

Acct ID: 510129 MTL: 031W340001800 Date: 6/4/24 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 12813 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 42364 Year: 2024

Last Date Appraised: 12/13/2023 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: 2025 - Tags/Permit (Completion)

Owner: COLBRY, KYRAN Roll Type: R

Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 838094

RMV Land: 691180 RMV Imp: 966490 RMV Total: 1657670 MAV: 559360 MSAV: 41494 SAV: 156801

Comment: 24-25: L2 12.13.23 JJS
 23-24: L3 5.26.23 GRH
 23-24: L2 2.8.23 GRH
 22-23: L3 12.17.2021 GRH
 LEVEL 2 1.5.21 JS29

*farm use
 sud*

Notations

N/C

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Input, JJS, 6.13.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0
1	SAN	SA OSD - NO LANDSCAPE	30000	15560	0

Chris 8/2/24

Land

Site: 1 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: 37500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 07-08: RECALC SETUP; #29 9/13/06

Site: 2 Code Area: 15560 Size: 10.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 413540 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500060

Site: 3 Code Area: 15560 Size: 0.77 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 27560 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 4 Code Area: 15560 Size: 2.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Woodlot Description: TWO BENCH IRR RMV: 99360 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT- CHG OF SOIL TO 3 ACRES WOODLOT AND BALANCE IS CHG'D TO 2BENCH DRY// 01500060

Site: 5 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: 37500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2024 (was 2BI liability year 1977)

Site: 6 Code Area: 15560 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 720 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977
 Flood area

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 15560 Stat Class: 148 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 100700
 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 Oversized Detached	4	Finished	1728	0	0	1997	1997	ROOF	Y N

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 468 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2250 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 83600
 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	6	Finished	2250	3	FB-2	1995	1995	BATH - 2, KIT-, HVAC+, SKRT+, ROOF+	
Exception: Y N									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	390	1995	3003	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	390	1995	3959	0	Exception: Y N

Bldg: 6 Code Area: 15560 Stat Class: 152 + Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 5423 % Complete: 65
 Desc: Multi Story above grade Dimensions: RMV: 782190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 237240 Adjust: Adjust RMV: 0

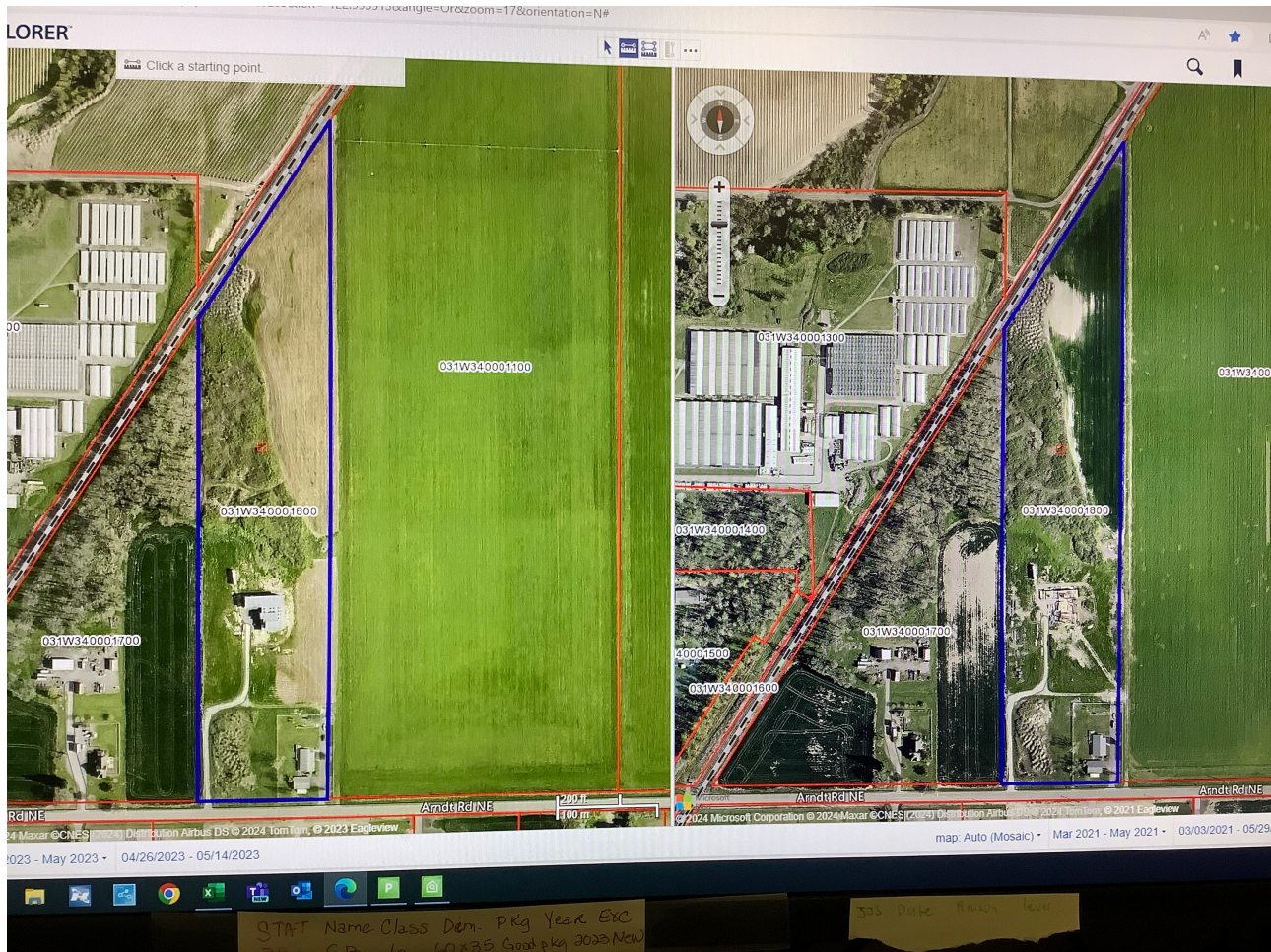
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5 +	Finished	5423	4	FB-3/ HB-1	2021	2021	BATH - 3, BTH - 1, BATH+, ROOF, HVAC, KIT+, FP - 2	
Exception: Y N									
Attic	5	Unfinished	2987	0	0	2021	2021		
Exception: Y N									
Attic	5	Unfinished	450	0	0	2021	2021		
Exception: Y N									
Garage Attached	5	Finished	1684	0	0	2021	2021	ROOF	
Exception: Y N									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
OUTDOOR AMENITIES FP / KITCHEN	5	0	2021	10500	1	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2021	30240	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

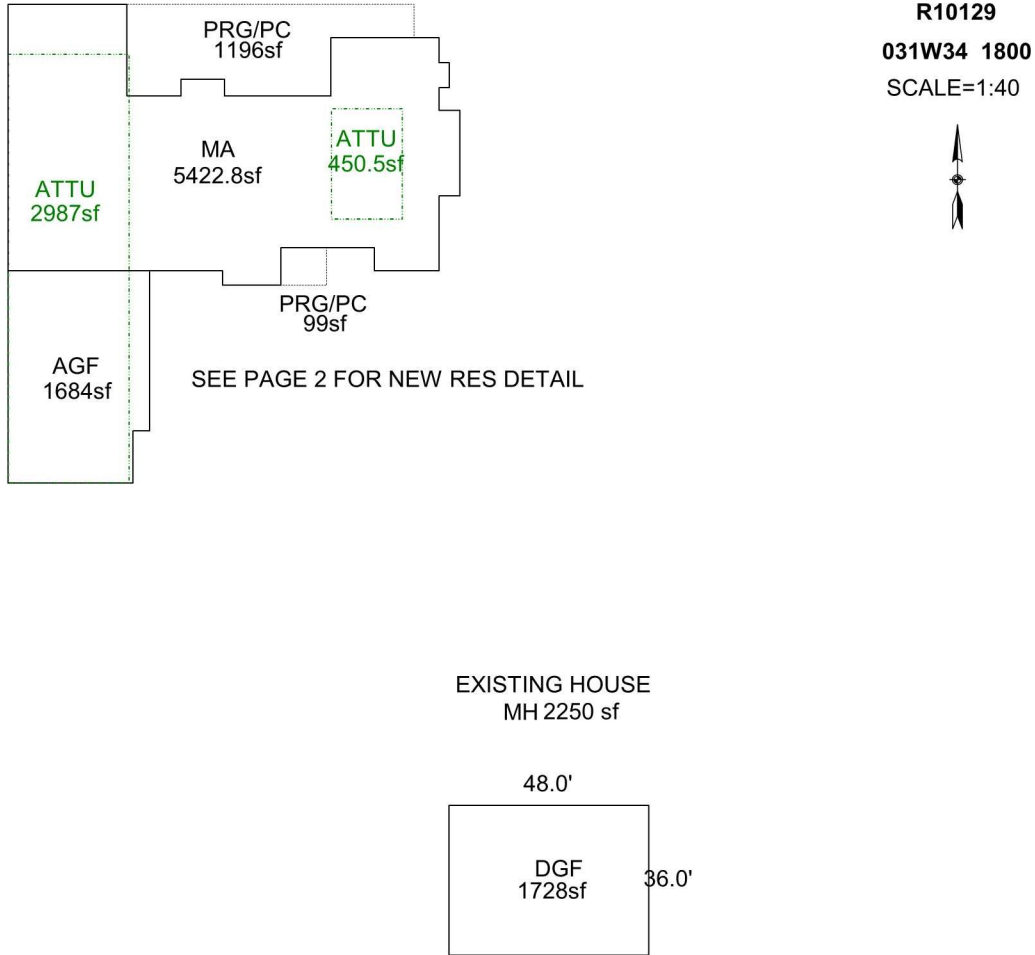


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R10129 Parcel No.: 031W34 1800
 Property Address: 12813 Arndt Rd NE
 City: Aurora County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

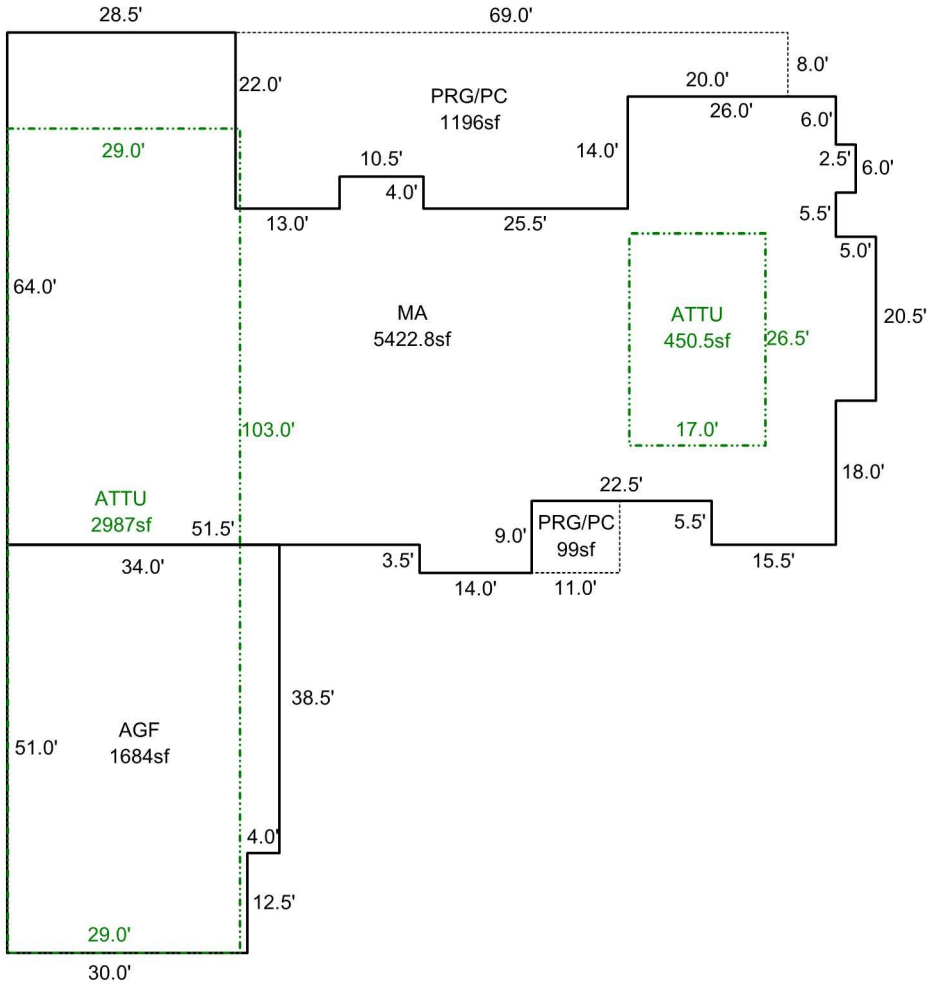
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GLA1	MA	1.0	5422.8	404.0	5422.8	Apex by RW 03/17/08 UPD BY PHU 08.26.20 / # 555-20-000857 UPDATED BY CJURAN 08/30/2021					
GLA2	ATTU	1.0	2987.0	264.0							
	ATTU	1.0	450.5	87.0	3437.5						
GAR	DGF	1.0	1728.0	168.0							
	AGF	1.0	1684.0	170.0	3412.0						
P/P	PRG/PC	1.0	99.0	40.0							
	PRG/PC	1.0	1196.0	190.0	1295.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">JJS 6.6.24</td> <td style="text-align: center; vertical-align: middle;">FF L3</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	JJS 6.6.24	FF L3
COMMENT TABLE 2	COMMENT TABLE 3										
JJS 6.6.24	FF L3										
	Net LIVABLE	cnt	3 (rounded)		8,860						

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SKETCH



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GLA2	ATTU	1.0	2987.0	264.0	
	ATTU	1.0	450.5	87.0	3437.5
GAR	AGF	1.0	1684.0	170.0	1684.0
P/P	PRG/PC	1.0	1196.0	190.0	
	PRG/PC	1.0	99.0	40.0	1295.0

COMMENT TABLE 1

Apex by RW 03/17/08
 UPD BY PHU 08.26.20 / # 555-20-000857
 UPDATED BY CJURAN 08/30/2021

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 8,860