

Acct ID: 550623 MTL: 041W13B000300 Date: 1/8/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 21496 KAHLE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 104607 Year: 2024
 Last Date Appraised: 09/03/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: KAHLE, AMANDA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 295074
 RMV Land: 404130 RMV Imp: 555760 RMV Total: 959890 MAV: 255210 MSAV: 39864 SAV: 106360
 Comment: 24-25: L4 9.3.24 JJS

GB w/ LTH @ 100%

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs **Chris 3/20/25**

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

Land

Site: 1 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: 94730 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / ly 2009
 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT

Site: 2 Code Area: 15560 Size: 2.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 219790 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / ly 1977
 1500060 Tax Rate = 8906 Rent Rate = 90

Site: 3 Code Area: 15560 Size: 0.21 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Woodlot Description: FOUR BENCH DRY RMV: 18090 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / ly 1977
 //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 1500060 Tax Rate = 8906 Rent Rate = 25

Site: 5 Code Area: 15560 Size: 0.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 26520 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: ly 1977
 //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 1500060 Tax Rate = 8906 Rent Rate = 25

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 143 Year Blt: 1968 Eff Year Blt: 1980 Sq.Ft: 2511 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 488860
 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	1763	3	FB-2	1968	1980	BATH - 2, KIT, ROOF, HVAC	Y N
Basement	4	Finished	748	1	FB-1	1968	1980	BATH - 1, HVAC	Y N
Basement	4	Unfinished	1015	1	FB-1	1968	1980	BATH - 1	Y N
Garage Attached	4	Low Cost	441	0	0	1968	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1980	29388	1	Y N

Bldg: 2 Code Area: 15560 Stat Class: 148 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 64880
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

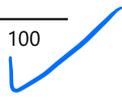
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Unfinished	864	0	0	1968	1968	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 15560 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 360 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x18 RMV: 2020
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0



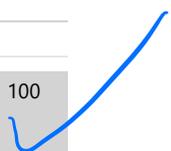
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	360	0	0	1985	1985	FAIR	

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 32 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x4 RMV: 0
 Func Obsc: 0 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: Y N
Pump House	0	Finished	32	0	0	0	0		

Accessories

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

351 GB S 30x36 Good 2024 New 100%.
 355 LTH S 12x36 2024 New 100%.

New
6B
+
4H



MA



D6V



ACCOUNT # SSO623 DATE: 1/8/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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: _____

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: _____

TYPE GB
 STAT / CLASS 351
 SIZE 50 X 36
 FAIR
 AVERAGE
GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: Attached to LTH

TYPE LTH
 STAT / CLASS 355
 SIZE 12 X 36
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: Attached to GB

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

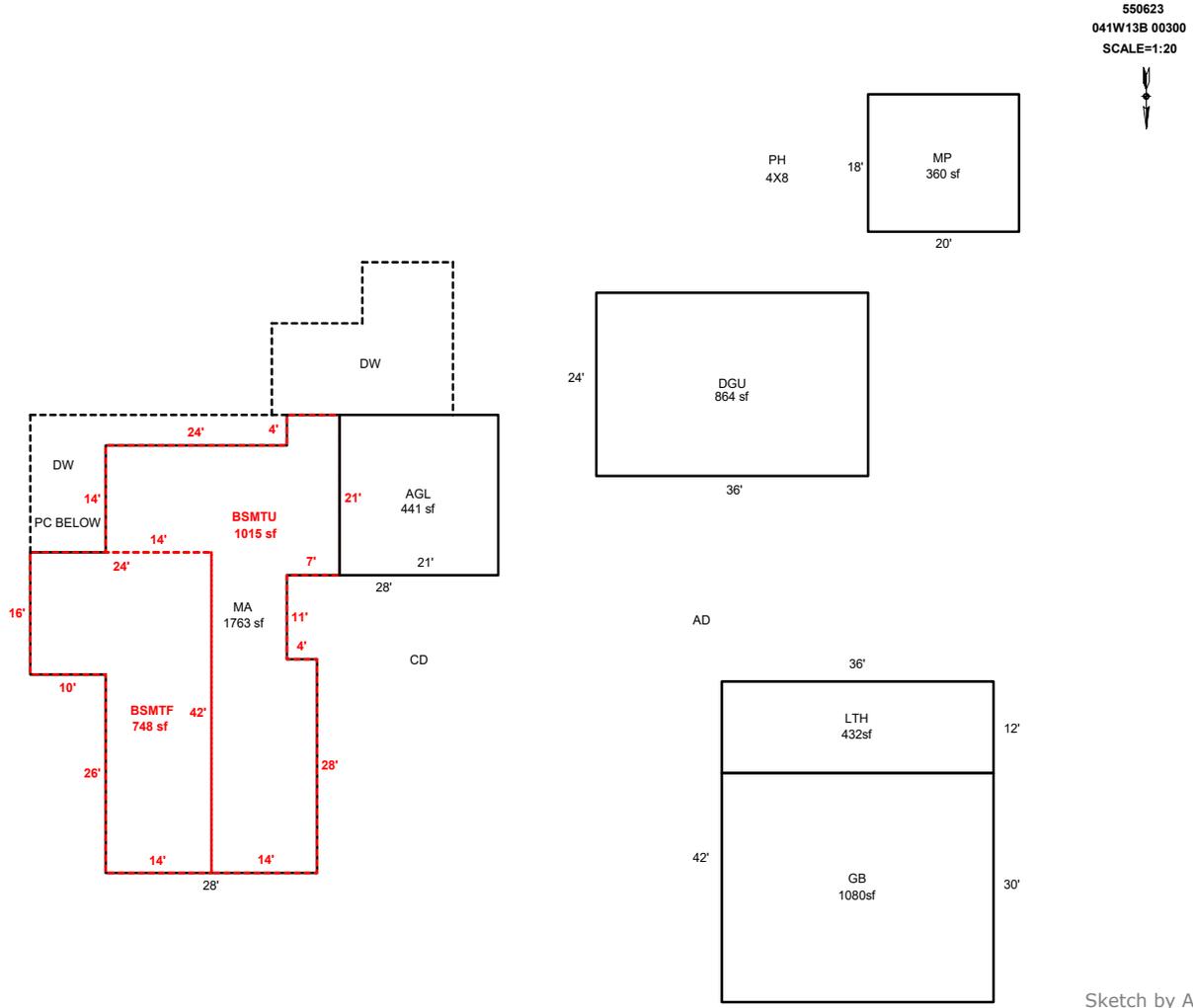
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 550623 Parcel No.: 041W13B 00300
 Property Address: 21496 KAHLE LN 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	360.0	76.0	
	LTH	1.0	432.0	96.0	
	GB	1.0	1080.0	132.0	1872.0
GLA0	BSMTF	1.0	748.0	132.0	748.0
GLA1	MA	1.0	1763.0	210.0	1763.0
BSMT	BSMTU	1.0	1015.0	190.0	1015.0
GAR	AGL	1.0	441.0	84.0	
	DGU	1.0	864.0	120.0	1305.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/27/17
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JIS 01/08/25

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 2,511
 Net BUILDING cnt 3 (rounded) 1,872