

Acct ID: 510280 MTL: 041W04B000100 Date: **12.10.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 12012 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49006 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: **Y N** Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
 Owner: MIRANDA, JOE GEORGE Last Sales Date: 08/27/2003 Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 356120
 RMV Land: 978790 RMV Imp: 522850 RMV Total: 1501640 MAV: 252640 MSAV: 65860 SAV: 125635
 Comment: 25-26: L3 1.15 25 JJS

NIC - close tag

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2	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: 26190	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 1500060						
Site: 3	Code Area: 15560	Size: 30.11 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 788350	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1989 / 1500060 Tax Rate = 8906 Rent Rate = 90						
Site: 4	Code Area: 15560	Size: 4.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 114250	Exception: Y	N	
Adjustment(s): GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 82						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 144	Year Blt: 1949	Eff Year Blt: 1949	Sq.Ft: 2682	% Complete: 100.00
Desc: Multi Story above grade with basement			Dimensions:	RMV: 382690		
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	1642	1	FB-1	1949	1949	FP - 1, HVAC+, ROOF+, KIT-, BATH - 1	Y N
Attic	4	Finished	1040	2	FB-1	1949	1949	HVAC+, BATH - 1	Y N
Basement	4	Unfinished	1522	0	0	1949	1949		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1949	21186	1	Y N

Bldg: 2	Code Area: 15560	Stat Class: 148	Year Blt: 1949	Eff Year Blt: 1949	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements			Dimensions:	RMV: 39660		
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	528	0	0	1949	1949	ROOF	Y N

Accessories

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

Bldg: 7	Code Area: 15560	Stat Class: 108	Year Blt: 1948	Eff Year Blt: 1948	Sq.Ft: 0	% Complete: 100.00
Desc: Residential Other Improvements			Dimensions:	RMV: 6300		
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
ASPHALT DRIVEWAY	1	3000	1948	5940	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 301	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 160	% Complete: 100.00
Desc: Accessory Improvements & Misc.			Dimensions: 16x10		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
Pump House	5	Finished	160	0	0	1990	1990	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: 1985	Eff Year Blt: 1985	Sq.Ft: 576	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 32x18		RMV: 2060	
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	576	0	0	1985	1985	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: 252	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 18x14		RMV: 220	
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	252	0	0	1985	1985	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 15560	Stat Class: 353	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 2160	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 72x30		RMV: 13080	
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
Machine Shed	5	Finished	2160	0	0	1995	1995	FAIR Exception: Y N

Accessories

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

Bldg: 8	Code Area: 15560	Stat Class: 332	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 4000	% Complete: 100.00
Desc: Commercial Greenhouse (CG)			Dimensions: 100x40		RMV: 78840	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 37620	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Commerical Greenhouse	5	Finished	4000	0	0	2024	2024	AVG Exception: Y N

Accessories

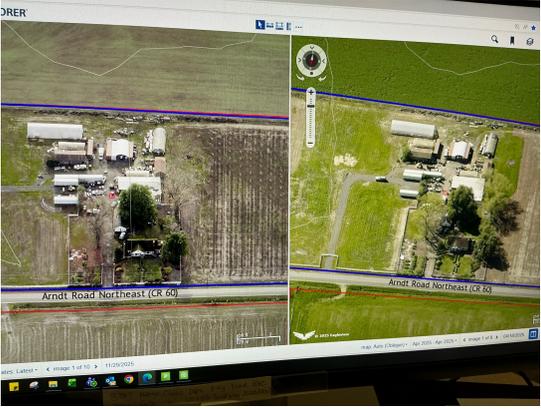
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Farm Notes

2025FARM

25-26 1/15/25 L3 JJS FARM USE OK SEED

Gate - photos taken from BEATS RD
from side/Behind



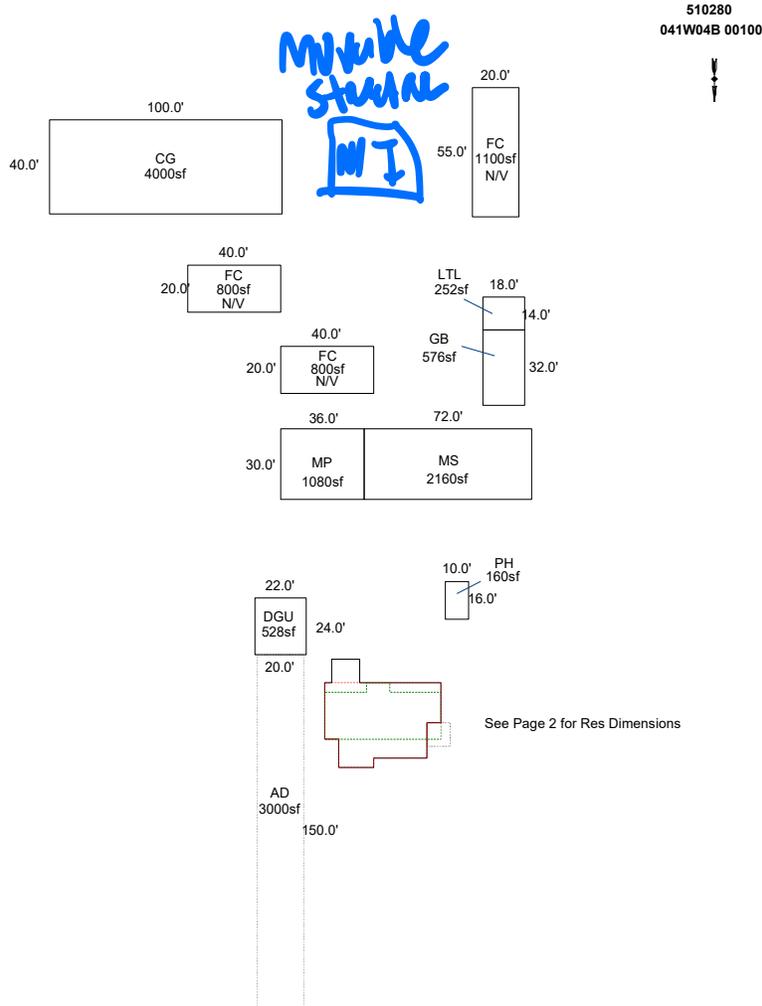
NC Apr to Nov

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510280 Parcel No.: 041W04B 00100
 Property Address: 12012 ARNDT RD NE
 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	MS	1.0	2160.0	204.0	
	MP	1.0	1080.0	132.0	
	GB	1.0	576.0	100.0	
	LTL	1.0	252.0	64.0	
	FC	1.0	800.0	120.0	
	FC	1.0	800.0	120.0	
	FC	1.0	1100.0	150.0	
	CG	1.0	4000.0	280.0	10768.0
GLA1	MA	1.0	1642.0	192.0	1642.0
GLA2	ATTF	1.0	1040.0	148.0	1040.0
BSMT	BSMTU	1.0	1522.0	172.0	1522.0
DGF	DGU	1.0	528.0	92.0	528.0
P/P	AD	1.0	3000.0	340.0	
	PR/PC	1.0	100.0	40.0	3100.0
	Net LIVABLE	cnt	0	(rounded)	2,682
	Net BUILDING	cnt	8	(rounded)	10,768

COMMENT TABLE 1	
APEX BY CE 6/1/11 UPDATED BY CLOBERG 04/03/25	
COMMENT TABLE 2	COMMENT TABLE 3
JJS 01/15/25	TAGS L3
JJS 12.10.25	Tags L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

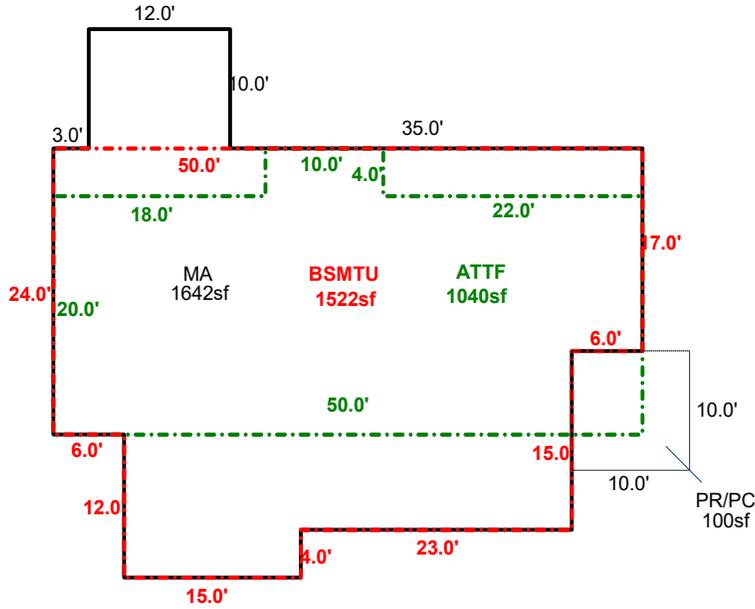
File No.: 510280 Parcel No.: 041W04B 00100
 Property Address: 12012 ARNDT RD NE
 City: AURORA County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

510280
041W04B 00100



See Page 1 for All Bldgs



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1642.0	192.0	1642.0
GLA2	ATTF	1.0	1040.0	148.0	1040.0
BSMT	BSMTU	1.0	1522.0	172.0	1522.0
P/P	PR/PC	1.0	100.0	40.0	100.0

COMMENT TABLE 1

APEX BY CE 6/1/11
 UPDATED BY CLOBERG 04/03/25

COMMENT TABLE 2

JIS 01/15/25

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 0 (rounded) 2,682

