

Acct ID: 510261 MTL: 041W030000800 Date: **12/11/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 12814 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49142 Year: 2024

Last Date Appraised: 01/29/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (MS PLACEMENT)
 Owner: BARNETT, THOMAS E & BARNETT, MARGARET M Roll Type: R
 Cycle Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 835103
 RMV Land: 808530 RMV Imp: 1939435 RMV Total: 2747965 MAV: 774760 MSAV: 60343 SAV: 134356
 Comment: 24-25: L2 1.29.24 JJS

Tag is on 510260 - N/C

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	15560	0
1	SAN	SA OSD - NO LANDSCAPE	30000	15560	0

Land

Site: 1	Code Area: 15560	Size: 14.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 327270	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	1500060// 24-25 SOIL CORRECTIONS/UPDATES 07-08: RECALC SETUP; #31 7/17/06					
Site: 2	Code Area: 15560	Size: 2.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL	RMV: 41730	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	DEER CREEK 08-09: 8BENCH PROJECT-WASTE// 01500060					
Site: 3	Code Area: 15560	Size: 12.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY	RMV: 267530	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	1500060: 24-25 SOIL CORRECTIONS/UPDATES 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT					
Site: 5	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 21970	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	01500060 24-25 SOIL CORRECTIONS/UPDATES					
Site: 6	Code Area: 15560	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 39940	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	1500060// 24-25 SOIL CORRECTIONS/UPDATES 07-08: RECALC SETUP; #31 7/17/06					
Site: 7	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: 21970	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	1500060//07-08: RECALC SETUP; #31 7/17/06					
Site: 8	Code Area: 15560	Size: 5.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 3120	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE	Fire Patrol:	Description:			
Comments:	1500060: 24-25 SOIL CORRECTIONS/UPDATES 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 162	Year Blt: 2009	Eff Year Blt: 2009	Sq.Ft: 5902	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 1308960				
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	6	Finished	4754	4	FB-3/ HB-1	2009	2009	BATH - 3, BTH - 1, KIT-, BATH+, HVAC+, FP - 1, ROOF	Y N
Second Floor	6	Finished	1148	0	FB-1	2009	2009	BATH - 1, HVAC+	Y N
Garage Attached	6	Finished	1328	0	0	2009	2009	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	6	1	2010	40326	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 357	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 28800	% Complete: 100
Desc: Frost Control			Dimensions: 240x120			RMV: 255985
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	
Frost Control	6	Finished	28800	0	0	2013	2013		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 15560	Stat Class: 332	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 14400	% Complete: 100
Desc: Commercial Greenhouse (CG)			Dimensions: 240x60			RMV: 210900
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	
Commerical Greenhouse	6	Finished	14400	0	0	2014	2014	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: 2017	Eff Year Blt: 2017	Sq.Ft: 5400	% Complete: 100
Desc: Metal Component Building (MC)			Dimensions: 90x60			RMV: 163590
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	5400	0	0	2017	2017	AVG	Exception: Y N

Accessories

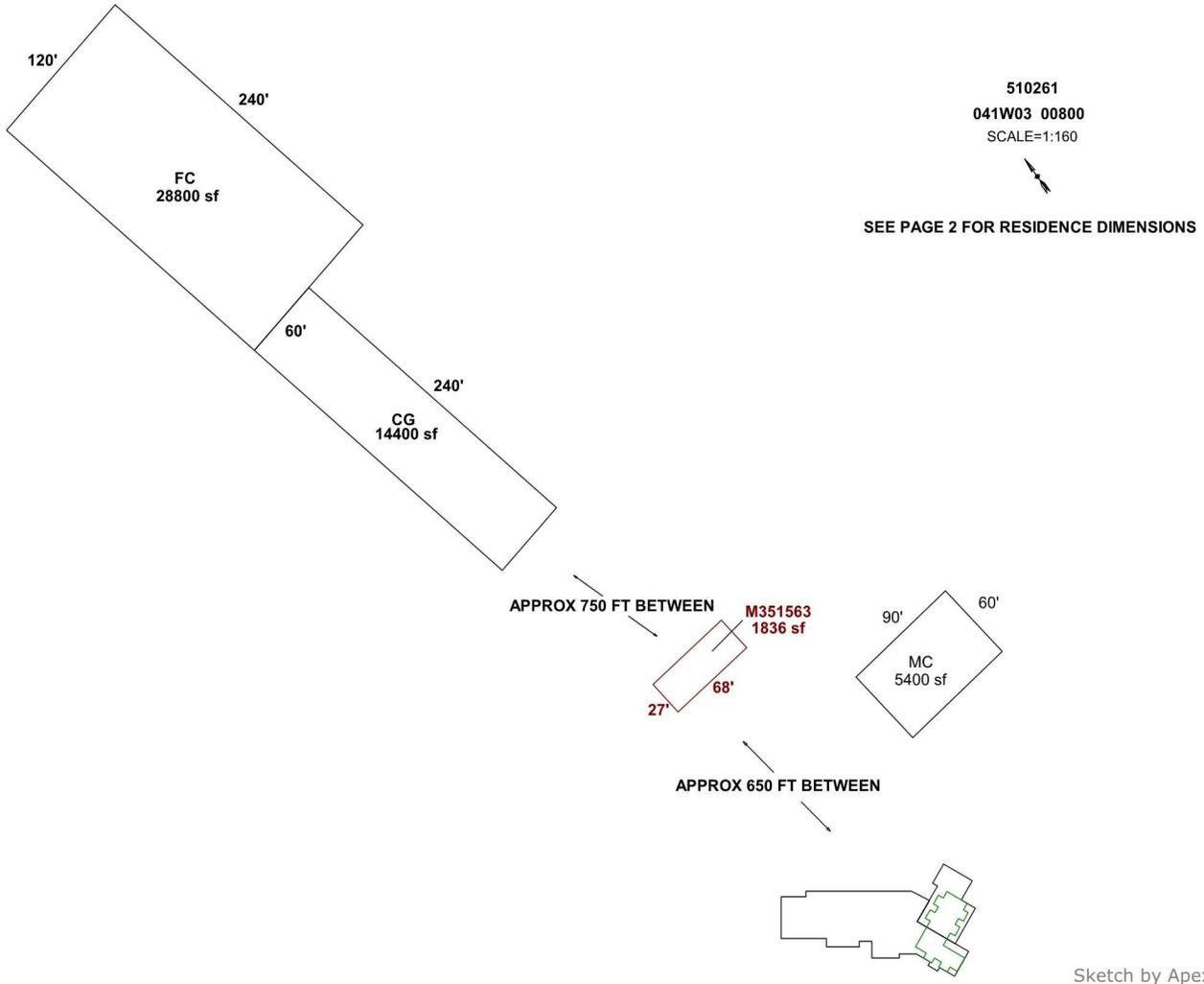
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510261 Parcel No.: 041W03 00800
 Property Address:
 City: AURORA County: 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	MC	1.0	5400.0	300.0	
	FC	1.0	28800.0	720.0	
	CG	1.0	14400.0	600.0	48600.0
GLA1	MA	1.0	4754.6	386.1	
	M351563	1.0	1836.0	190.0	6590.6
GLA2	MA2	1.0	1148.0	210.0	1148.0

COMMENT TABLE 1

APEXED BY NRC 12/15/2009
 UPDATED BY SH 1-14-10 (ADD BUMPOUT ON MA)
 Addn to AGF, MA2 - CE 1/14/11
 Updated by CW 2/7/14
 UPDATED BY JRONDEMA ON 5/14/15
 UPDATED BY CWILKES 12/21/17

COMMENT TABLE 2

JSS 12.11.24

COMMENT TABLE 3

L2 Tags

Net LIVABLE	cnt	3	(rounded)	7,739
Net BUILDING	cnt	3	(rounded)	48,600

SKETCH/AREA TABLE ADDENDUM

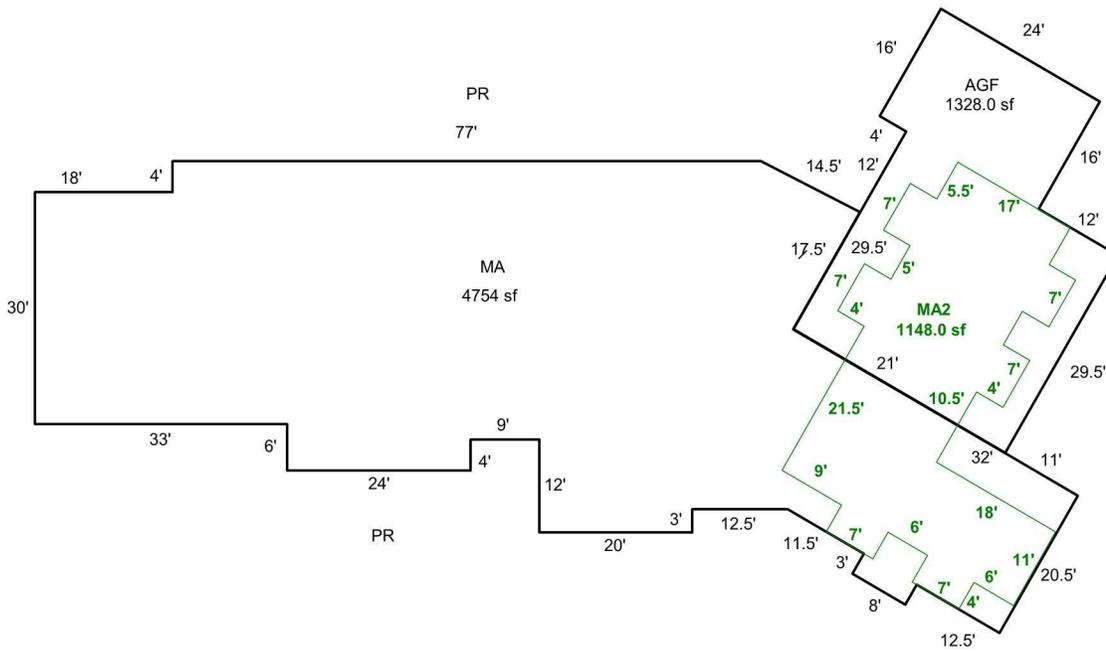
SUBJECT INFO

File No.: 510261 Parcel No.: 041W03 00800
 Property Address:
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R10261
 041W03 00800
 SCALE=1:30
 N


SEE PAGE 1 FOR ALL BUILDINGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4754.6	386.1	4754.6
GLA2	MA2	1.0	1148.0	210.0	1148.0

COMMENT TABLE 1

APEXED BY NRC 12/15/2009
 UPDATED BY SH 1-14-10 (ADD BUMPOUT ON MA)
 Addn to AGF, MA2 - CE 1/14/11
 Updated by CW 2/7/14
 UPDATED BY JRONDEMA ON 5/14/15
 UPDATED BY CWILKES 12/21/17

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 5,903



MF6 351563

