

Summary

Lead Appr: WW Clerk: Lead Clerk: Appr: GRH/WW

Print Date: 7/11/2024

Acct ID: 511113 MTL: 041W22B001600 Date: 7/25/24 Appr: GRH/WW Prop Class: 921 RMV Prop Class: 451

Situs: 20246 GRIM RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 83032 Year: 2024

Last Date Appraised: 01/03/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: NORTH MARION SCHOOL DIST #15 Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 0

RMV Land: 227520

RMV Imp: 22087560

RMV Total: 22315080

MAV: 0

MSAV: 0

SAV: 0

Comment: FACILITIES

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

OSDs

No OSD data available.

Land

Site: 1

Code Area: 15560

Size: 14.45 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Rural Restrictive

Description: 2BD

RMV: 227520

Exception: Y N

Adjustment(s): 0soil.

Fire Patrol:

Description:

Comments: ORIG VAL = 67940 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 07-08: RECALC SETUP; #36 8/17/06

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 4

Code Area: 15560

Stat Class: 820

Year Blt:

Eff Year Blt:

Sq.Ft: 77916

% Complete: 100

Desc: OTHER SCHOOLS

Dimensions:

RMV: 2168948

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
No floor data available								

Accessories

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

Bldg: 5

Code Area: 15560

Stat Class: 820

Year Blt:

Eff Year Blt:

Sq.Ft: 1568

% Complete: 100

Desc: OTHER SCHOOLS

Dimensions:

RMV: 239580

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
No floor data available								

Accessories

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

Bldg: 6

Code Area: 15560

Stat Class: 905

Year Blt: 2021

Eff Year Blt: 2021

Sq.Ft: 0

% Complete: 100

Desc: Rural Solar Panel/Array

Dimensions:

RMV: 158500

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
No floor data available								

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 041W22B 01600

File No R11113

Property Address 20246 GRIM RD NE

City AURORA

County MARION

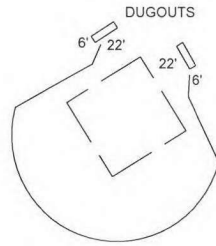
State OR

Zip 97002

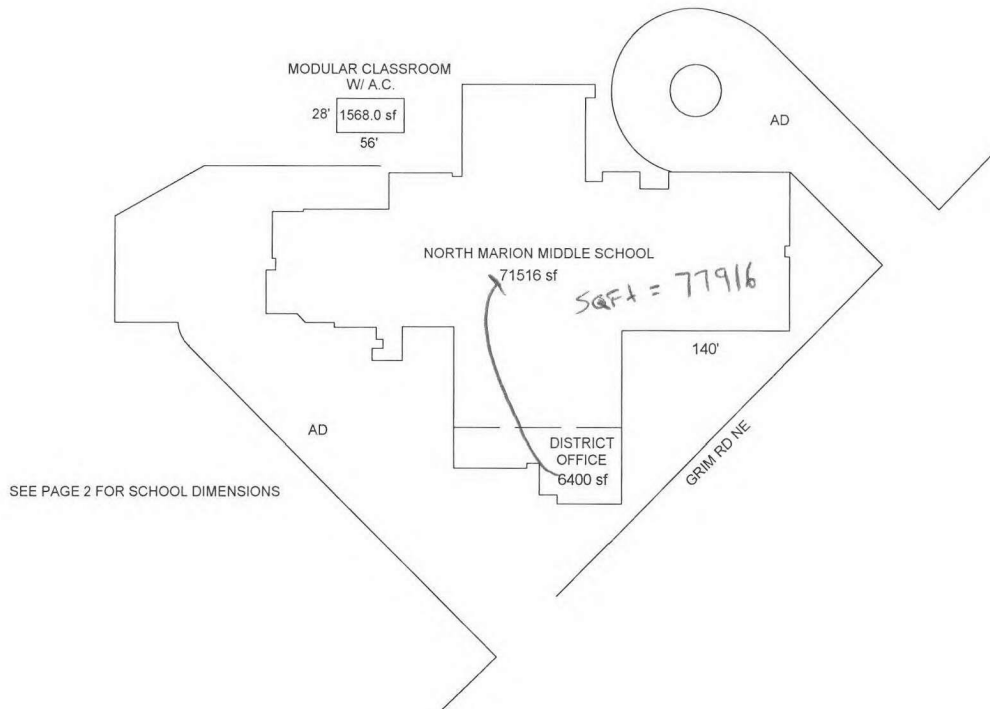
Owner

Client

Appraiser Name



R11113
041W22B 01600
SCALE=1:160
N



Scale: 1" = 50'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MODULAR CLASSROOM	1.00	1568.00	168.0	73034.30
	SCHOOL	1.00	71466.30	1721.0	
OTH	DUGOUT	1.00	132.00	56.0	6714.56
	DUGOUT	1.00	132.00	56.0	
	OFFICE	1.00	6450.56	411.9	
Net LIVABLE Area (rounded w/ factors)					73034

Comment Table 1

DRAWN BY JRONDEMA 6/16/15
UPDATED BY JRONDEMA 8/19/15

Comment Table 2

3/23/22 #40 MBL

Comment Table 3

cycle

Commercial Property Appraisal

Marion County

Junior High School / District Office

Stat Class 820 - OTHER SCHOOLS

Account ID 511113

Notes 24-25: UPDATE INV PER GRH/WW//22-23 Revalued on M&S. #40 MDL

Total Sq Ft 77,917

MA-SA-NH 02-06-000

Component - Junior High School / District Office

Stat Class 820 - OTHER SCHOOLS

Notes 24-25: UPDATE INV PER GRH/WW
22-23 Revalued on M&S. #40 MDL

Cost Approach

ZIP Code 97002

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Junior High School / District Office

Type Building

Size 77,917 sq ft

Perimeter 1721 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
366	Junior High School (Entire)	91.78	2.5	D Wood or Steel Framed Exterior Walls	8.0
600	Administrative Office	8.22	2.5	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	77,917	\$144.30	\$11,243,423	\$2,923,290	\$8,320,133
6604001	Chain Link Fence, Galvanized	216	\$18.71	\$4,041	\$0	\$4,041
6604001	Chain Link Fence, Galvanized	323	\$27.18	\$8,779	\$0	\$8,779
6604001	Chain Link Fence, Galvanized	214	\$22.95	\$4,911	\$0	\$4,911
6602040	Concrete Sidewalk	20,774	\$7.85	\$163,076	\$0	\$163,076
3	Default Heating	77,917	\$20.14	\$1,569,248	\$408,004	\$1,161,244
764	Fire Alarm System	77,917	\$2.78	\$216,609	\$56,318	\$160,291
6604010	Gate, Chain Link	1	\$1,098.00	\$1,098	\$0	\$1,098
6403017	Paving, Asphalt	53,945	\$5.70	\$307,487	\$79,947	\$227,540
681	Sprinklers	77,917	\$4.55	\$354,522	\$92,176	\$262,346
882	Stud -Brick Veneer	77,917	\$28.11	\$2,190,247	\$569,464	\$1,620,783
				\$16,063,441	\$4,129,199	\$11,934,242

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% of RCN)		\$1,606,344.00	0 %	☐	☐	

Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

Junior High School / District Office

Stat Class 820 - OTHER SCHOOLS

Account ID 511113

Notes 24-25: UPDATE INV PER GRH/WW//22-23 Revalued on
M&S. #40 MDL

Total Sq Ft 77,917

MA-SA-NH 02-06-000

Reconciliation **Base Value** \$13,540,586

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$13,540,586	+		-		=	\$13,540,586	\$13,540,586

Commercial Property Appraisal

Marion County

Modular Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 511113

Notes 24-25: UPDATE INV PER GRH/WW//

Total Sq Ft 1,568

MA-SA-NH 02-06-000

22-23 Revalued on M&S. #40 MDL

Component - Modular Classroom

Stat Class 820 - OTHER SCHOOLS

Notes 24-25: UPDATE INV PER GRH/WW//22-23 Revalued on M&S. #40 MDL

Cost Approach

ZIP Code 97002

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Modular ClassRM

Type Building

Size 1,568 sq ft

Perimeter 168 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,568	\$142.33	\$223,173	\$116,050	\$107,123
3	Default Heating	1,568	\$9.22	\$14,457	\$7,518	\$6,939
764	Fire Alarm System	1,568	\$2.78	\$4,359	\$2,267	\$2,092
				\$241,989	\$125,835	\$116,154

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% of RCN)		\$24,198.00	0 %	☐	☐	

Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$140,352 Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$140,352	+		-		=	\$140,352	\$140,352