

Summary

Lead Appr: WW 4.8.25

Clerk:

Lead Clerk:

Appr: JJS 4.8.25

Print Date: 12/19/2024

Acct ID: 511038

MTL: 041W21A001400

Date: 1/15/24

Appr: JJS

Prop Class: 459

RMV Prop Class: 459

Situs: 12122 FRY RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 80288

Year: 2025

Last Date Appraised: 09/10/2014

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: WAGNER, GREGORY C

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 294990

RMV Land: 405490

RMV Imp: 137320

RMV Total: 542810

MAV: 294990

MSAV: 0

SAV: 0

Comment:

Multiple NO trespassing signs - Aerial photos show only start of foundation in Jan 25 photos - Will need Access letter for 1/1/26

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	15560	0

Land

Site: 1

Code Area: 15560

Size: 5.32 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class:

Value Source: Permanently Disqualified

Description:

RMV: 355490

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 07-08:RECALC SETUP; #31 8-10-06

2BD 3.16 2BI 0.52 4BD 1.64

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15560

Stat Class: 108

Year Blt: 1973

Eff Year Blt: 1973

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 36600

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Carport Detached	3	Unfinished	810	0	0	1973	1973	ROOF	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	1	432	1947	1544	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	432	1947	8143	1	Exception: Y N

Bldg: 3

Code Area: 15560

Stat Class: 444

Year Blt: 1973

Eff Year Blt: 1973

Sq.Ft: 1376

% Complete: 100

Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE

Dimensions:

RMV: 34500

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	1376	0	FB-1	1973	1973	SKIRT, ROOF+, KIT-	Exception: Y N

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

Bldg: 5

Code Area: 15560

Stat Class: 108

Year Blt: 1947

Eff Year Blt: 1947

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 4840

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	1	216	1947	772	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	216	1947	4072	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 15560

Stat Class: 351

Year Blt: 1985

Eff Year Blt: 1985

Sq.Ft: 520

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 26x20

RMV: 2630

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	520	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 342	Year Blt: 1999	Eff Year Blt: 1995	Sq.Ft: 3000	% Complete: 100
Desc: Metal Component Building (MC)					Dimensions: 75x40	RMV: 44500
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	
Metal Componet Bldg	5	Finished	3000	0	0	1999	1995	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: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 64	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 8x8	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	
Multi-Purpose Bldg	4	Finished	64	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 15560	Stat Class: 351	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 2820	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 94x30	RMV: 10390
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	4	Finished	2820	0	0	1990	1990		Exception: Y N

Accessories

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

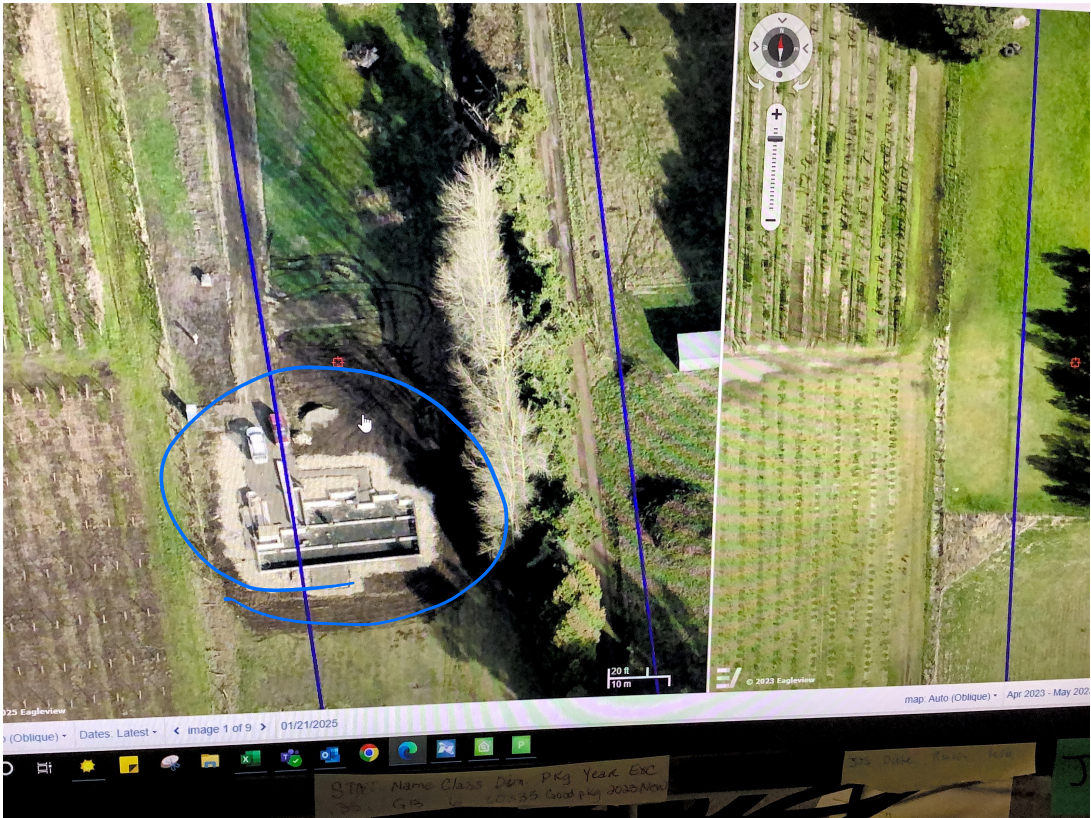
Bldg: 8	Code Area: 15560	Stat Class: 341	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 336	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 28x12	RMV: 3860
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	336	0	0	1990	1990		Exception: Y N

Accessories

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

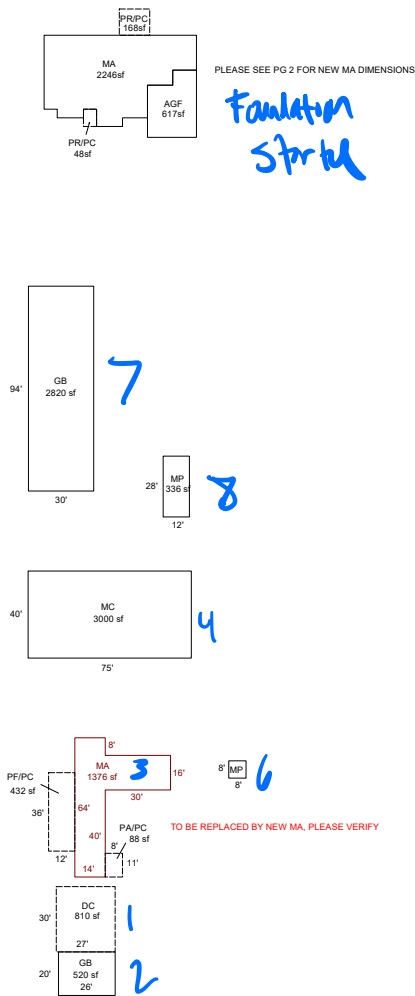


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511038 Parcel No.: 041W21A 01400
 Property Address: 12122 FRY RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



511038
041W21A 01400
SCALE=1:60

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	520.0	92.0	
	MC	1.0	3000.0	230.0	
	GB	1.0	2820.0	248.0	
	MP	1.0	336.0	80.0	6676.0
GLA1	MA	1.0	1376.0	216.0	1376.0
GAR	DC	1.0	810.0	114.0	
	AGF	1.0	617.0	107.0	1427.0
MA	MA	1.0	2245.5	232.0	2245.5
P/P	PF/PC	1.0	432.0	96.0	
	PA/PC	1.0	88.0	38.0	
	PR/PC	1.0	48.0	28.0	
	PR/PC	1.0	168.0	52.0	736.0
	Net LIVABLE	cnt	1	(rounded)	3,622
	Net BUILDING	cnt	4	(rounded)	6,676

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/7/17
 UPDATED BY CLOBERG 12/04/24 24-008676 MA

COMMENT TABLE 2

JSS 1.15.25

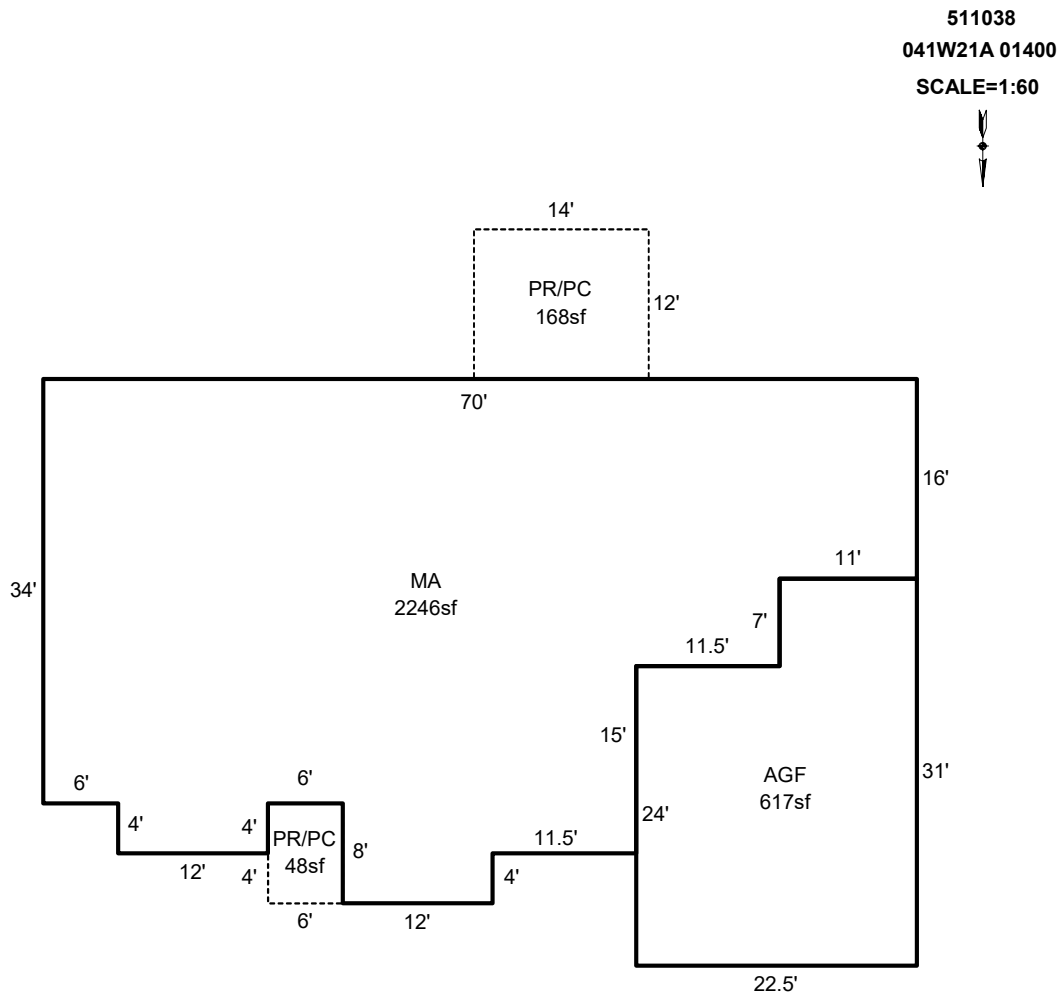
COMMENT TABLE 3

Tags L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 511038		Parcel No.: 041W21A 01400	
Property Address: 12122 FRY RD NE			
City: AURORA	County: MARION	State: OR	ZipCode: 97002
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by ApexSketch

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