

Summary

Lead Appr: WW Clerk: WW 7.25.24 Lead Clerk: Appr: JJS 7.26.24

Print Date: 12/14/2023

Acct ID: 510276 MTL: 041W030000900 Date: 1.29.24 Appr: JJS Prop Class: 551 RMV Prop Class: 501

Situs: 12712 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 49002 Year: 2024

Last Date Appraised: 03/24/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: DCEQ BOARDING LLC Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 682277

RMV Land: 764710 RMV Imp: 844510 RMV Total: 1609220 MAV: 625660 MSAV: 56617 SAV: 106253

Comment: 23-24: L4 03.24.23 GRH

Notations

UPD Inv, New HA/MP @ 35%, re-tag

23-006809 EQUINE 200x100 INDOOR RIDING ARENA

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Workflow was closed - created new. WW 4.23.24

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	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: 21220	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE			Fire Patrol:	Description:		
Comments: Liability year - 2009 / 1500060						
Site: 3	Code Area: 15560	Size: 25.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 541160	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE			Fire Patrol:	Description:		
Comments: Liability year - 1977 / 1500060: 01-02; COMBINED LAND SEG, SAME SOIL CLASS SAME LIAB YEAR, 17.94 ACRES TOTAL						
Site: 4	Code Area: 15560	Size: 2.26 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 43600	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE			Fire Patrol:	Description:		
Comments: Liability year - 1977 / 1500060: 01-02; COMBINED LAND SEGs, SAME SOIL CLASS, SAME LIAB YEAR, 1.72 ACRES TOTAL						
Site: 5	Code Area: 15560	Size: 6.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 3760	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE			Fire Patrol:	Description:		
Comments: Deer Creek						
Site: 6	Code Area: 15560	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL			RMV: 109970	Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE			Fire Patrol:	Description:		
Comments: Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM CLEARABLE PASTURE TO FARM WOODLOT						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 141	Year Blt: 1976	Eff Year Blt: 1987	Sq.Ft: 2570	% Complete: 100
Desc: One Story Only		Dimensions:	RMV: 374140			
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	
First Floor	4	Finished	2570	3	FB-3	1976	1987	ROOF+, FP, HVAC+, KIT+, BATH - 3	Exception: Y N
Garage Attached	4	Low Cost	738	0	0	1976	1987	ROOF+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	0	1987	30504	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 351	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)		Dimensions: 60x40	RMV: 9800			
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	2400	0	0	1970	1970	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 3	Code Area: 15560	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 90	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 10x9	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	0	Finished	90	0	0	0	0	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: 1997	Eff Year Blt: 2002	Sq.Ft: 11400	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions:	RMV: 203730
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	6	Finished	11400	0	HB-1	1997	2002	BTH - 1, GOOD Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 5	Code Area: 15560	Stat Class: 351	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 1440	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 48x30	RMV: 15210
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	1440	0	0	2001	2001	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 6	Code Area: 15560	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 288	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions: 24x12	RMV: 1130
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 Heavy Duty	4	Finished	288	0	0	2002	2002	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 7	Code Area: 15560	Stat Class: 316	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 12960	% Complete: 100
Desc: Arenas (HA)					Dimensions:	RMV: 115280
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
Horse Arena	5	Finished	12960	0	0	2002	2002	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: 351	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 3840	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 40x96	RMV: 90700
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	3840	0	0	2004	2004	GOOD Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

MISCELLANEOUS	5	0	2004	25200	1	Exception: Y N
---------------	---	---	------	-------	---	----------------

Bldg: 9	Code Area: 15560	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 432	% Complete: 100			
Desc: Lean-to Heavy (LTH)					Dimensions:	RMV: 1690			
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 Heavy Duty	4	Finished	432	0	0	2002	2002	Exception: Y N	
Accessories									
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

Bldg: 10	Code Area: 15560	Stat Class: 355		Year Blt: 2002		Eff Year Blt: 2002		Sq.Ft: 432		% Complete: 100	
Desc: Lean-to Heavy (LTH)						Dimensions:		RMV: 1690			
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 Heavy Duty	4	Finished	432	0	0	2002	2002	Exception: Y N			
Accessories											
Description					Class	Size	SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available											

Bldg: 11	Code Area: 15560	Stat Class: 355	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 288	% Complete: 100			
Desc: Lean-to Heavy (LTH)					Dimensions:	RMV: 1130			
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 Heavy Duty	4	Finished	288	0	0	2002	2002	Exception: Y N	
Accessories									
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

Bldg: 12	Code Area: 15560	Stat Class: 355		Year Blt: 2002		Eff Year Blt: 2002		Sq.Ft: 288		% Complete: 100	
Desc: Lean-to Heavy (LTH)						Dimensions: RMV: 1130					
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 Heavy Duty	4	Finished	288	0	0	2002	2002	Exception: Y N			
Accessories											
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available											

Bldg: 13	Code Area: 15560	Stat Class: 355		Year Blt: 2002		Eff Year Blt: 2002	Sq.Ft: 288	% Complete: 100	
Desc: Lean-to Heavy (LTH)						Dimensions:		RMV: 1130	
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 Heavy Duty	4	Finished	288	0	0	2002	2002	Exception: Y N	
Accessories									
Description				Class	Size	SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

Bldg: 14	Code Area: 15560	Stat Class: 353	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 2400	% Complete: 100		
Desc: Machine Shed (MS)			Dimensions: 60x40			RMV: 27750		
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	2400	0	0	1994	1994	AVG
							Exception:	Y N
Accessories								
Description	Class	Size	SqFt	Eff Yr Blt	RMV	Quantity		
MISCELLANEOUS	5	0	1994	10500	1	Exception:	Y N	

316 HAS 200x100 bwd 2023 new @ 35%
341 MPS 12x160 bwd 2023 new @ 35%.

Percent Complete Form

Account # 510270

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings &		
Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: HA w/MP

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR 335 Date 1/29/24 YR For 24/25 % COMP 35%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # 510276 DATE: _____ RMV CLASS _____ PROP CLASS _____
MTL _____ APPR _____ TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

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: _____

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: _____

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: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE HA
STAT / CLASS 316
SIZE 100x200

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2022
EFF YR 2023
% COMP 35
EXCEPT Y N
MISC: _____

COMMENT: Re-tag

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE MP
STAT / CLASS 341
SIZE 12x100

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT 2023
EFF YR 2023
% COMP 35
EXCEPT Y N
MISC: _____

COMMENT: Re-tag

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____









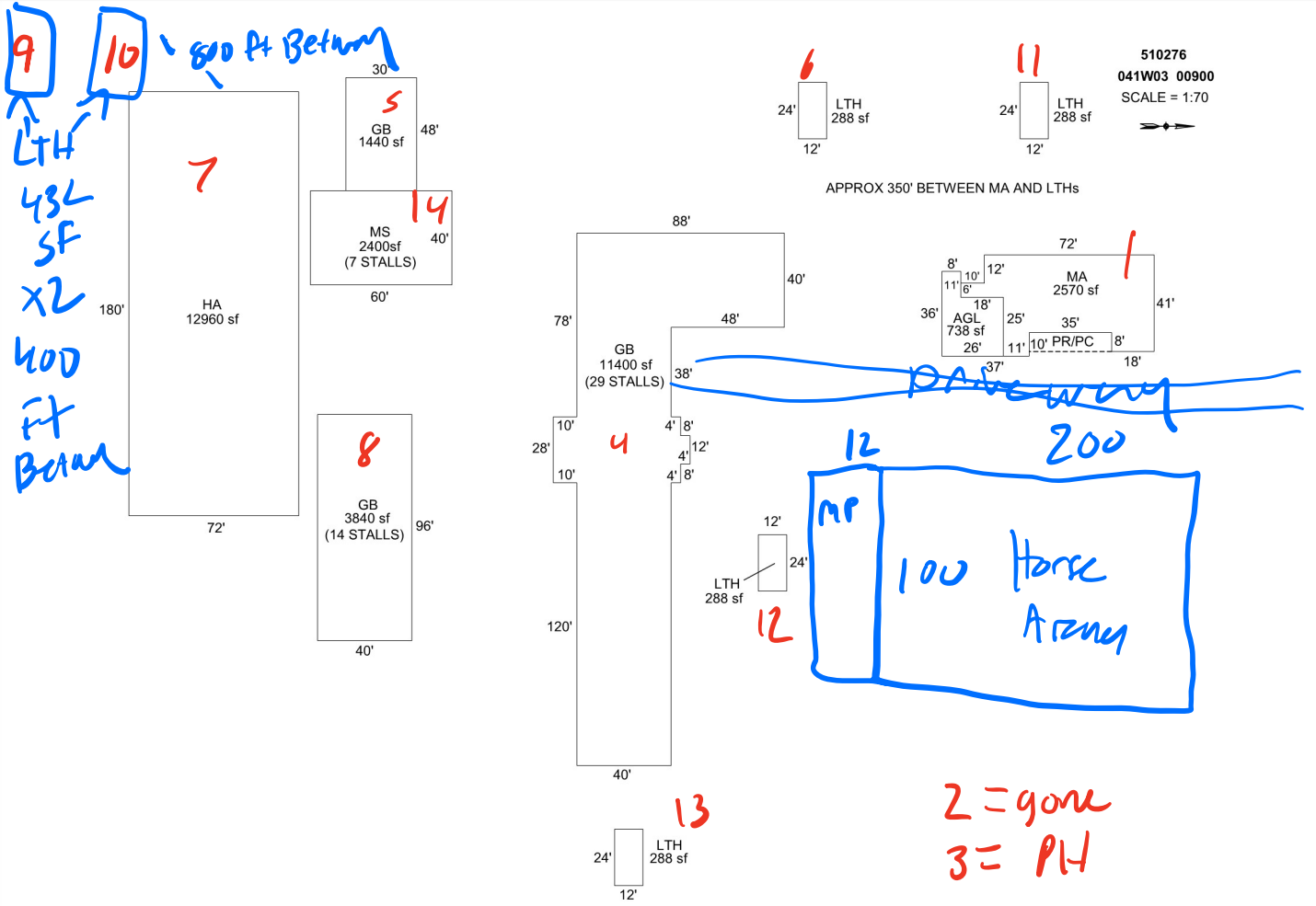


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510276 Parcel No.: 041W03 00900
 Property Address: 12712 ARNDT RD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	11400.0	664.0	
	HA	1.0	12960.0	504.0	
	MS	1.0	2400.0	200.0	
	GB	1.0	1440.0	156.0	
	GB	1.0	3840.0	272.0	
	LTH	1.0	288.0	72.0	
	LTH	1.0	288.0	72.0	
	LTH	1.0	288.0	72.0	
	LTH	1.0	288.0	72.0	33192.0
GLA1	MA	1.0	2570.0	266.0	2570.0
GAR	AGL	1.0	738.0	124.0	738.0
	Net LIVABLE	cnt	1	(rounded)	2,570
	Net BUILDING	cnt	9	(rounded)	33,192

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/27/16
 UPDATED BY CJURAN 05/11/2023

COMMENT TABLE 2

GRH 03/24/2023

L1 1.29.24

COMMENT TABLE 3

SV L4

Tays JJS