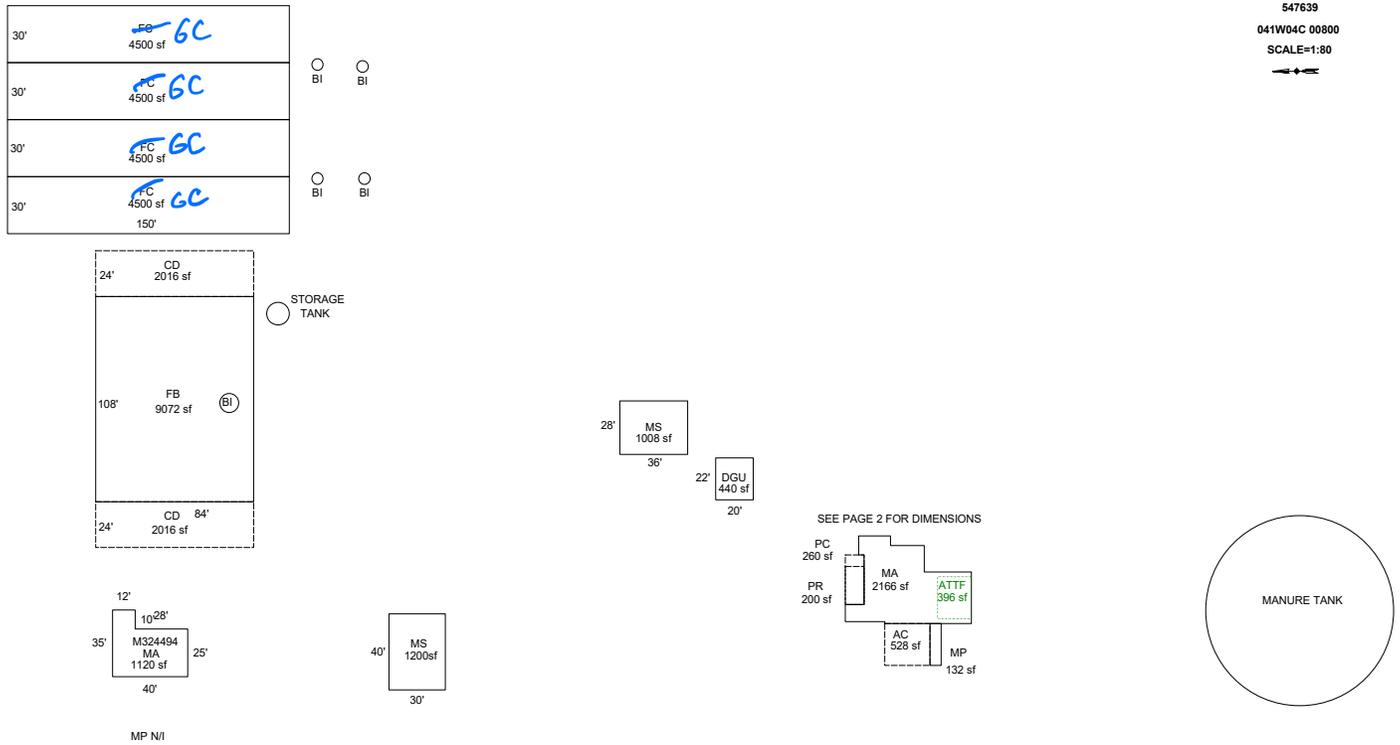


# SKETCH/AREA TABLE ADDENDUM

## 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

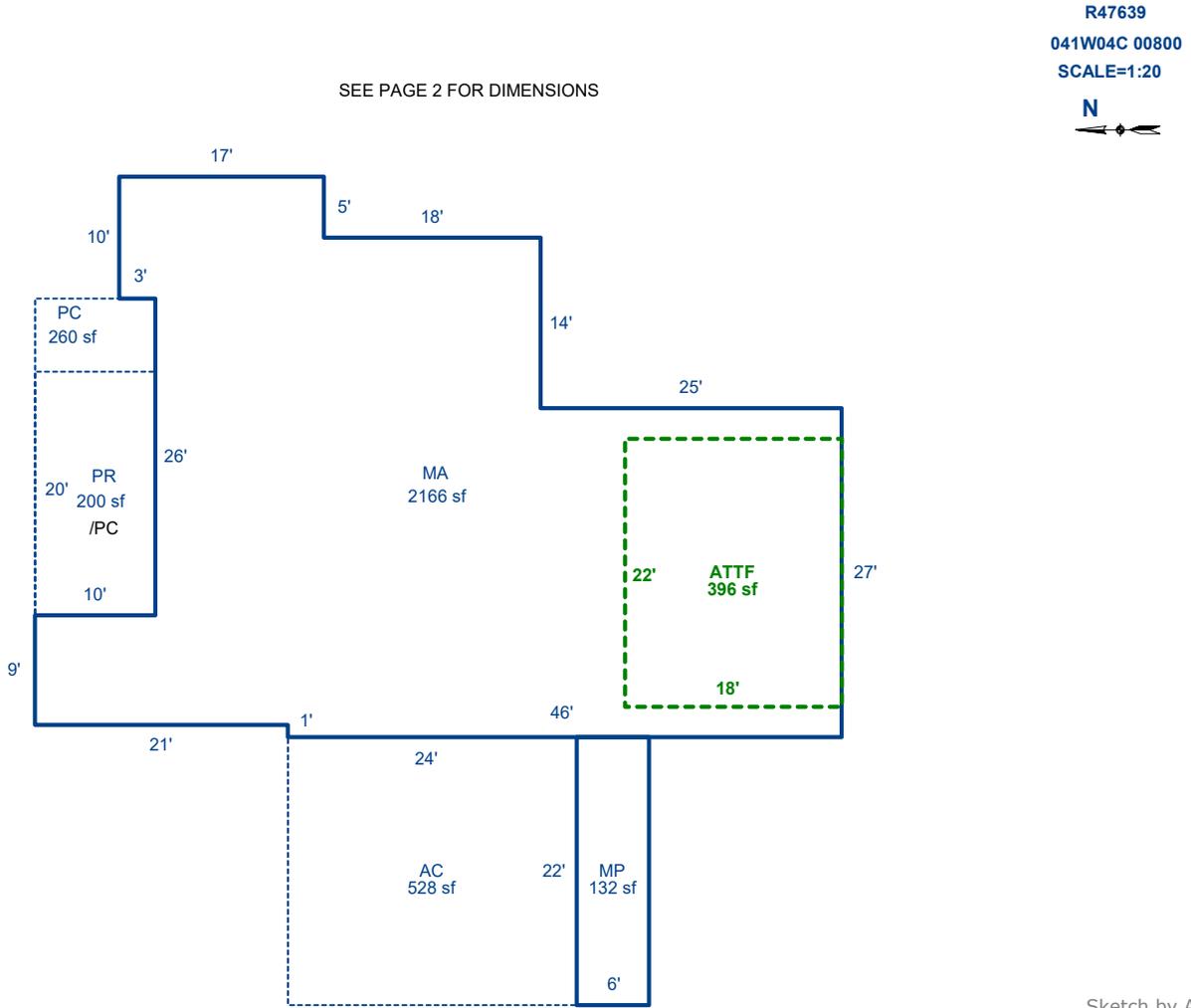
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	FC	1.0	4500.0	360.0		Apex 5/5/2011 Jane UPDATED BY JRONDEMA 3/27/19 UPDATED BY CLOBERG 09/05/25	
	MP	1.0	132.0	56.0			
	MS	1.0	1008.0	128.0			
	MS	1.0	1200.0	140.0			
	FB	1.0	9072.0	384.0			
	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		<b>COMMENT TABLE 2</b> MLH 07/03/25	
	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			
OTH	AC	1.0	528.0	92.0	968.0		
	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		

# SKETCH/AREA TABLE ADDENDUM

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 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### 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