

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 6.7.24

Print Date: 3/26/2024

Acct ID: 510299 MTL: 041W050000100 Date: 43.24 Appr: JJS Prop Class: 551 RMV Prop Class: 451

Situs: 11412 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49021 Year: 2024

Last Date Appraised: 05/04/2011 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: HERD, JENNIFER L Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 306965

RMV Land: 187510 RMV Imp: 399060 RMV Total: 586570 MAV: 262610 MSAV: 44355 SAV: 92941

Comment:

MLS: 793160/22165257 2022  
Dom: 176

Notations

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

OSDs

UNIT REVIEWED

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 45000 | 15560     | 0         |

Land

|                |                                                          |                            |               |              |              |              |
|----------------|----------------------------------------------------------|----------------------------|---------------|--------------|--------------|--------------|
| Site: 1        | Code Area: 15560                                         | Size: 1.00 Acres           | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0 |
| Class: 2BI     | Value Source: Farm Homesite                              | Description: TWO BENCH IRR | RMV: 85330    | Exception: Y | N            |              |
| Adjustment(s): | GSOIL, IRR                                               | Fire Patrol:               | Description:  |              |              |              |
| Comments:      | Liability year - 2009 / 07-08: RECALC SETUP; #10 7-06-06 |                            |               |              |              |              |

|                |                                                                 |                            |               |              |              |              |
|----------------|-----------------------------------------------------------------|----------------------------|---------------|--------------|--------------|--------------|
| Site: 3        | Code Area: 15560                                                | Size: 0.67 Acres           | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0 |
| Class: 2BI     | Value Source: Farm Use - EFU                                    | Description: TWO BENCH IRR | RMV: 57180    | Exception: Y | N            |              |
| Adjustment(s): | GSOIL, IRR                                                      | Fire Patrol:               | Description:  |              |              |              |
| Comments:      | Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 110 |                            |               |              |              |              |

Improvements - Residence / Manufactured Structures

1991

|                               |                  |                 |                |                    |               |                 |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                       | Code Area: 15560 | Stat Class: 142 | Year Blt: 1967 | Eff Year Blt: 1990 | Sq.Ft: 3564   | % Complete: 100 |
| Desc: Multi Story above grade | Dimensions:      | RMV: 381480     |                |                    |               |                 |
| 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      | 2684       | 3    | FB-2  | 1967   | 1980       | FP - 1, HVAC+, ROOF, BATH - 2, KIT | Y N        |
| Second Floor    | 4     | Finished      | 880        | 1    | FB-1  | 1967   | 1980       | HVAC+, BATH - 1                    | Y N        |
| Garage Attached | 4     | Unfinished    | 462        | 0    | 0     | 1967   | 1980       | ROOF                               | Y N        |

Accessories

ITI4A

| Description       | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception: |
|-------------------|-------|-----------|------------|------|----------|------------|
| ASPHALT DRIVEWAY  | 4     | 1000      | 2003       | 2700 | 1        | Y N        |
| CONCRETE DRIVEWAY | 4     | 432       | 1980       | 1109 | 1        | Y N        |

Improvements - Accessory Buildings

|                                     |                   |                 |                |                    |               |                 |
|-------------------------------------|-------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2                             | Code Area: 15560  | Stat Class: 351 | Year Blt: 2004 | Eff Year Blt: 2004 | Sq.Ft: 1296   | % Complete: 100 |
| Desc: General Purpose Building (GB) | Dimensions: 36x36 | RMV: 17320      |                |                    |               |                 |
| 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: |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|------------|
| General Purpose Bldg | 5     | Finished      | 1296       | 0    | 0     | 2004   | 2004       | FAIR      | Y N        |

Accessories

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

|                           |                   |                 |                |                    |               |                 |
|---------------------------|-------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 3                   | Code Area: 15560  | Stat Class: 354 | Year Blt: 2005 | Eff Year Blt: 2005 | Sq.Ft: 100    | % Complete: 100 |
| Desc: Lean-to Light (LTL) | Dimensions: 10x10 | RMV: 260        |                |                    |               |                 |
| 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: |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|------------|
| Lean-to Light Duty | 4     | Finished      | 100        | 0    | 0     | 2005   | 2005       |           | Y N        |

Accessories

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No R10299

File No 041W 05 00100

SUBJECT

Property Address 11412 Arndt Rd NE

City Aurora

State OR

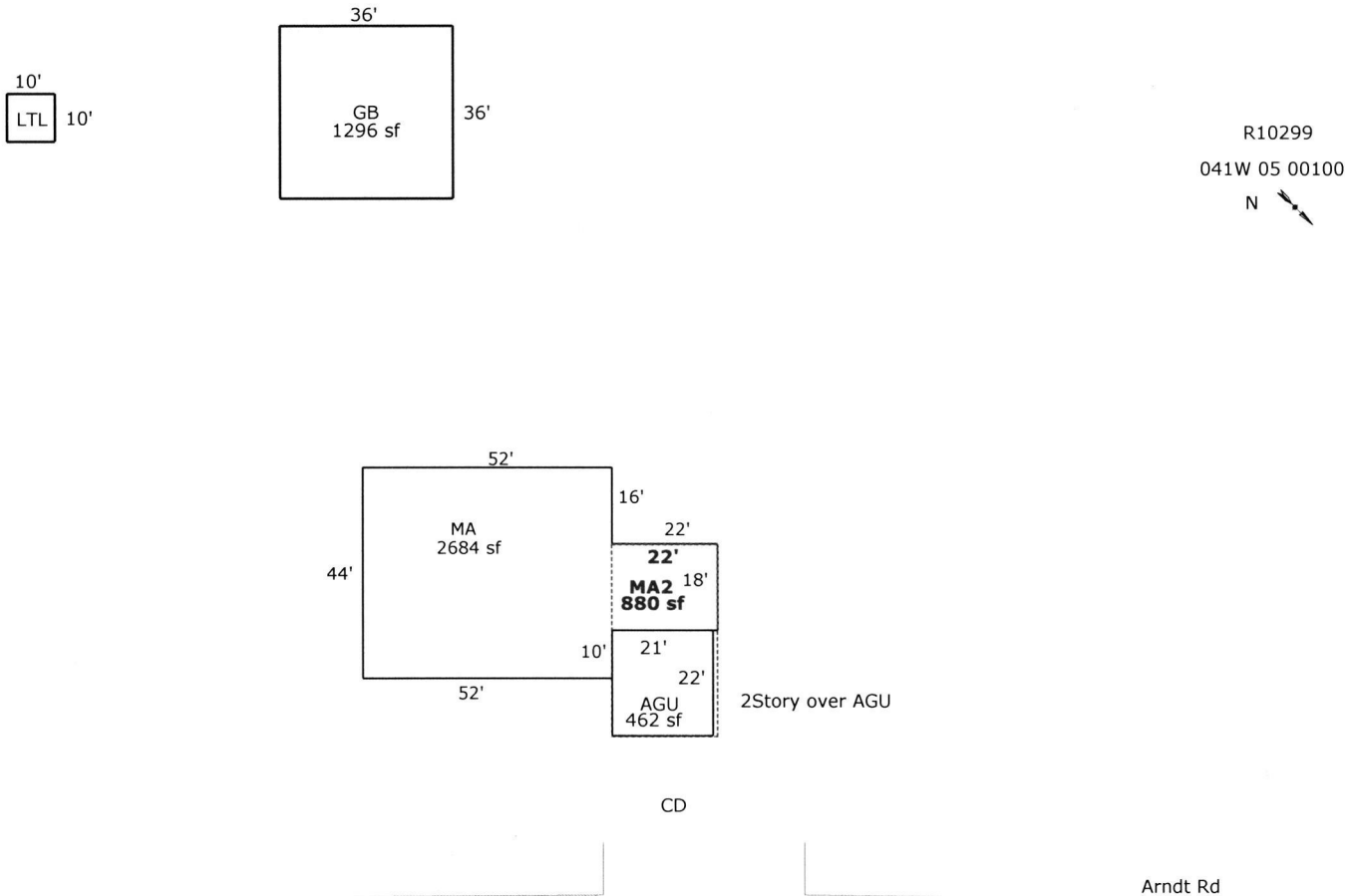
Zip 97002

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code                                   | Description | Factor | Net Size | Perimeter | Net Totals |
|----------------------------------------|-------------|--------|----------|-----------|------------|
| GLA1                                   | MA          | 1.00   | 2684     | 236       | 2684       |
| GLA2                                   | MA2         | 1.00   | 880      | 124       | 880        |
| GBA1                                   | GB          | 1.00   | 1296     | 144       |            |
|                                        | LTL         | 1.00   | 100      | 40        | 1396       |
| GAR                                    | AGU         | 1.00   | 462      | 86        | 462        |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 3564       |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 1396       |

## Comment Table 1

Apex 7/27/11 Jane

## Comment Table 2

JSS 4.324

## Comment Table 3

SV L4