

Summary

Lead Appr: **WW 12.12.24** Clerk: _____ Lead Clerk: _____ Appr: **JJS 12.24.24** Print Date: 9/24/2024

Acct ID: 510276 MTL: 041W030000900 Date: **11/20/24** 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: 01/29/2024 Appraiser: JORDAN SCHULTZ Retag: **Y** Tag info: 2025 - NEW CONSTRUCTION (Completion)

Owner: DCEQ BOARDING LLC Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1** **2** **3** **4** LCB **TTO** INSP AV: 737897

RMV Land: 764710 RMV Imp: 1048640 RMV Total: 1813350 MAV: 614200 MSAV: 56617 SAV: 109472

Comment: 24-25: L2 1.29.24 JJS
23-24: L4 03.24.23 GRH

Horse Arena @ 100%. split GB into two MP's

RP/MS	Code	Description	What is the farming activity this property is engaged in?
RP	ZONED	FARM EFU ZONED	Equestrian center - boarding, training and riding of over 35 horses. Stall leasing, paddocks and grazing. Arenas and trails for riding and jumping.

OSDs Chris 12/18/24

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 SEG, 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 LIABILITY 1977 (researched tsg)					
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: 447920
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	BATH - 3, KIT+, HVAC+, FP - 2, ROOF+	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: 3	Code Area: 15560	Stat Class: 301	Year Blt: 1976	Eff Year Blt: 1976	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	1976	1976		Exception: Y N

Accessories

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

Bldg: 15	Code Area: 15560	Stat Class: 316	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 20000	% Complete: 35		
Desc: Arenas (HA)			Dimensions: 100x200			RMV: 127010		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 61750	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Horse Arena	5	Finished	20000	0	0	2023	2023	GOOD
							Exception: Y N	
Accessories								
Description			Class	Size	SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available								

Bldg: 16	Code Area: 15560	Stat Class: 351	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 1200	% Complete: 35
Desc: General Purpose Building (GB)					Dimensions: 100x12	RMV: 10960

Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 5330		Adjust:		Adjust RMV: 0	
Floors											
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory			
General Purpose Bldg	4	Finished	1200	0	0	2023	2023	FAIR			Exception: Y N
Accessories											
Description				Class	Size SqFt		Eff Yr Blt	RMV	Quantity		
No accessory data available											

341 MF S 400 SF Good 2023 new X2

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:

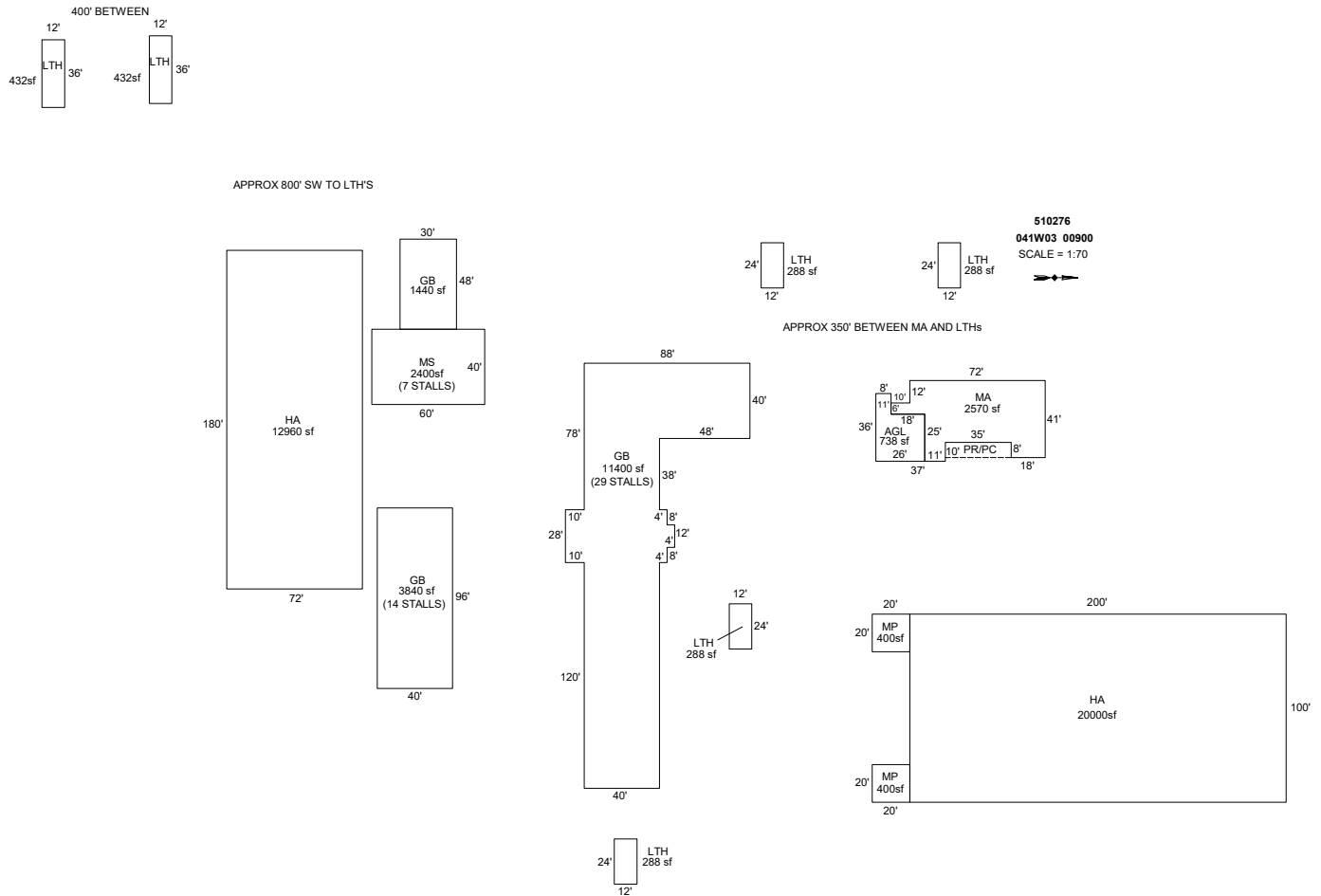
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	11400.0	664.0	33992.0
	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	
	MP	1.0	400.0	80.0	
	MP	1.0	400.0	80.0	
GBA6	HA	1.0	20000.0	600.0	20864.0
	LTH	1.0	432.0	96.0	
	LTH	1.0	432.0	96.0	
GLA1	MA	1.0	2570.0	266.0	2570.0
GAR	AGL	1.0	738.0	124.0	738.0
	Net LIVABLE	cnt	0	(rounded)	2,570
	Net BUILDING	cnt	14	(rounded)	54,856

DRAWN BY JRONDEMA 12/27/16
 UPDATED BY CJURAN 05/11/2023
 UPDATED BY WWILLIAMS 4.24.24
 UPDATED BY CLOBERG 11/26/24

COMMENT TABLE 2

GRH 03/24/2023
JJS 1.29.24
JJS 11/20/24

COMMENT TABLE 3

SV L4
TAGS L1
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510276

Parcel No.: 041W03 00900

Property Address: 12712 ARNDT RD NE

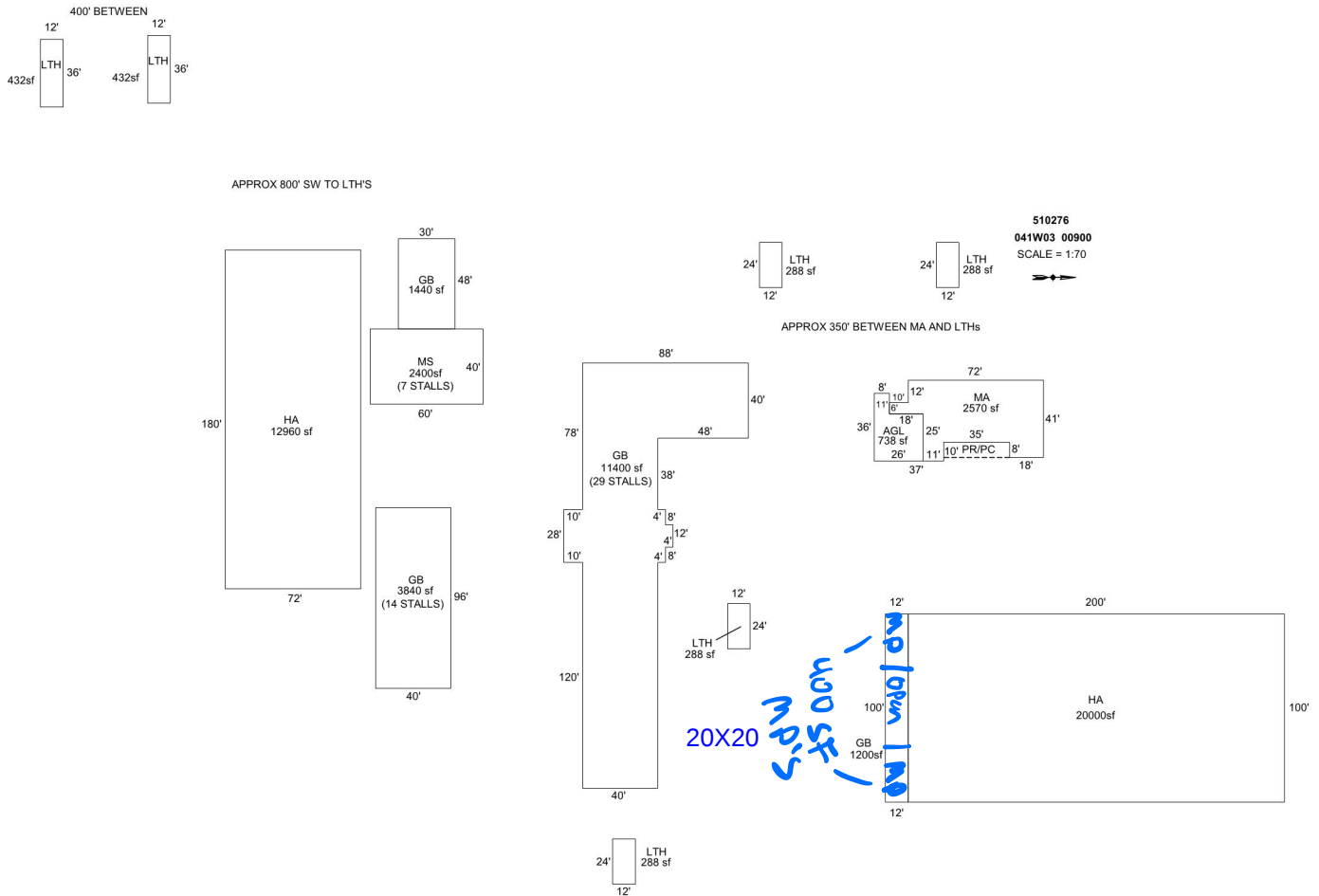
ZipCode: 97002

Owner:

Client Address:

Inspection Date:

SKETCH



Sketch by ApexSketch

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
GBA3	GB	1.0	1200.0	224.0	1200.0
GBA6	HA	1.0	20000.0	600.0	
	LTH	1.0	432.0	96.0	
	LTH	1.0	432.0	96.0	20864.0
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	13	(rounded)	55,256

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/27/16
 UPDATED BY CJURAN 05/11/2023
 UPDATED BY WWILLIAMS 4.24.24

COMMENT TABLE 2

GRH 03/24/2023
JJS 1.29.24
JJS 11/20/24

COMMENT TABLE 3

SV L4
TAGS L1

Tays LZ

