

Acct ID: 511016 MTL: 041W210000400 Date: 6/2/23 Appr: GPH Prop Class: 551 RMV Prop Class: 551

Situs: 11658 DONALD RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 80266 Year: 2023

Last Date Appraised: 11/08/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2023 - FARM/FOREST (L4: IMAGERY ONLY REVIEW)

Owner: SOUTHERLAND, PAULINE Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 224262

RMV Land: 574860 RMV Imp: 310310 RMV Total: 885170 MAV: 188250 MSAV: 36012 SAV: 72898

Comment: 22-23: L2 11.08.2021 GRH//LEVEL 2 6.2.21 JS29

Notations

RP/MS	Code	Description	
RP	ZONED	FARM EFU ZONED	

Please Add Aerial picture

No live stock
.60 acres in Farm use.
Orchard.
9.4 acres no signs of Farming
(L2 & L4)

Add aerial to Letter. Ask to identify farm use on aerial. Please see me for aerial pictures.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description: 2 Bench			RMV: 37600	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:		Description:	
Comments:	Liability year - 2009 / 01500060					
Site: 3	Code Area: 15560	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 12970	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR		Fire Patrol:		Description:	
Comments:	Liability year - 1977 / 01500060					
Site: 4	Code Area: 15560	Size: 7.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B8	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 263220	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR	yes	Fire Patrol:		Description:	
Comments:	Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY					
Site: 5	Code Area: 15560	Size: 2.78 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST M	Value Source: Farm Use - EFU	Description: WASTELAND-M 2 Bench			RMV: 99310	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, IRR	All trees good	Fire Patrol:		Description:	
Comments:	Liability year - 1977 / 08-09: 8BENCH PROJECT 01500060					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 141	Year Blt: 1968	Eff Year Blt: 1987	Sq.Ft: 1607	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 260100
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	1607	3	FB-2	1968	1987	BATH - 2, KIT-, BATH+, ROOF, HVAC, FP	Exception: Y N
Garage Attached	4	Finished	607	0	0	1995	1995	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	352	1968	835	1	Exception: Y N
PATIO	4	309	1995	1478	1	Exception: Y N
PATIO	4	324	1995	1550	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	174	1995	4390	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	324	1995	8175	1	Exception: Y N

Bldg: 3	Code Area: 15560	Stat Class: 128	Year Blt: 1983	Eff Year Blt: 1920	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 16100
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	
Carport Attached	2	Unfinished	768	0	0	1983	1920	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 16x12	RMV: 890
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	1975	1975	
								Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 351	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 960	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 32x30	RMV: 13700
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	960	0	0	2004	2004	FAIR
								Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15560	Stat Class: 354	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 1600	% Complete: 100
Desc: Lean-to Light (LTL)					Dimensions: 100x16	RMV: 1560
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	1600	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: 352	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 3000	% Complete: 100
Desc: Utility Building (UB)					Dimensions: 100x30	RMV: 17960
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
Uitlity Building	6	Finished	3000	0	0	1985	1985	FAIR
								Exception: Y N

Accessories

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



06.02.23 L2



06.02.23 L2



Woodlot 06.02.23 L2



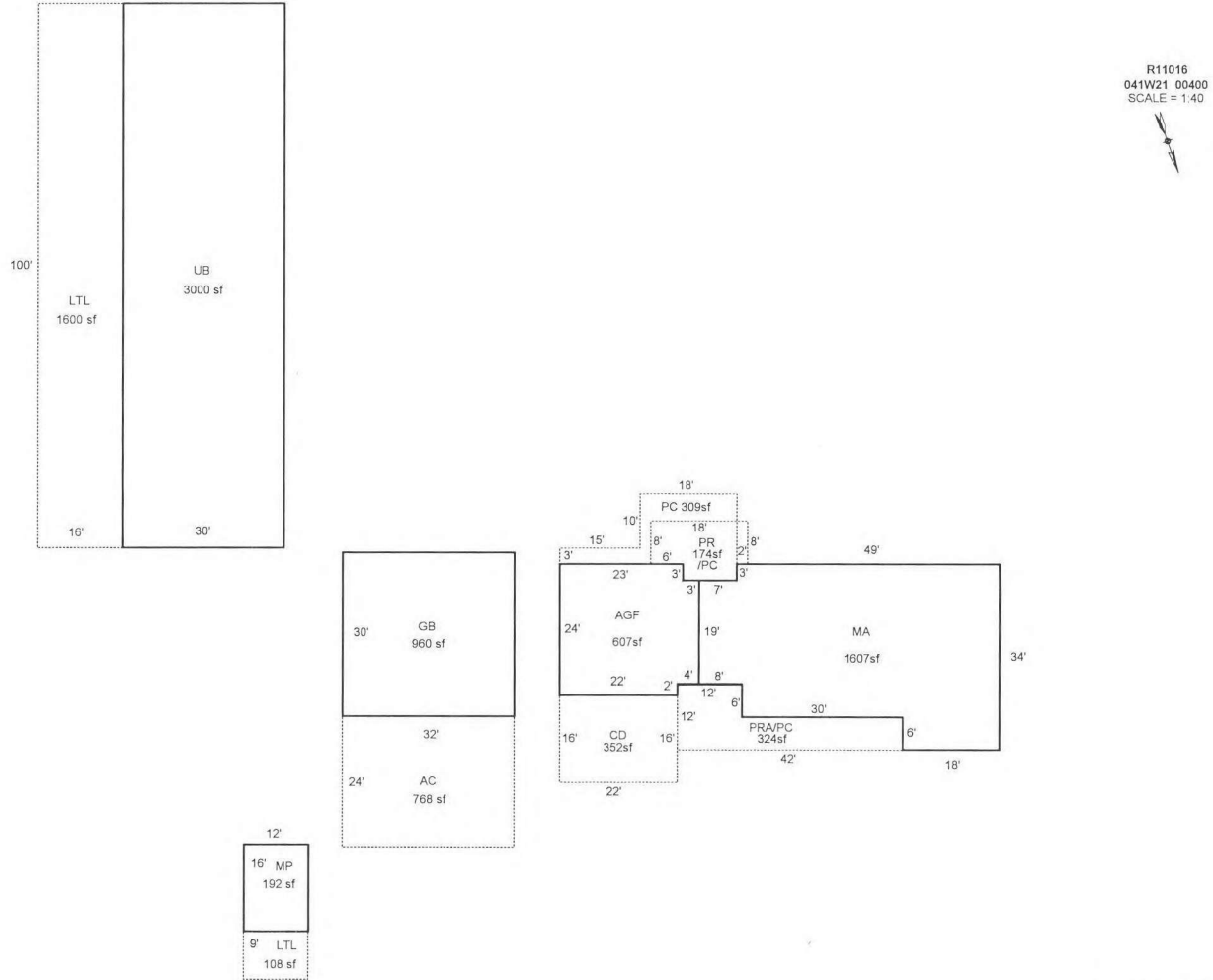
Woodlot 06.02.23 L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R11016 Parcel No.: 041W21 00400
 Property Address: 11658 DONALD RD NE
 City: AURORA County: MARION 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	MP	1.0	192.0	56.0	
	GB	1.0	960.0	124.0	
	LTL	1.0	1600.0	232.0	
	LTL	1.0	108.0	42.0	
	UB	1.0	3000.0	260.0	5860.0
GLA1	MA	1.0	1607.0	180.0	1607.0
GAR	AC	1.0	768.0	112.0	
	AGF	1.0	607.0	100.0	1375.0
P/P	CD	1.0	352.0	76.0	
	PRA/PC	1.0	324.0	108.0	
	PC	1.0	309.0	98.0	
	PR	1.0	174.0	58.0	1159.0
	Net LIVABLE	cnt	1	(rounded)	1,607
	Net BUILDING	cnt	5	(rounded)	5,860

COMMENT TABLE 1

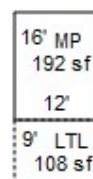
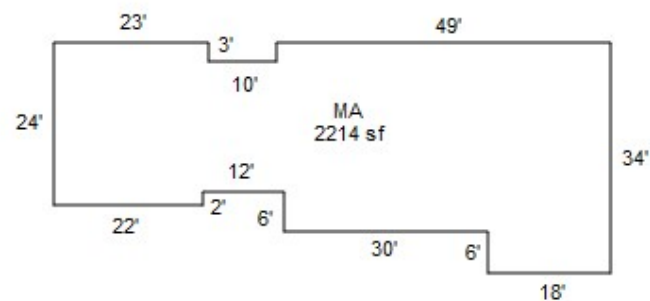
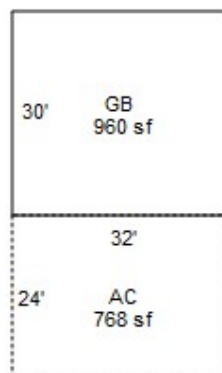
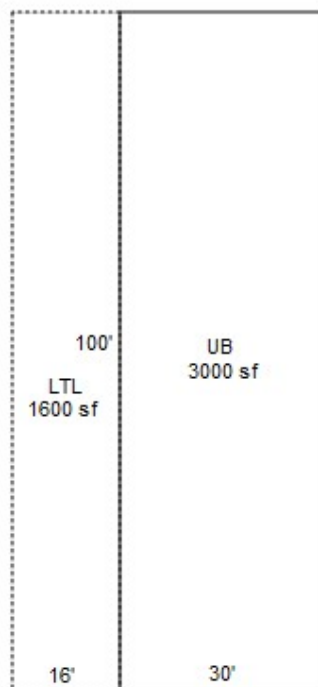
DRAWN BY JRONDEMA 8/4/17
 UPDATED BY CJURAN 06/03/2021

COMMENT TABLE 2

11/18/21 T47
 TAGS L2

COMMENT TABLE 3

R11016
041W21 00400
SCALE=1:40



R11016

21 041W
041W-21 -00400 40836-000
502 (551) 0-5F A25 015-00-06-0
KOEDEL, GEO JR & DOROTHY A

13.78 ACRES

11648
11658 DONALD RD NE
V0458P0230DE 6230457RD 07/29/95



MLS #: **768391 11658 Donald Rd**

Status: **SOLD**

Zoning
Elem **NorthMario**
Middle **NorthAlban**
High **NorthMario**
55+ HOUSING **No**
Deferral **Farm**
Taxes **\$1,946**
Tax # **11016**
Tax Years **19/20**
Assessment **No**
SUITABLE FOR **Pasture/Ranch**

City **Aurora**
State **OR**
Zip **97002-8754**
County **Marion**
Lot **0**
Block
Subdivision
XStreet

Dirs **I5 Exit 278 West of Ehlen Rd, South of Butteville Rd, East of Main St NE, One mile on right.**

Price **\$725,000**
Approx Total SqFt **2214**
Year Built **1968**
Beds **3**
Total Baths **2**
Full Baths **2**
Half Baths **0**
Garage Capacity **2**
Garage Type **Att**
Acres **13.780**
Class **RE**
Type **Residence**
Area **90**
Auction **No**

Virtual Tour

Virtual Tour 2

Click for Map/Assoc



IDX Include: Y

Public Visibility: MLS Public Listing

Home Interior: Approx Total SqFt: **2214** SqFt Data Source: **County**

Basement:
Bonus Rms: **Mudroom**
Dining: **Area (Combination)**
Dishwasher: **Yes**
Disposal: **No**
Dual Living:
Fireplace: **Living Room, Other Room, Wood**
Flooring: **Carpet, Laminate**
Handicap Amnties: **Yes (Refer to Remarks)**
Heating/Cooling: **Oil, Forced Air**
Range Facility: **Electric**
Security System:
Smart Hm Feat:
Water Heater: **Electric**
Wood Brn Stv: **Certification Unknown**
View: **Territorial**

Hidden gem! 13.78 acres with a lot of potential along I-5. Long gravel driveway leads to a well maintained ranch house. 3 bed 2 bath has newer windows and roof. 100x40 sq ft livestock barn, 32x30 sq ft shop for all your hobbies, and oversized garage attached to house. Variety of fruits trees to harvest every season. This lovely house is just waiting for your personal touch!

Private Remarks / Confidential Data:
Two hours notice to show. Text LA 503.989.9268 Property has begun to organize for an Estate sale.

WVMLSLockbox **No**

Location

SHOWING INSTRUCTIONS **Refer to Pvt Rmks, Text Listing Broker**

Listing Broker / Company
LUOFAN WU - 503-989-9268
201218100
fawn@realestatebyfawn.com
MORE REALTY
201212372

Co-List:

Negotiable Inclusions
Exclusions

Seller Terms Cash, Conv
Selling Office Commission 2.5 Percent
Expected Active Date 9/2/2020
Agency Type Exclusive Right to Sell

Structure(s):
City Sewer? **No**
Exterior Color:
Foundation: **Continuous**
Green Home: **No**
HiSpd Comms **Available**
Home Style: **1 Story**
Home Warranty:
New Constr? **N**
Patio: **Covered Patio**
Roof: **Composition**
Septic: **Standard**
Siding: **Fiber Cement, Wood**
Siding Type: **Lap**
Water: **Well**

LR Level **1** LR Dim **17x16**
DR Level **1** DR Dim **17x13**
Kit Level **1** Kit Dim **12x10**
FR Level
FR Dim
Util Level
Util Dim
BR1 Level **1** BR1 Dim **14x13**
BR2 Level **1** BR2 Dim **13x11**
BR3 Level **1** BR3 Dim **13x11**
BR4 Level
BR4 Dim
AddRmLv
AddRmDm
#Baths 1L
#Baths LL
#Baths 2L
#Baths NMS
Garage Dims:

Outbuildings: Barn, Separate Shop

Building Description: **Livestock Barn**
Shop

Size:
100x40
32x30

Manufactured Home Data:
MH Size **Moved 2x?**
MH Type
MHDetitled
MH Make
MH Model

Lot/Land: Acres: **13.780** Acres Irrigated:
Approx Lot SqFt: **600,257** Appr Lot Dims:

Fenced Yard: **Partial**
Flood Plain: **No**

Inspec Rpt Avail?

Landscape:

Lot Type:

RV Amenities: **Pad, Area/Room For**

Soil Type:

Swimming Pool:

Timber:

UG Sprinklers:

Water Rights? **No**

Water Rights Source:

Land Description:

Used For:

Size:

HOA?
HOMEOWNERS ASSN **No Association**
HOA Fee
HOAFeeFreq

DFCoopOf **No** Price Per SQFT **\$318.43**
DualVar **Yes** Orig Price **\$725,000**
Escrow At **First American** Lst Date **9/2/2020**
Possess **COE** DOM **43**
CDOM **43**

Owner/Occupant:

Owner **Dorothy A Koebel**

Owner Phn

Owner US Citizen (FRPTA)

Occ Name

Occupied?

Occ Phone

SaleSign

Yes

Sold Information: Sold for: **\$705,000**

Contract Date **9/14/2020**

Closing Date **10/15/2020**

How Sold **Cash**

Closing Notes

Buyer Name

Sell Brk - Agt Name **KEVIN MORRIS**

Sell Ofc - Ofc Name **KEVIN MORRIS REALTY**

SellTeam - Team Name