

Acct ID: 512203 MTL: 042W360000300 Date: **10/6/23** Appr: **9/21/23** Prop Class: **911** RMV Prop Class: 451
 Situs: 9344 BROADACRES RD NE AURORA OR 97002 **JJS** MaSaNh: 02 06 000 Unit: 55180 Year: **2023**
 Last Date Appraised: 12/03/2019 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: 2024 - NEW CONSTRUCTION (Miscellaneous) **2024**
 Owner: USPENSKA CHURCH Roll Type: R
 Cycle **(Tag)** Sales Verification Other: _____ Inspection level: **1 2** 3 4 LCB TTO **(INSP)** AV: 0
 RMV Land: 295770 RMV Imp: 1802640 RMV Total: 2098410 MAV: 0 MSAV: 0 SAV: 0

Comment:
Add new Church
Input JJS 8.23.24
22-005104 New replacement Church building C/O 8/23/23

Notations
 No notation data available.
INPUT, JJS, 2.23.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE X2	40000	15600	0

Land
 Site: 1 Code Area: 15600 Size: 2.16 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **2BD** Value Source: Rural Restrictive Description: **GSOIL** RMV: 255770 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 48800 07-08: RECALC SETUP; #10 9/18/06

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15600	Stat Class: 901	Year Blt: 1910	Eff Year Blt: 1910	Sq.Ft: 0	% Complete: 100
Desc: PARSONAGE			Dimensions:		RMV: 454490	
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	3	Finished	2829	0	FB-2	1910	1970	Main house	Y N

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

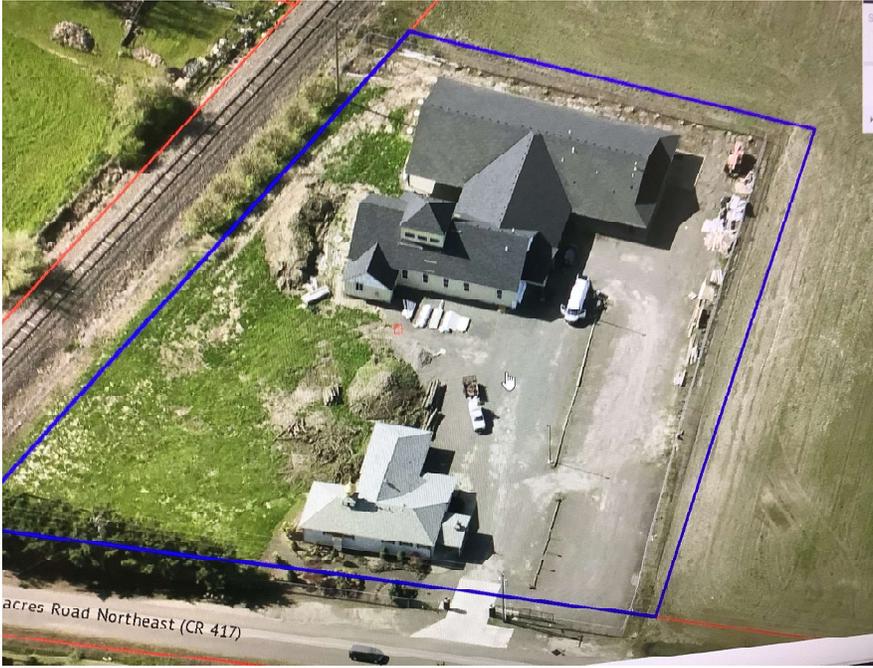
Bldg: 2 Code Area: 15600 Stat Class: 901 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100
 Desc: PARSONAGE **MEETING HALL** Dimensions: RMV: 1348150
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	5500	0	0	0	0		Y N

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

Add new Church/Parsonage



4123
Aerial



New addition ← → Opposite side



Back of Existing

Existing BLDG + New overhang



New Covered Patio



New AC? Back of Existing



Existing MA (Front) ← → Back



Existing MA OSD



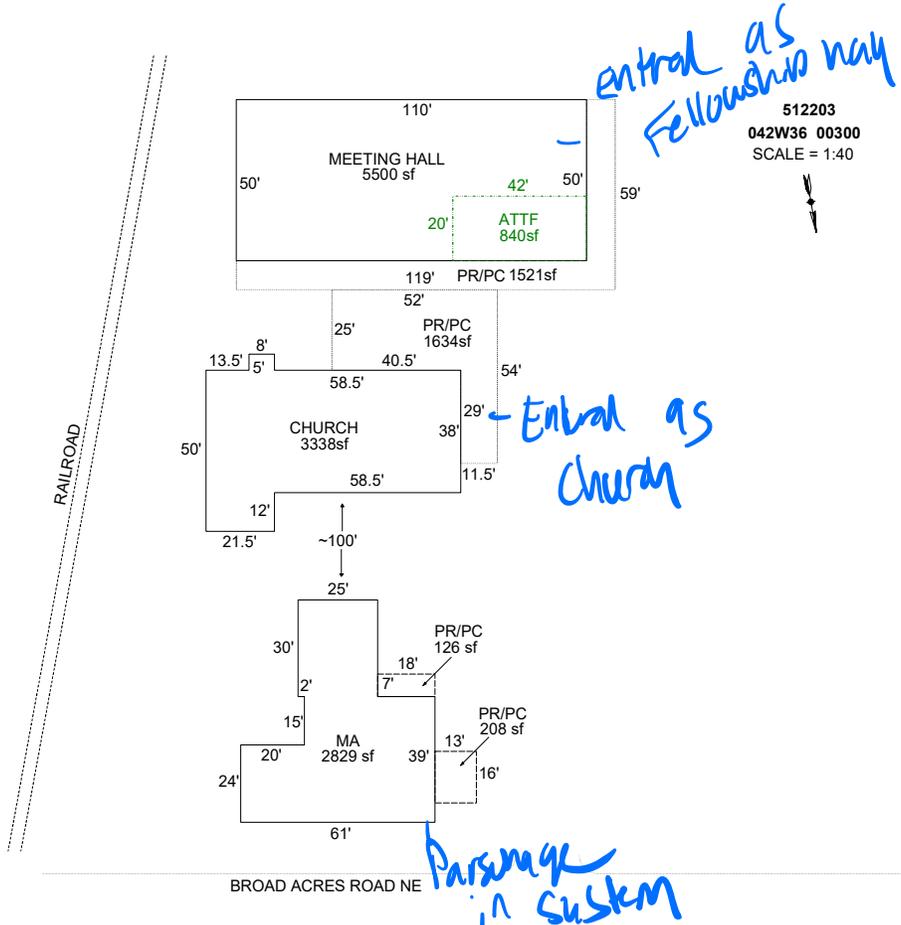
Full view

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512203 Parcel No.: 042W36 00300
 Property Address: 9344 BROADACRES 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	CHURCH	1.0	3338.0	270.0	3338.0
GLA1	MA	1.0	2829.0	264.0	
	MEETING HALL	1.0	5500.0	320.0	8329.0
GLA2	ATTF	1.0	840.0	124.0	840.0
P/P	PR/PC	1.0	126.0	50.0	
	PR/PC	1.0	208.0	58.0	
	PR/PC	1.0	1633.5	212.0	
	PR/PC	1.0	1521.0	356.0	3488.5
	Net LIVABLE	cnt	3 (rounded)		9,169
	Net BUILDING	cnt	1 (rounded)		3,338

COMMENT TABLE 1

APEXED BY NRC 02/20/2009
 UPDATED BY JRONDEMA 4/16/19
 UPDATED BY CJURAN 10/04/2023 22-005104
 & MEETING HALL CORRECTION

COMMENT TABLE 2

JJS 11/8/23
 JJS 8.21.24

COMMENT TABLE 3

TAGS L4
 L3 Code

Commercial Property Appraisal

Marion County

FELLOWSHIP HALL - UPENSKA CHURCH

Stat Class 901 - PARSONAGE

Account ID 512203

Notes 24-25: L3 7.26.24 JJS

Total Sq Ft 5,500

MA-SA-NH 02-06-000

Component - FELLOWSHIP HALL - UPENSKA CHURCH

Stat Class 901 - PARSONAGE

Notes 24-25: L3 7.26.24 JJS

Cost Approach

ZIP Code 97002

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - FELLOWSHIP HALL - UPENSKA CHURCH

Type Building

Size 5,500 sq ft

Perimeter 320 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
516	Fellowship Hall	100	3.0	D Wood or Steel Framed Exterior Walls	14.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	5,500	\$154.50	\$849,750	\$59,483	\$790,267
3	Default Heating	5,500	\$18.66	\$102,630	\$7,184	\$95,446
2	Default Walls	5,500	\$29.17	\$160,435	\$11,230	\$149,205
764	Fire Alarm System	5,500	\$3.25	\$17,875	\$1,251	\$16,624
				\$1,130,690	\$79,148	\$1,051,542

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$113,069.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 5 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$1,156,696

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,156,696	+	-	= \$1,156,696
					\$1,156,696

Commercial Property Appraisal

Marion County

UPENKSA CHURCH

Stat Class 901 - PARSONAGE

Account ID 512203

Notes

Total Sq Ft 3,338

MA-SA-NH 02-06-000

Component - UPENKSA CHURCH

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97002

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - UPENKSA CHURCH

Type Building

Size 3,338 sq ft

Perimeter 270 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	D Wood or Steel Framed Exterior Walls	14.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,338	\$223.30	\$745,375	\$7,454	\$737,921
3	Default Heating	3,338	\$29.23	\$97,570	\$976	\$96,594
2	Default Walls	3,338	\$32.42	\$108,218	\$1,082	\$107,136
764	Fire Alarm System	3,338	\$3.25	\$10,849	\$108	\$10,741
				\$962,012	\$9,620	\$952,392

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$96,201.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 1 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$1,047,631

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$1,047,631	+	-	=	\$1,047,631	=	\$1,047,631	\$1,047,631