

Summary Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/29/2025

Acct ID: 564811 MTL: 041W30A002200 Date: 12/16/25 Appr: GRH Prop Class: 559 RMV Prop Class: 459
 Situs: 10284 WISEACRE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 109772 Year: 2025

Last Date Appraised: 02/26/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: _____
 Owner: STIGALL, FORD TYLER Last Sales Date: 05/15/2025 Roll Type: R
 Cycle Tag Sales Verificator Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 79238
 RMV Land: 369240 RMV Imp: 72240 RMV Total: 441480 MAV: 19560 MSAV: 59678 SAV: 115645
 Comment: _____

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED

New MA 40%

Rechecked for farm use new owners

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15600	0

CWO 3/27/26

20 not on mkt

Land

Site: 1	Code Area: 15600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 109390	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:		Description:			
Comments: Liability year - 2009 / /07-08: RECALC SETUP; #31 9/13/06						
Site: 2	Code Area: 15600	Size: 1.10 1.0 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 120340	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:		Description:			
Comments: Liability year - 1977 / 1500030 Tax Rate = 9755 Rent Rate = 90						
Site: 3	Code Area: 15600	Size: 0.80 1.0 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 89510	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:		Description:			
Comments: Liability year - 1977 / 1500030 Tax Rate = 9755 Rent Rate = 82						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15600	Stat Class: 443	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 912	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE			Dimensions:		RMV: 34790	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: R

124769

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	912	2	FB-1	1991	1991	SKIRT, HVAC, KIT-, BATH - 1, ROOF+	Y N

Accessories

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

Bldg: 2	Code Area: 15600	Stat Class: 107	Year Blt:	Eff Year Blt: 1991	Sq.Ft: 0	% Complete: 100.00
Desc: Yard Improvements			Dimensions:		RMV: 6460	
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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	2	290	1991	6090	1
Exception: Y N					

YLP 1/0

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15600	Stat Class: 321	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 1320	% Complete: 100.00
Desc: Hay Cover (HC)			Dimensions: 60x22		RMV: 2300	
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
Hay Cover	4	Finished	1320	0	0	1985	1985	FAIR	Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 15600 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 2160 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 72x30 ✓ RMV: 15670
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 4 Finished 2160 0 0 1999 1999 FAIR Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 15600 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1040 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 80x13 RMV: 3510
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 84x13 Adjust RMV: 0

Floors

Type **Class** **Display Group** **Floor Size** **Beds** **Baths** **Yr Blt** **Eff Yr Blt** **Inventory**

Lean-to Heavy Duty 4 Finished 1040 0 0 1999 1999 Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 15600 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 468 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 36x13 RMV: 8460
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 6 Finished 468 0 0 1999 1999 FAIR good Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 15600 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 312 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 24x13 ✓ RMV: 1050
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**

Lean-to Heavy Duty 4 Finished 312 0 0 1999 1999 Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

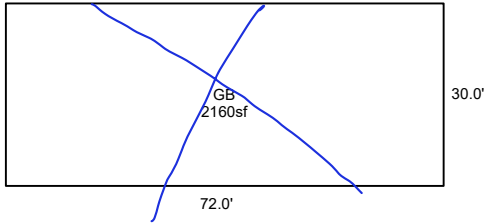


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 564811 Parcel No.: 041W30A 02200
 Property Address: 10284 WISEACRE LN NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

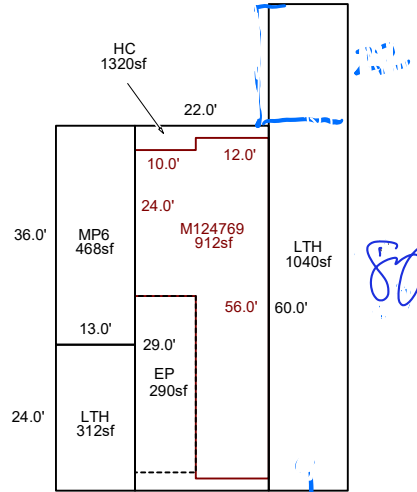
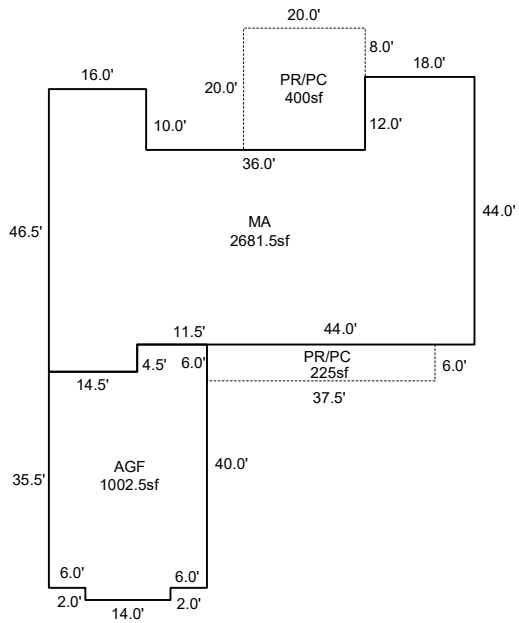
SKETCH



564811
041W30A 02200
SCALE=1:30



MANF TO BE REMOVED, PLEASE VERIFY



WISEACRE LN NE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2160.0	204.0	
	HC	1.0	1320.0	164.0	
	LTH	1.0	1040.0	186.0	
	LTH	1.0	312.0	74.0	
	MP6	1.0	468.0	98.0	5300.0
GLA1	M124769	1.0	912.0	156.0	912.0
GAR	AGF	1.0	1002.8	136.0	1002.8
MA	MA	1.0	2681.3	257.0	2681.3
P/P	PR/PC	1.0	225.0	87.0	
	PR/PC	1.0	400.0	80.0	625.0
	Net LIVABLE	cnt	1 (rounded)		912
	Net BUILDING	cnt	5 (rounded)		5,300

COMMENT TABLE 1

DRAWN BY NRC 01/26/2009
 UPD BY PH 02.27.20
 UPDATED BY CLOBERG 09/26/25 25-005811 MA

COMMENT TABLE 2

02.26.20 JS #29

COMMENT TABLE 3

S.V.

2-26-20

R64811 HC & LTHs



2-26-20

R64811 GB 72x30



2-26-20

R64811 MP6



ACCOUNT # 564811 DATE: 12/16/25 FMV CLASS MA PROP CLASS _____
 MTL _____ APPR AGP TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 41 QLTY + - FLOOR MA
 AREA 2681 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 3 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT M1 QLTY + - FLOOR AGE
 AREA 1002 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 40 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

MISC: _____
 COMMENT: _____
 TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

MISC: _____
 COMMENT: _____
 TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 564811

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	55%	65%
3%		Electrical Rough-In	3%		
2%	80%	Heating Rough-In	2%	60%	65%
		Heating Unit	1%		
3%		Insulation	3%		
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%		
	95%	Cabinets	6%	85%	85%
2%		Electrical Fixtures	3%		
2%		Plumbing Fixtures	4%		
3%	100%	Floor Coverings & Countertops	7%	100%	90%
2%		Interior Trim Carpentry	7%		95%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%		1%

APPR GRH Date 12/16/25 YR For 26 % COMP 40
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____