

Acct ID: 510226 MTL: 041W02A001400 Date: 3.11.26 Appr: JJS 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: 01/08/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: SMITH AURORA LLC Last Sales Date: 07/15/2015 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 9398575
 RMV Land: 315170 RMV Imp: 12644190 RMV Total: 12959360 MAV: 9373450 MSAV: 25125 SAV: 45475
 Comment: 25-26: L1 1.8.25 JJS
 23-24: L4 6.27.23 GRH
 22-23 L3 1.7.22 GRH
 LEVEL 3 1.20.21 JS29//

Notations CG on SW219 to 100%, N/C HCR

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 15560 Size: 8.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 155020 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977
 25-26: Updated land classes
 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.

Site: 2 Code Area: 15560 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 89090 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2018
 PER #87, CLASSIFIED AS FARM BUSINESS SITE

Site: 3 Code Area: 15560 Size: 1.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 21060 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977
 25-26: Updated land classes
 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.

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 15560 Stat Class: 108 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 188110
 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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15560 Stat Class: 332 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 23187 % Complete: 100.00
 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

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: 100.00					
Desc: General Purpose Building (GB) Dimensions: 104x16 RMV: 158330					
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: Y N
General Purpose Bldg	4	Finished	1664	0	FB-2	2017	2017	GOOD, BATH - 2	Y N
GP Building Attic	4	Finished	1664	0	0	2017	2017		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: 4 Code Area: 15560 Stat Class: 332 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 21929 % Complete: 100.00					
Desc: Commercial Greenhouse (CG) Dimensions: RMV: 6189510					
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: Y N
Commerical Greenhouse	6	Finished	219296	0	0	2019	2019	GOOD	Y N

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: INSPECTED 1/20/21 BY #29 FARM USE OK - NURSERY STOCK

2025FARM

3/11/25: Inspected by WW L4 during tags, farm use ok - Smith Garden





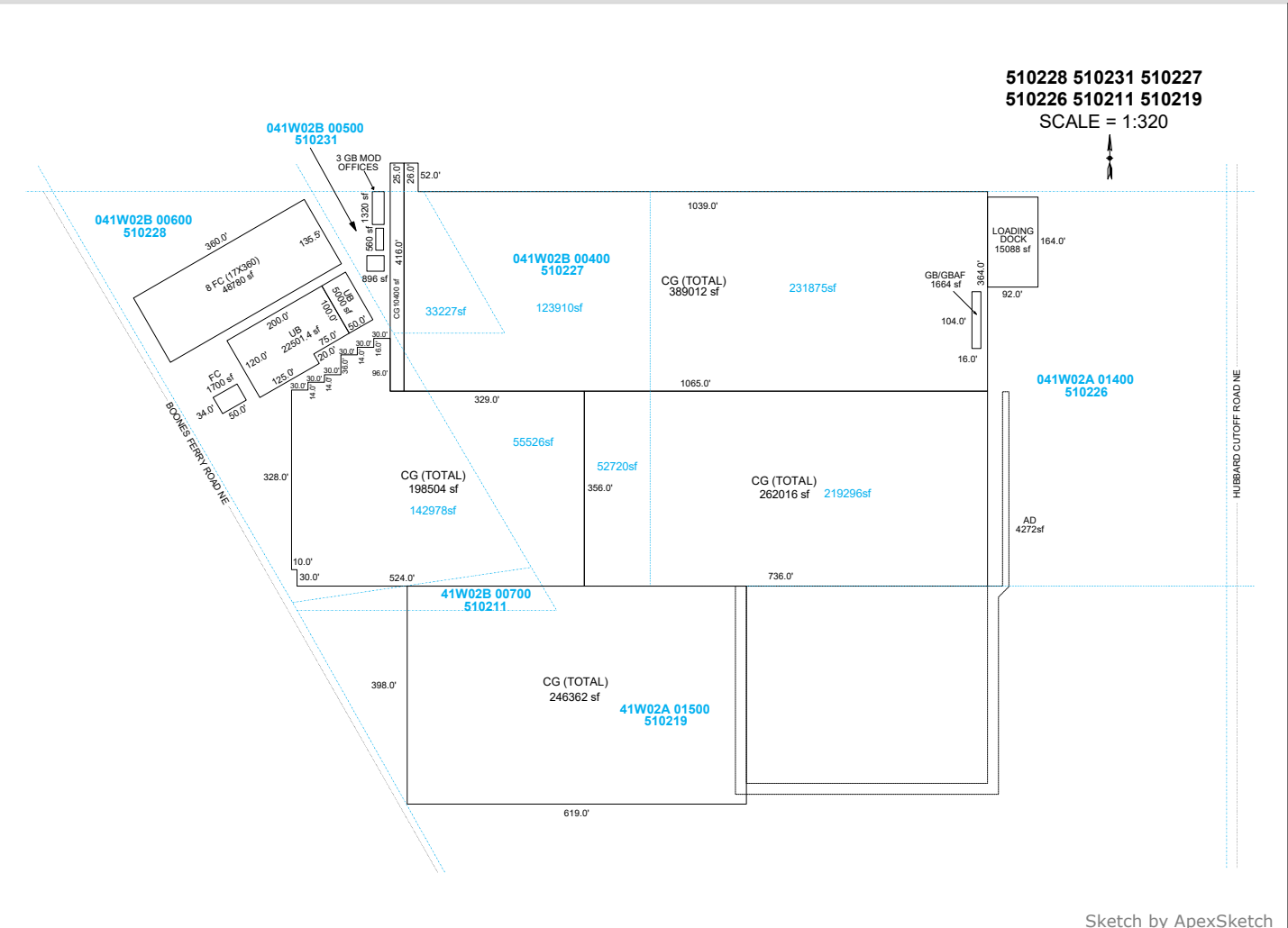


SKETCH/AREA TABLE ADDENDUM

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



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	CG (TOTAL)	1.0	389012.0	2962.0	1203803.4
	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	
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

JJS 3.11.26

Tags L1