

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: CJ 02.23.26 Print Date: 1/27/2026

Acct ID: 510469 MTL: 041W11D000100 Date: 2/5/26 Appr: CS Prop Class: 940 RMV Prop Class: 450
Situs: 21901 COLE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 146669 Year: 2026

Last Date Appraised: 05/09/2014 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding) input 2/19/26
Owner: CITY OF AURORA Last Sales Date: 07/15/2022 Roll Type: R CS
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
RMV Land: 228750 RMV Imp: 0 RMV Total: 228750 MAV: 0 MSAV: 0 SAV: 0

Comment: Booster station & Water tank added. Email Bradl; for Exemption Review.

Land

Site: 1 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 81300 Exception: Y N
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
Comments: Liability year - 2009 / 24-25: REM OSD WW 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT / 15-16: PER #29 TRAILER (NOT MH) ONSITE AND LIVED IN. KEEP HOMESITE AND OSD//14- 15: CYCLE WORK PER #29 DEL RES

Site: 2 Code Area: 15560 Size: 0.95 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 77230 Exception: Y N
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
Comments: Liability year - 1992

Site: 3 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 70220 Exception: Y N
Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
Comments: Liability year - 1992 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 1500060: 01-02; UPDATED MARKET VALUE

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000133	83624	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	350000	0	R	CONSTRUCT A NEW BOOSTER STATION, 1032 SF

Farm Notes

2023FARM
23-24: GRH inspected L3 on 5-26-23, indicated no farming on 510469, 510558 & 510559. These were sold to the city of Aurora and deferred taxes paid current in 2022. Possibly leasing the land? Otherwise will need to be exempted. Sending inquiry letter 9-14-23.



**2026 Commercial Appraisal
Marion County
WATER FACILITY**

Notes 26-27 NEW WATER TREATMENT FACILITIES. SUB STATION AND WATER TANK. 02/05/26 CJ

Cost Approach WATER FACILITY

ZIP Code	97002	Date Collected	2/5/2026	Appraisal Area	02-06-000	Local Multiplier	(Default)
Reporting Date	01/2026	Cost Data Set	01/2026			Architect's Fees	(Default)
Notes						Eff. Age Adjustment	(N/A)

Included Improvements

Account	Bldg #	Code Area	Description	Stat Class	Size	%	Value
510469	1	15560	26-27 NEW WATER FACILITY. SUBSTATION BLDG AND WATER TANK 880 (1.5m GAL). CJ		1029	100.00	\$2,035,450

Section BOOSTER STATION & WATER TANK

Type	Building						
Size	1,029 sq ft	Shape	2	# of Stories	1	(1 in building)	

Occupancy

Code	Description	%	Quality	Class	Height (ft)
471	Lt. Commercial Utility Build.	100	3.00	C Masonry Bearing Walls	10

Components

Code	System	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	Base Cost	1,029	\$34.74	\$35,747	\$0	\$35,747
815	Exterior Walls	Concrete Block, Textured Face	1,029	\$43.51	\$44,772	\$0	\$44,772
3649	Heating, Cooling & Ventilation	No HVAC	1,029	\$0.00	\$0	\$0	\$0
					<u>\$80,519</u>	<u>\$0</u>	<u>\$80,519</u>

Additions

Type	Description	Units	Cost	Cost New	Depr	Depr Cost	LCM	Trend	Base Date
Base Cost	EP&O (5% RCN)	0	\$96,926.00	\$96,926.00	0	\$96,926.00	<input type="checkbox"/>	<input type="checkbox"/>	
Tanks	WATER TANK	0	\$1,858,000.00	\$1,858,000.00		\$1,858,000.00	<input type="checkbox"/>	<input type="checkbox"/>	
						<u>\$1,954,926</u>			

Depreciation

MarshallSwift	0 / (Marshall & Swift) : \$0
Additional Functional	0.00 %
External	0.00 %

Section Totals BOOSTER STATION & WATER TANK

MarshallSwift	PP	Structures	% Comp	M&E	Section Value
\$2,035,445	-	= \$2,035,445	* 100.00	+	= \$2,035,445

Approach Totals

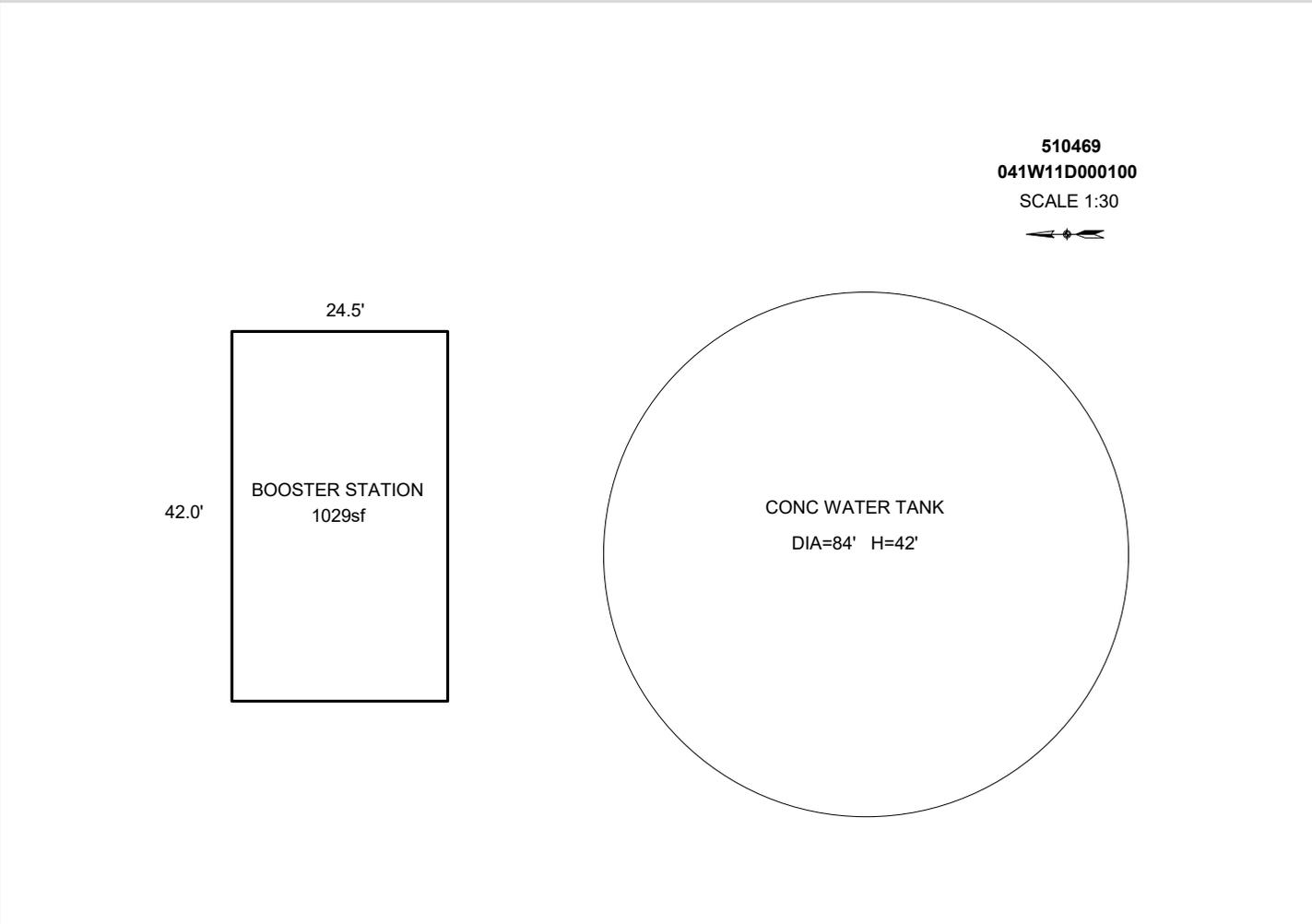
Personal Property	Structures	Mach/Equip	Final Values Total
\$0	\$2,035,445	\$0	\$2,035,445

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510469 Parcel No.: 041W11D000100
 Property Address: 21901 COLE LN NE
 City: AURORA County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CLOBERG 07/07/25 25-000133 BOOSTER STAT UPDATED BY CLOBERG 02/19/2026	
GBA1	BOOSTER STATIO	1.0	1029.0	133.0	1029.0		
Net BUILDING						cnt	
1 (rounded)						1,029	
						COMMENT TABLE 2	COMMENT TABLE 3
						CJ 02/05/2026	CYCLE L2

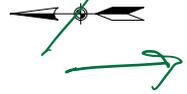
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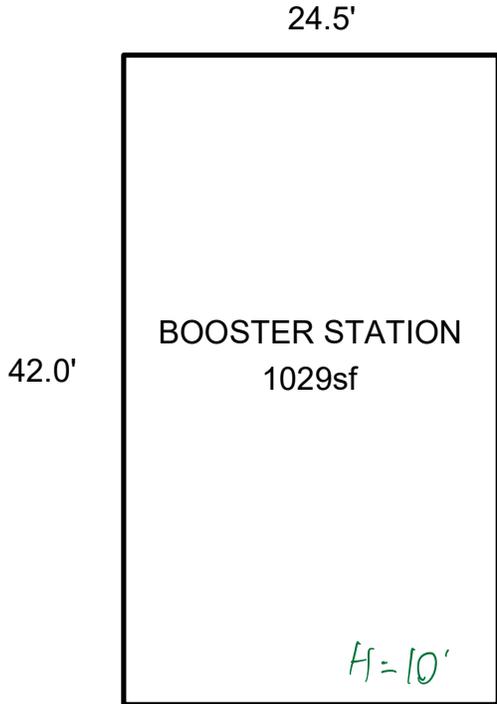
File No.: 510469 Parcel No.: 041W11D000100
 Property Address: 21901 COLE LN NE
 City: AURORA County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

510469
041W11D000100
SCALE 1:30



WATER
TANK



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	BOOSTER STATIO	1.0	1029.0	133.0	1029.0

COMMENT TABLE 1

APEX BY CLOBERG 07/07/25 25-000133 BOOSTER STAT

COMMENT TABLE 2

← 2/16/25

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 1,029

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-000133-STR STATUS: Permit Issued
 PERMIT TYPE: Commercial APPLIED: 1/7/2025
 SUB-TYPE: Structural ISSUED: 4/1/2025
 CATEGORY: Comprehensive EXPIRES: 9/28/2025

OFFICE: MC

PARCEL#: 041W11D000100 R10469

ACRES: 3.01

SUBDIV:

LOT/BLOCK: /

ADDRESS: 21901 COLE LN NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		3939 OLD SALEM RD STE 200 ALBANY, OR 97321	5419267766
CCB	RL REIMERS CO	3939 OLD SALEM RD STE 200 ALBANY, OR 97321	5419267766
OWNER	CITY OF AURORA	21420 MAIN ST NE AURORA, OR 97002	
SITE CONTACT	BRANDON HAGEMAN	3939 OLD SALEM RD. SUITE 200 ALBANY, OR 97321	541-223-2055

CONST CAT: Commercial

WORK TYPE: New

WORK DESC: Construct a new Booster Station consisting of a concrete foundation, pump pads, CMU walls, wood framed roof with sheet metal, gutters & downspouts. 1032 sf.

VALUATION: \$350,000.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 1036

NEW: 1036

TOTAL SQ. FT.:

ACCOUNT # 510469 DATE: 2/19/26 RMV CLASS 451 PROP CLASS 941
 MTL 041W11D000100 APPR CS TAG Y N
 COMMENTS: New Water Facility. Substation & Water Tank

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: _____

TYPE WATER FAC
 STAT / CLASS 890
 SIZE 1029 sf
 FAIR ✓
 AVERAGE ✓
 GOOD ✓
 EXCELLENT ✓
 BATH 0
 YR BLT 2025
 EFF YR 2025
 % COMP 100%
 EXCEPT Y N
 MISC: 1.5mil gal
Tank Addition
 COMMENT: Valued @ 0.1M35

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

TYPE _____
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
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 % COMP _____ % GOOD _____ FUNC _____
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