

Summary

Lead Appr: WU Clerk: _____ Lead Clerk: _____ Appr: **CJ 03.31.26**

Print Date: 12/26/2025



Acct ID: 510828 MTL: 041W14A000800 Date: 3/12/26 Appr: CO Prop Class: 551 RMV Prop Class: 451
Situs: 21358 OAK LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 72802 Year: 2026

Last Date Appraised: 01/05/2017 Appraiser: JORDAN SCHULTZ Tag: YN Tag info: _____
Owner: MOORE, JOHN C Last Sales Date: 01/15/2003 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 497121
RMV Land: 510570 RMV Imp: 656170 RMV Total: 1166740 MAV: 448850 MSAV: 48271 SAV: 96136

Comment: **UPDATED INV, ADD GBs, ATF, LTHs. Corrected sizes.**

INPUT CO
3/12/26

Notations

RP/MS	Code	Description
RP	505	SEE ACCOUNT NOTES - 505
RP	ZONED	FARM EFU ZONED

*Farm
Winery*

OSDs

CWO 3/27/26

Count	Code	Description	RMV	Code Area	Exception
3	SAA	SA OSD - AVERAGE	55000	15560	0

Land

Site: 1 Code Area: 15560 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 61740 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / 17-18: PER #29 ADD 3RD OSD / "00-01: 01500060, UPDATED MKT VAL" 04-05: PART TOTALS UPDATED 07-08: RECALC SETUP; #10 7-20-06

Site: 2 Code Area: 15560 Size: 11.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 244060 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 82

Site: 3 Code Area: 15560 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Homesite Description: FOUR BENCH IRR RMV: 39770 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2023 (Liability year - 1977, was 4BI)

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 15560 Stat Class: 128 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 15330
 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
Garage Attached	2	Unfinished	288	0	0	2002	2002	ROOF	Y N

*Became PART OF GB
ADDITION*

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 28670
 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
No floor data available									

*Make
to GI's*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	1	72	2002	1410	1	Y N
ROOF EXTENSION OR PATIO COVER	1	192	2003	4956	1	Y N
ROOF EXTENSION OR PATIO COVER	1	288	2002	7433	1	Y N
ROOF EXTENSION OR PATIO COVER	1	576	2002	14867	1	Y N

Bldg: 6 Code Area: 15560 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 5000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

OK

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
MISCELLANEOUS	0	0	2002	5000	1

Bldg: 10 Code Area: 15560 Stat Class: 141 - Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1400 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 290090
 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	1400	2	FB-2	2013	2013	ROOF, KIT, BATH - 2
Garage Basement	4 -	Finished	1400	0	0	2013	2013	

OK



Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	2013	25521	1

Bldg: 11 Code Area: 15560 Stat Class: 131 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2160 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 198870
 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	3	Finished	2160	2	FB-1	2016	2016	KIT-, HVAC, ROOF, BATH - 1

Accessories

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

Add NEW AGK 36X36

YI-FAIR

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15560 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 864 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 42320
 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
General Purpose Bldg	6	Finished	864	0	FB-1	2002	2002	BATH - 1, GOOD
GP Building Attic	6	Finished	864	0	FB-1	2002	2002	BATH - 1

UPDATED SIZE

1/0

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 108 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x9 RMV: 1620
 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
Multi-Purpose Bldg	4	Finished	108	0	0	2002	2002	FAIR

OK



Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 3120
 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
Multi-Purpose Bldg	5	Finished	192	0	0	2002	2002	FAIR

OK



Accessories

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

Bldg: 7 Code Area: 15560 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1440 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 60x24 RMV: 39920
 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	5	Finished	1440	0	0	2002	2002	FAIR	Exception: Y N
GP Building Attic	5	Finished	576	0	FB-1	2002	2002	BATH - 1	Exception: Y N

Addition 24x14 1/0

Accessories

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

Bldg: 8 Code Area: 15560 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1488 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 19120
 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	5	Finished	1488	0	0	2002	2002	FAIR	Exception: Y N

Add 2 additions to GB 12x12 & 12x8.

Accessories

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

Bldg: 9 Code Area: 15560 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 432 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 36x12 RMV: 1800
 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
Lean-to Heavy Duty	4	Finished	432	0	0	2003	2003		Exception: Y N

OK ✓

Accessories

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

Bldg: 12 Code Area: 15560 Stat Class: 321 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1440 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: ~~60x24~~ RMV: 10310
 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
Hay Cover	4	Finished	1440	0	0	2016	2016	FAIR	Exception: Y N

Changed from HC to GB which was extended

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009922	85461	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	BUILDING #5, AGEX 84 x 24 POLE BUILDING, WITH PLUMBING
24-005051	85490	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	BUILDING #8, AGEX - 60 X 108 BLDG FOR STORAGE OF WINE PRODUCTION EQUIPMENT & WINE PRODUCTS

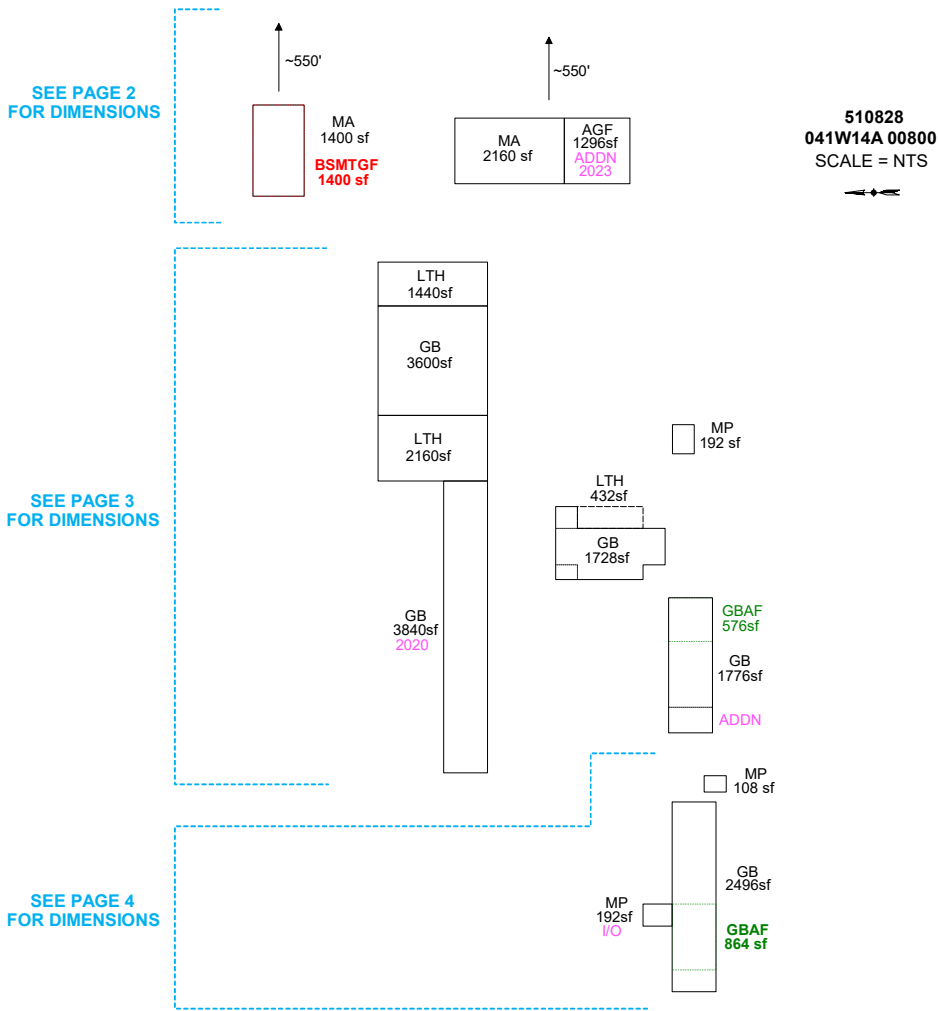
351 GB 5 2025 2025 60x60 FAIR 100% NEW
 355 LTH 2025 2025 60X36 100% NEW
 355 LTH 2025 2025 60X24 100% NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510828 Parcel No.: 041W14A00800
 Property Address: 21358 OAK LN NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	108.0	42.0	
	GB	1.0	3600.0	240.0	
	GB	1.0	1728.0	200.0	
	MP	1.0	192.0	56.0	
	LTH	1.0	1440.0	168.0	
	GB	1.0	3840.0	368.0	
	LTH	1.0	2160.0	192.0	
	MP	1.0	192.0	56.0	
	GB	1.0	2496.0	256.0	
	GB	1.0	1776.0	196.0	17532.0
GBA2	GBAF	1.0	576.0	96.0	
	GBAF	1.0	864.0	120.0	1440.0
GLA1	MA	1.0	2160.0	192.0	
	MA	1.0	1400.0	156.0	3560.0
GAR	AGF	1.0	1296.0	144.0	
	BSMTGF	1.0	1400.0	156.0	2696.0
	1 addl items				
	Net LIVABLE	cnt	2 (rounded)		3,560
	Net BUILDING	cnt	12 (rounded)		18,972

COMMENT TABLE 1

DRAWN BY BY SRAGSDALE 9/17/13
 UPDATED BY SRAGSDALE 6/25/14
 UPDATED BY JRONDEMA 5/28/15
 UPDATED BY JRONDEMA 7/14/16
 UPDATED BY JRONDEMA 1/13/17
 UPDATED BY CLOBERG 03.12.26

COMMENT TABLE 2

CJ 03.12.26

COMMENT TABLE 3

TAGS L4

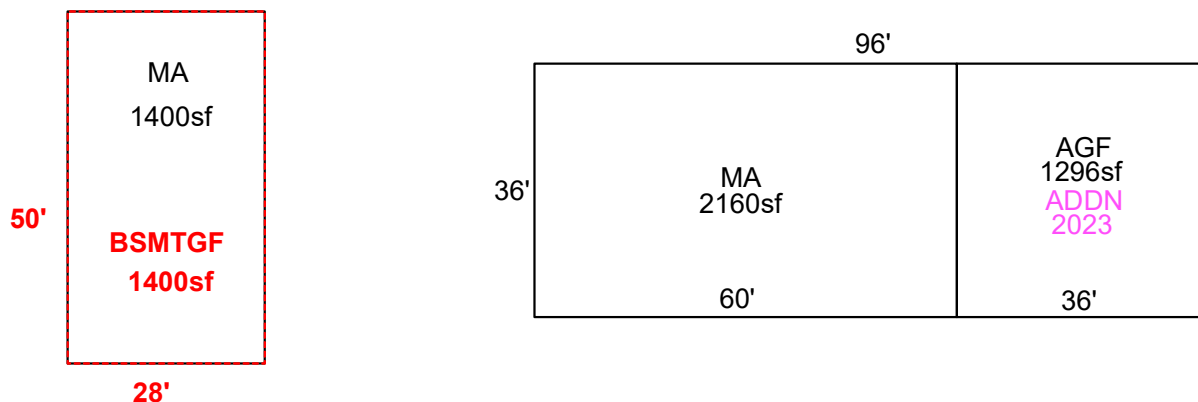
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510828 Parcel No.: 041W14A00800
 Property Address: 21358 OAK LN NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

510828
041W14A 00800
 SCALE = NTS



Sketch by Apex Sketch

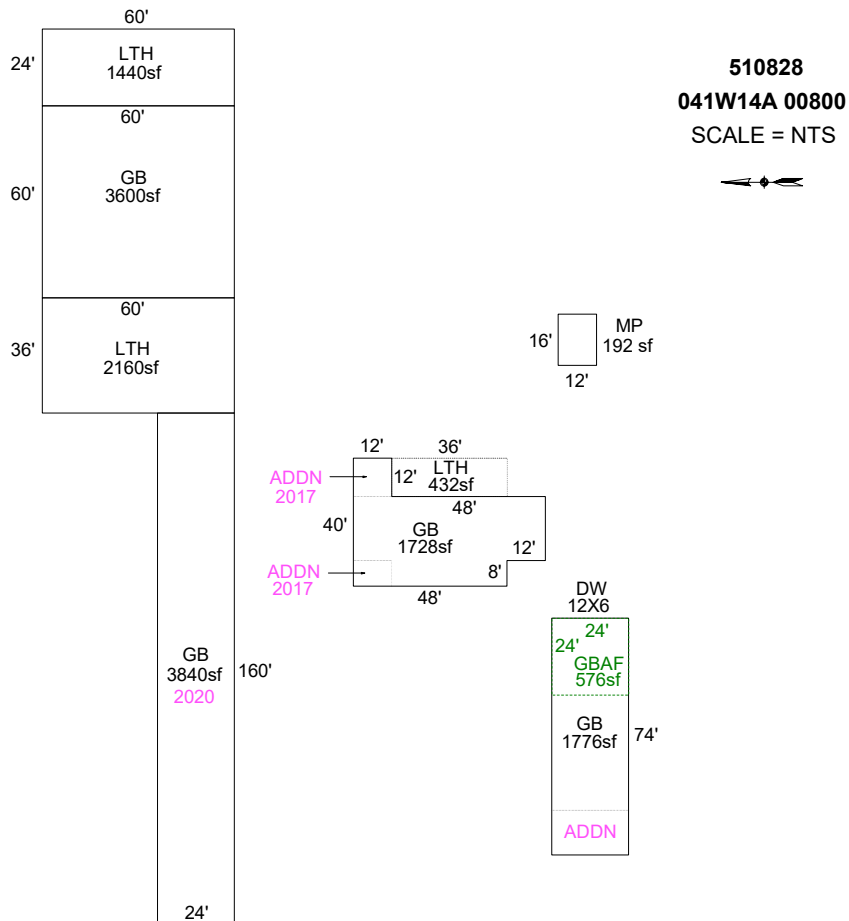
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1400.0	156.0		DRAWN BY BY SRAGSDALE 9/17/13 UPDATED BY SRAGSDALE 6/25/14 UPDATED BY JRONDEMA 5/28/15 UPDATED BY JRONDEMA 7/14/16 UPDATED BY JRONDEMA 1/13/17 UPDATED BY CLOBERG 03.12.26	
	MA	1.0	2160.0	192.0	3560.0		
GAR	BSMTGF	1.0	1400.0	156.0			
	AGF	1.0	1296.0	144.0	2696.0		
	Net LIVABLE	cnt	2	(rounded)	3,560		
						COMMENT TABLE 2	COMMENT TABLE 3
						CJ 03.12.26	TAGS L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510828 Parcel No.: 041W14A00800
 Property Address: 21358 OAK LN NE
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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

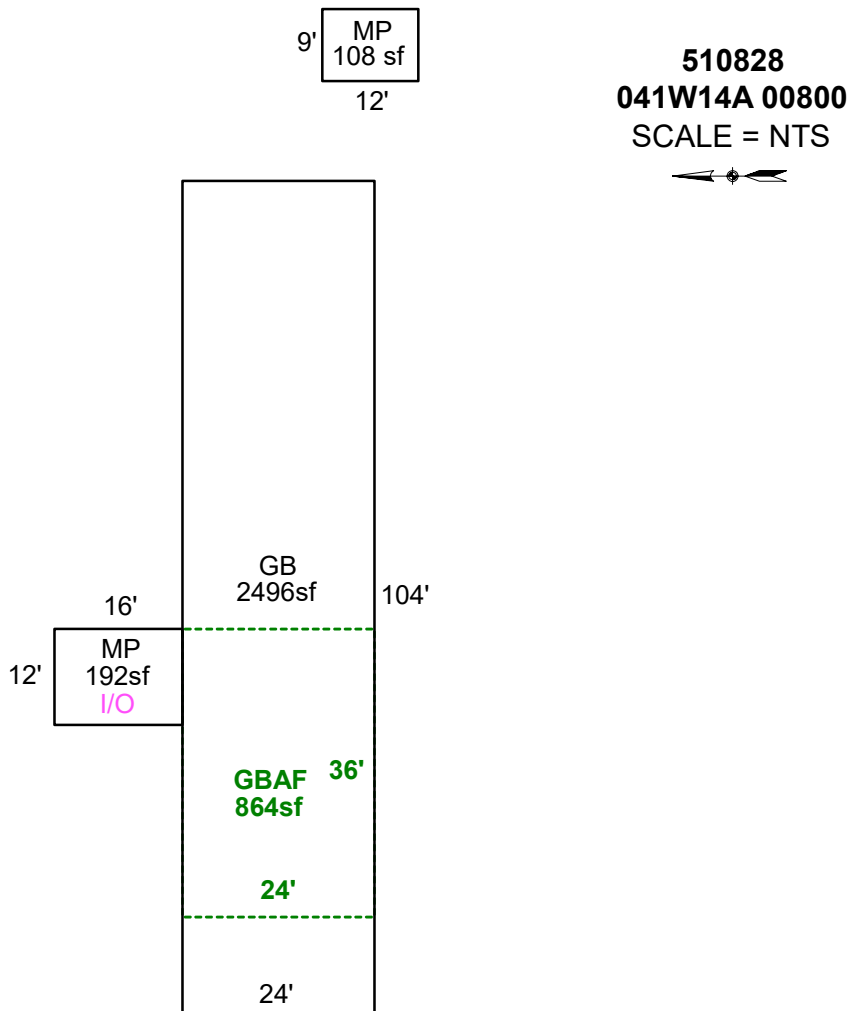
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	MP	1.0	192.0	56.0		DRAWN BY BY SRAGSDALE 9/17/13 UPDATED BY SRAGSDALE 6/25/14 UPDATED BY JRONDEMA 5/28/15 UPDATED BY JRONDEMA 7/14/16 UPDATED BY JRONDEMA 1/13/17 UPDATED BY CLOBERG 03.12.26		
	GB	1.0	1728.0	200.0				
	GB	1.0	3600.0	240.0				
	GB	1.0	1776.0	196.0				
	LTH	1.0	1440.0	168.0				
	LTH	1.0	2160.0	192.0				
	GB	1.0	3840.0	368.0	14736.0			
GBA2	GBAF	1.0	576.0	96.0	576.0			
P/P	LTH	1.0	432.0	96.0	432.0			
Net BUILDING						cnt	8 (rounded)	15,312
						COMMENT TABLE 2	COMMENT TABLE 3	
						CJ 03.12.26	TAGS L4	

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 Client: Client Address:
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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	2496.0	256.0	
	MP	1.0	108.0	42.0	2796.0
GBA2	GBAF	1.0	864.0	120.0	864.0
Net BUILDING		cnt	4 (rounded)		3,660

COMMENT TABLE 1

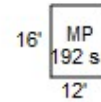
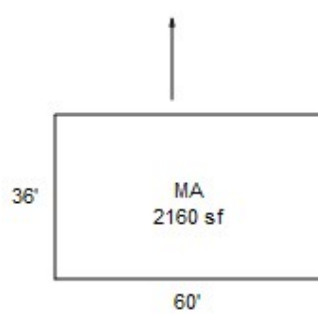
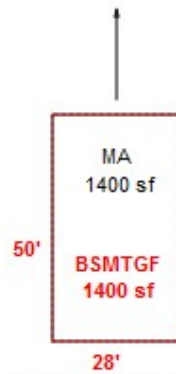
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COMMENT TABLE 2

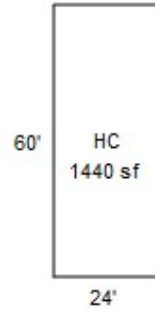
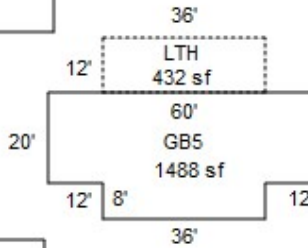
CJ 03.12.26

COMMENT TABLE 3

TAGS L4



THESE MAs LOCATED APPROX 220 YARDS EAST OF THE OTHER GBS



DW 12X6

