

Acct ID: 510984 MTL: 041W07D000300 Date: 3/16/26 Appr: CS Prop Class: 551 RMV Prop Class: 551
 Situs: 10274 EHLEN RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 79858 Year: 2026

Last Date Appraised: 09/13/2011 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: LONGANECKER, ORIAH Last Sales Date: 12/05/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 338869
 RMV Land: 524700 RMV Imp: 326410 RMV Total: 851110 MAV: 291150 MSAV: 47719 SAV: 109295

Comment: MLS: 827749
Dom: 233
CODE: 34

Notations CODE: 34

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE: HAZELNUTS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	15560	0

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Homesite	Description: FOUR BENCH DRY	RMV: 24050	Exception: Y	N	
Adjustment(s): GSOIL, IRR, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 1500060						
Site: 3	Code Area: 15560	Size: 15.98 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 442040	Exception: Y	N	
Adjustment(s): GSOIL, IRR, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1977 / 01500060						
Site: 4	Code Area: 15560	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 3610	Exception: Y	N	
Adjustment(s): GSOIL, IRR, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 143	Year Blt: 1977	Eff Year Blt: <u>1977</u>	Sq.Ft: 1868	% Complete: 100.00
Desc: One Story with basement		Dimensions:	RMV: 263730			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	
<u>R, EP, B, KC 1998</u> <u>1989 I/O. 1998 MM</u>						

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1868	3	FB-2	1977	1977	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Basement	4	Unfinished	1280	0	0	1977	1977	<u>CHANGE TO FIN, HVAC+</u>	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	366	1977	6120	1	Y N

Bldg: 2	Code Area: 15560	Stat Class: 148	Year Blt: 1977	Eff Year Blt: <u>1977</u>	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements		Dimensions:	RMV: 38810			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	
<u>1989</u>						

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Unfinished	576	0	0	1977	1977	<u>ROOF</u>	Y N

Accessories

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

Bldg: 3	Code Area: 15560	Stat Class: 108	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 0	% Complete: 100.00
Desc: Residential Other Improvements		Dimensions:	RMV: 7980			
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	3500	1977	7980	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 4	Code Area: 15560	Stat Class: 351	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 864	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 36x24		RMV: 3870	
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	864	0	0	1980	1980		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15560	Stat Class: 305	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100.00
Desc: Tank/Silo/Bin			Dimensions:		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	
No floor data available									

Accessories

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

Bldg: 6	Code Area: 15560	Stat Class: 321	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 1584	% Complete: 100.00
Desc: Hay Cover (HC)			Dimensions: 72x22		RMV: 3440	
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	
Hay Cover	4	Finished	1584	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 15560	Stat Class: 311	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 3456	% Complete: 100.00
Desc: Feeder Barn (FB)			Dimensions: 72x48		RMV: 8580	
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	
Feeder Barn	5	Finished	3456	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

- 1/0 INV To Add
All prior to 2011
- LTL 14x17
 - GB 5 AVG 30x30
 - LTL 12x84
 - LTL 18x10
 - EP 10x12
 - FC 48x22
 - DG 16x18.5 ADDN

Value Comparison MARION County

Account ID 510984 Map 041W07D000300 RMV Class 551 Property Class 551 Situs 10274 EHLEN RD NE AURORA OR 97002

Workflow ID 7608841 Last Changed Cody Juran 08-Apr-2026 Status Open Operation Sales Verification

Year 2026

Comments

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Farm Homesite 1 Acres	\$24,050	\$19,850	\$0	\$0	\$14,400	\$14,400
New	Farm Homesite 1 Acres	\$24,050	\$19,850	\$0	\$0	\$14,400	\$14,400
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	Farm Use - EFU 15.98 Acres	\$442,040	\$84,633	\$0	\$0	\$28,720	\$28,720
New	Farm Use - EFU 15.98 Acres	\$442,040	\$84,633	\$0	\$0	\$28,720	\$28,720
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	WASTE RURAL 5 Acres	\$3,610	\$812	\$0	\$0	\$599	\$599
New	WASTE RURAL 5 Acres	\$3,610	\$812	\$0	\$0	\$599	\$599
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	SA OSD - AVERAGE	\$55,000	\$4,000	\$0	\$0	\$4,000	\$4,000
New	SA OSD - AVERAGE	\$55,000	\$4,000	\$0	\$0	\$4,000	\$4,000
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	143 RESIDENCE 1868 Sqft	\$263,730	\$263,730	\$0	\$224,270	\$0	\$224,270
New	143 RESIDENCE 3148 Sqft	\$384,400	\$384,400	\$22,090	\$224,270	\$0	\$246,360
		\$120,670	\$120,670	\$22,090	\$0	\$0	\$22,090
Prev	148 RESIDENCE 0 Sqft	\$38,810	\$38,810	\$0	\$32,380	\$0	\$32,380
New	148 RESIDENCE 0 Sqft	\$68,180	\$68,180	\$0	\$32,380	\$0	\$32,380
		\$29,370	\$29,370	\$0	\$0	\$0	\$0
Prev	108 RESIDENCE 0 Sqft	\$7,980	\$7,980	\$0	\$12,040	\$0	\$12,040
New	108 RESIDENCE 0 Sqft	\$7,980	\$7,980	\$0	\$12,040	\$0	\$12,040
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	351 FARM BLDG 864 Sqft	\$3,870	\$3,870	\$0	\$3,730	\$0	\$3,730
New	351 FARM BLDG 864 Sqft	\$9,690	\$9,690	\$0	\$3,730	\$0	\$3,730
		\$5,820	\$5,820	\$0	\$0	\$0	\$0
Prev	305 FARM BLDG 0 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
Delete		\$0	\$0	\$0	\$0	\$0	\$0
Prev	321 FARM BLDG 1584 Sqft	\$3,440	\$3,440	\$0	\$4,240	\$0	\$4,240

Value Comparison MARION County

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Year 2026

Comments

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
New	321 FARM BLDG 1584 Sqft	\$6,920	\$6,920	\$0	\$4,240	\$0	\$4,240
		\$3,480	\$3,480	\$0	\$0	\$0	\$0
Prev	311 FARM BLDG 3456 Sqft	\$8,580	\$8,580	\$0	\$14,490	\$0	\$14,490
New	311 FARM BLDG 3456 Sqft	\$21,450	\$21,450	\$0	\$14,490	\$0	\$14,490
		\$12,870	\$12,870	\$0	\$0	\$0	\$0
Prev							
New	354 FARM BLDG 238 Sqft	\$530	\$530	\$0	\$0	\$0	\$0
		\$530	\$530	\$0	\$0	\$0	\$0
Prev							
New	354 FARM BLDG 1008 Sqft	\$2,250	\$2,250	\$0	\$0	\$0	\$0
		\$2,250	\$2,250	\$0	\$0	\$0	\$0
Prev							
New	354 FARM BLDG 180 Sqft	\$400	\$400	\$0	\$0	\$0	\$0
		\$400	\$400	\$0	\$0	\$0	\$0
Prev							
New	351 FARM BLDG 1080 Sqft	\$11,240	\$11,240	\$0	\$0	\$0	\$0
		\$11,240	\$11,240	\$0	\$0	\$0	\$0
Prev							
New	357 FARM BLDG 1056 Sqft	\$1,870	\$0	\$0	\$0	\$0	\$0
		\$1,870	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$851,110	\$435,705	\$0	\$291,150	\$47,719	\$338,869
	Total New	\$1,039,610	\$622,335	\$22,090	\$291,150	\$47,719	\$360,959
	Total Change	\$188,500	\$186,630	\$22,090	\$0	\$0	\$22,090

SEE MAP (Might need to be a 2 Pager)

