

Acct ID: 510376 MTL: 041W08B000500 Date: 3/16/26 Appr: CS Prop Class: 551 RMV Prop Class: 451
 Situs: 22235 BUTTEVILLE RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 52294 Year: 2026

Last Date Appraised: 01/05/2021 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: CHRISTENSON, DAWN MARIE Last Sales Date: 11/21/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 3 LCB TTO INSP AV: 359097
 RMV Land: 258430 RMV Imp: 552070 RMV Total: 810500 MAV: 319130 MSAV: 39967 SAV: 72841
 Comment: LEVEL 3 1.5.21 JS29 MLS: 835234
DOM: 29
CODE: 15

Notations

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

Farm Use: SEED / GRASS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	65000	15560	0

Land

Site: 2 Code Area: 15560 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: 64260 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

Site: 3 Code Area: 15560 Size: 2.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 129170 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 142 + Year Blt: 1930 Eff Year Blt: 1980 Sq.Ft: 3026 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 351810
 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	2198	1	FB-1	1930	1980	FP - 1, HVAC, ROOF, KIT+, BATH - 1	Y N
Attic	4 +	Finished	828	2	FB-1	1930	1980	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	1980	36465	1	Y N

Bldg: 2 Code Area: 15560 Stat Class: 148 Year Blt: 1930 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 52200
 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 Detached	4	Unfinished	806	0	0	1930	1980	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 108 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 7850
 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	Exception
ASPHALT DRIVEWAY	1	3270	1985	7848	1	Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 15560 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 10x8 RMV: 0

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	
Pump House	0	Finished	80	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2520 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 84x30 RMV: 11110

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	5	Finished	2520	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 15560 Stat Class: 355 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 416 % Complete: 100.00

Desc: Lean-to Heavy (LTH)

Dimensions: 26x16 RMV: 620

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	416	0	0	1985	1985		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 15560 Stat Class: 355 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 288 % Complete: 100.00

Desc: Lean-to Heavy (LTH)

Dimensions: 24x12 RMV: 1420

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	288	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 15560 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 200 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: RMV: 590

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 Light Duty	4	Finished	200	0	0	2008	2008		Exception: Y N

Accessories

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

Bldg: 9 Code Area: 15560 Stat Class: 316 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 10296 % Complete: 100.00

Desc: Arenas (HA)

Dimensions: 156x66 RMV: 126470

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	
Horse Arena	4	Finished	10296	0	0	2020	2020	FAIR	Exception: Y N

Accessories

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

2025FARM

4/17/25: Inspected by CWO L4 during work order, farm use ok - horses, hay

Value Comparison MARION County

Account ID 510376 Map 041W08B000500 RMV Class 451 Property Class 551 Situs 22235 BUTTEVILLE RD NE AURORA OR 97002

Workflow ID 7608683 Last Changed 07-Apr-2026 Status Open Operation Sales Verification

Year 2026

Comments

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Farm Homesite 1 Acres	\$64,260	\$63,110	\$0	\$0	\$33,030	\$33,030
New	Farm Homesite 1 Acres	\$64,260	\$63,110	\$0	\$0	\$33,030	\$33,030
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Farm Use - EFU 2.01 Acres	\$129,170	\$5,731	\$0	\$0	\$2,937	\$2,937
New	Farm Use - EFU 2.01 Acres	\$129,170	\$5,731	\$0	\$0	\$2,937	\$2,937
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	SA OSD - GOOD	\$65,000	\$4,000	\$0	\$0	\$4,000	\$4,000
New	SA OSD - GOOD	\$65,000	\$4,000	\$0	\$0	\$4,000	\$4,000
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	142 RESIDENCE 3026 Sqft	\$351,810	\$351,810	\$0	\$218,590	\$0	\$218,590
New	142 RESIDENCE 3026 Sqft	\$351,810	\$351,810	\$0	\$218,590	\$0	\$218,590
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	148 RESIDENCE 0 Sqft	\$52,200	\$52,200	\$0	\$32,160	\$0	\$32,160
New	148 RESIDENCE 0 Sqft	\$52,200	\$52,200	\$0	\$32,160	\$0	\$32,160
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	108 RESIDENCE 0 Sqft	\$7,850	\$7,850	\$0	\$4,140	\$0	\$4,140
New	108 RESIDENCE 0 Sqft	\$7,850	\$7,850	\$0	\$4,140	\$0	\$4,140
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	341 FARM BLDG 80 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
New	341 FARM BLDG 80 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	351 FARM BLDG 2520 Sqft	\$11,110	\$11,110	\$0	\$5,440	\$0	\$5,440
New	351 FARM BLDG 2520 Sqft	\$27,770	\$27,770	\$0	\$5,440	\$0	\$5,440
		\$16,660	\$16,660	\$0	\$0	\$0	\$0
Prev	355 FARM BLDG 416 Sqft	\$620	\$620	\$0	\$310	\$0	\$310
New	355 FARM BLDG 416 Sqft	\$1,550	\$1,550	\$0	\$310	\$0	\$310
		\$930	\$930	\$0	\$0	\$0	\$0
Prev	355 FARM BLDG 288 Sqft	\$1,420	\$1,420	\$0	\$650	\$0	\$650

Value Comparison MARION County

Account ID 510376 **Map** 041W08B000500 **RMV Class** 451 **Property Class** 551 **Situs** 22235 BUTTEVILLE RD NE AURORA OR 97002
Workflow ID 7608683 **Last Changed** cjuran 07-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments**

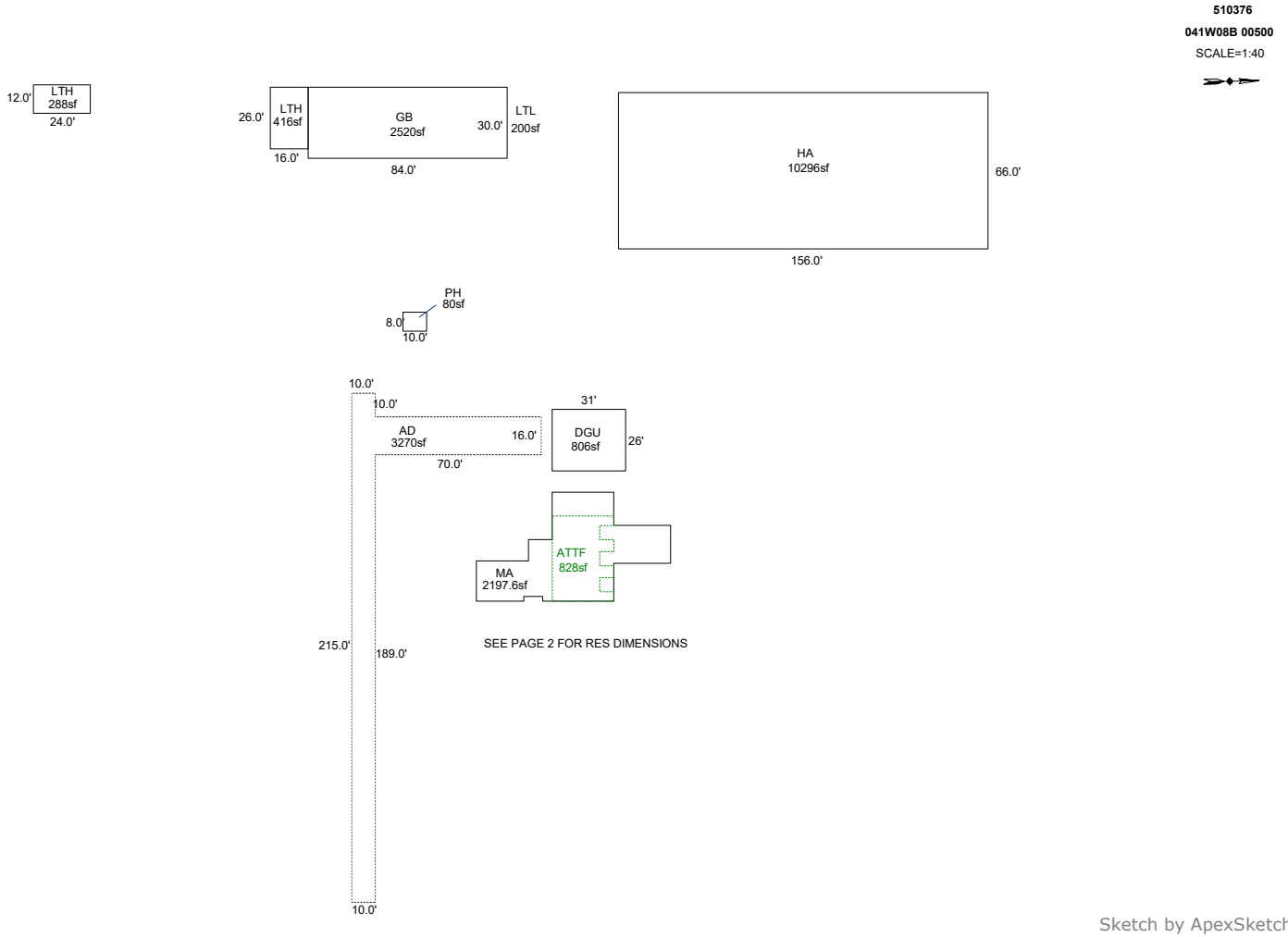
Value Source		RMV	M5	Exception	MAV	MSAV	Taxable
New	355 FARM BLDG 288 Sqft	\$1,420	\$1,420	\$0	\$650	\$0	\$650
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	354 FARM BLDG 200 Sqft	\$590	\$590	\$0	\$270	\$0	\$270
New	354 FARM BLDG 200 Sqft	\$590	\$590	\$0	\$270	\$0	\$270
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	316 FARM BLDG 10296 Sqft	\$126,470	\$126,470	\$0	\$57,570	\$0	\$57,570
New	316 FARM BLDG 10296 Sqft	\$126,470	\$126,470	\$0	\$57,570	\$0	\$57,570
		\$0	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$810,500	\$624,911	\$0	\$319,130	\$39,967	\$359,097
	Total New	\$828,090	\$642,501	\$0	\$319,130	\$39,967	\$359,097
	Total Change	\$17,590	\$17,590	\$0	\$0	\$0	\$0

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510376 Parcel No.: 041W08B 00500
 Property Address: 22235 BUTTEVILLE RD NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	228.0	
	LTH	1.0	288.0	72.0	
	LTH	1.0	416.0	84.0	
	HA	1.0	10296.0	444.0	13520.0
GLA1	MA	1.0	2197.6	259.9	2197.6
GLA2	ATTF	1.0	828.0	160.0	828.0
GAR	DGU	1.0	806.0	114.0	806.0
P/P	AD	1.0	3270.0	590.0	3270.0

COMMENT TABLE 1

UPDATED BY JRONDEMA 8/4/16
 UPDATED BY CJURAN 06/03/2021
 UPDATED BY CLOBERG 04/23/25

COMMENT TABLE 2

#29 JS 01/05/2021
 JJS 03/13/25

CS 3/16/26

COMMENT TABLE 3

TAGS L3
 PPT L4

SY L4

Net LIVABLE cnt 0 (rounded) 3,026
 Net BUILDING cnt 4 (rounded) 13,520

