

Acct ID: 510129 MTL: 031W340001800 Date: **11/19/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 12813 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 42364 Year: 2024

Last Date Appraised: 12/13/2023 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2025 - Tags/Permit (Completion)
 Owner: COLBRY, KYRAN Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 759980
 RMV Land: 695700 RMV Imp: 1179120 RMV Total: 1874820 MAV: 559360 MSAV: 59900 SAV: 157341

Comment: 24-25: L3 6.6.23 JJS
 24-25: L2 12.13.23 JJS
 23-24: L3 5.26.23 GRH
 23-24: L2 2.8.23 GRH
 22-23: L3 12.17.2021 GRH
 LEVEL 2 1.5.21 JS29

Notations *No Driveway access but no visible change, R/T*

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0
1	SAN	SA OSD - NO LANDSCAPE	30000	15560	0

Land *1/9/25 Chris*

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: 37500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009
 24-25: Land classes ok.

07-08: RECALC SETUP; #29 9/13/06

Site: 2 Code Area: 15560 Size: 10.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 413540 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500060

Site: 3 Code Area: 15560 Size: 0.77 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 27560 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 4 Code Area: 15560 Size: 2.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Woodlot Description: TWO BENCH IRR RMV: 103880 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 08-09: 8BENCH PROJECT- CHG OF SOIL TO 3 ACRES WOODLOT AND BALANCE IS CHG'D TO 2BENCH DRY// 01500060

Site: 5 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: 37500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2024 (was 2BI liability year 1977)

Site: 6 Code Area: 15560 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 720 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977
 Flood area

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 15560 Stat Class: 148 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 122860
 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
Garage Oversized Detached	4	Finished	1728	0	0	1997	1997	ROOF

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 468 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2250 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 101990
 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: Y N
First Floor	6	Finished	2250	3	FB-2	1995	1995	BATH - 2, KIT-, HVAC+, ROOF+, SKRT+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	390	1995	3003	0	Y N
ROOF EXTENSION OR PATIO COVER	6	390	1995	3959	0	Y N

Bldg: 6 Code Area: 15560 Stat Class: 152 + Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 5423 % Complete: 65
 Desc: Multi Story above grade Dimensions: RMV: 954270
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 140720 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	5423	4	FB-3/ HB-1	2021	2021	BATH - 3, BTH - 1, BATH+, FP - 2, KIT+, HVAC, ROOF	Y N
Attic	5	Unfinished	2987	0	0	2021	2021		Y N
Attic	5	Unfinished	450	0	0	2021	2021		Y N
Garage Attached	5	Finished	1684	0	0	2021	2021	ROOF	Y N

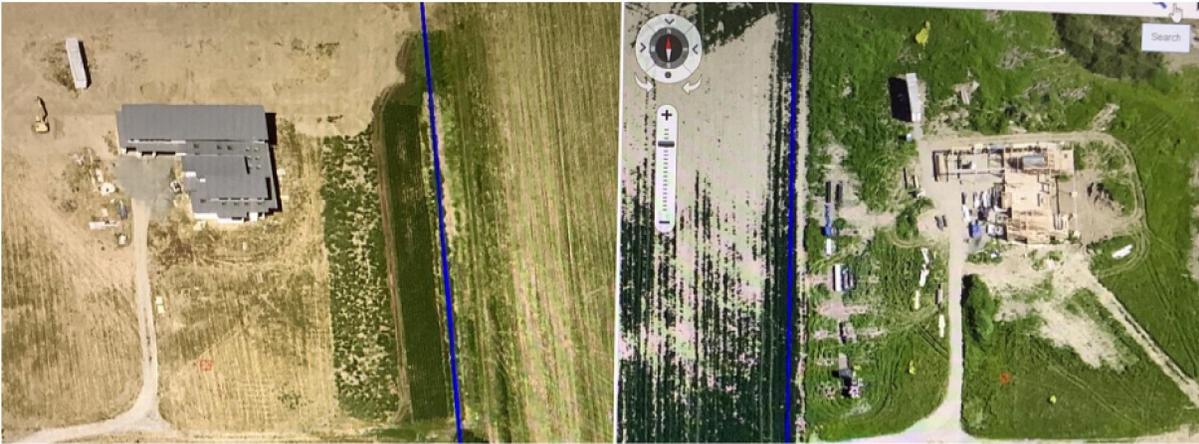
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
OUTDOOR AMENITIES FP / KITCHEN	5	0	2021	10500	1	Y N
YARD IMPROVEMENTS GOOD	5	0	2021	30240	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



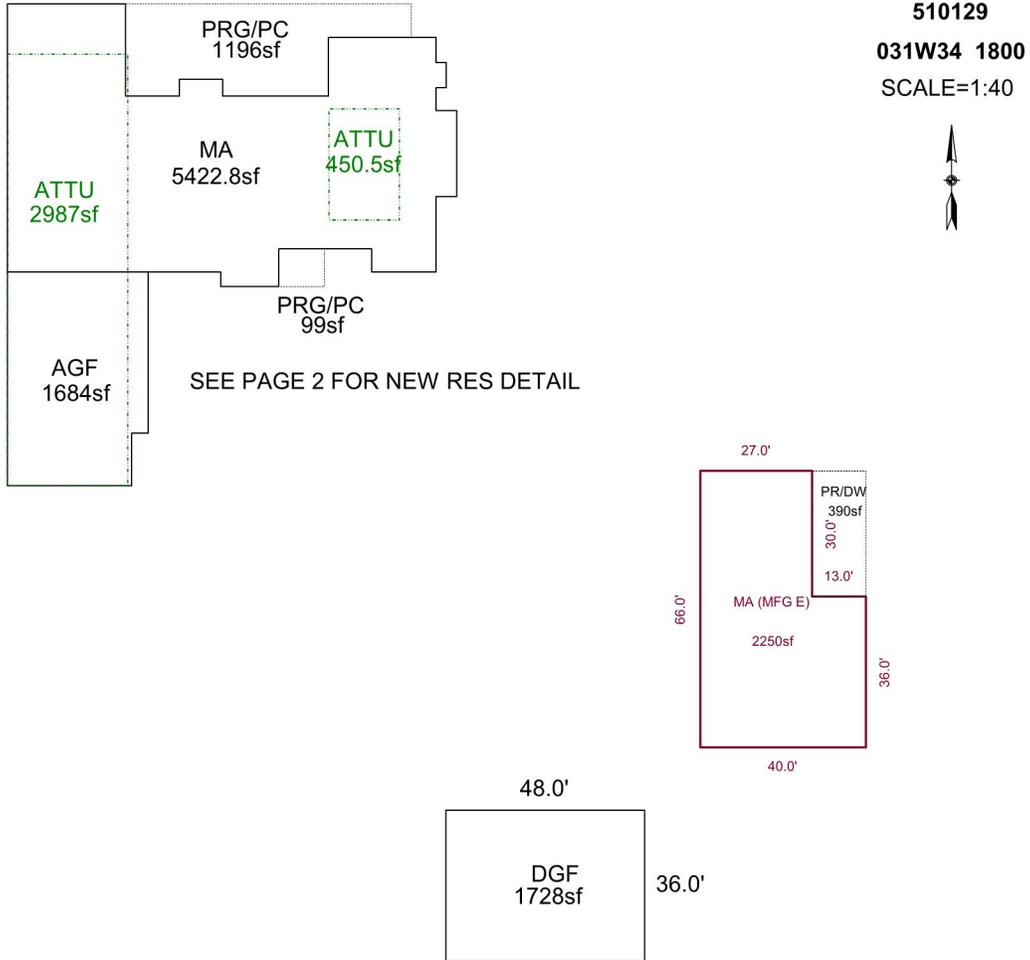


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510129 Parcel No.: 031W34 1800
 Property Address: 12813 Arndt Rd NE
 City: Aurora County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MA (MFG E)	1.0	2250.0	212.0	2250.0
GLA1	MA	1.0	5422.8	404.0	5422.8
GLA2	ATTU	1.0	2987.0	264.0	
	ATTU	1.0	450.5	87.0	3437.5
GAR	DGF	1.0	1728.0	168.0	
	AGF	1.0	1684.0	170.0	3412.0
P/P	PRG/PC	1.0	99.0	40.0	
	PRG/PC	1.0	1196.0	190.0	
	PR/DW	1.0	390.0	86.0	1685.0
	Net LIVABLE	cnt	3 (rounded)		8,860
	Net BUILDING	cnt	1 (rounded)		2,250

COMMENT TABLE 1

Apex by RW 03/17/08
 UPD BY PHU 08.26.20 / # 555-20-000857
 UPDATED BY CJURAN 08/30/2021
 UPDATED BY WWILLIAMS 2/29/24

COMMENT TABLE 2

JIS 12.13.23
JSS 11.19.24

COMMENT TABLE 3

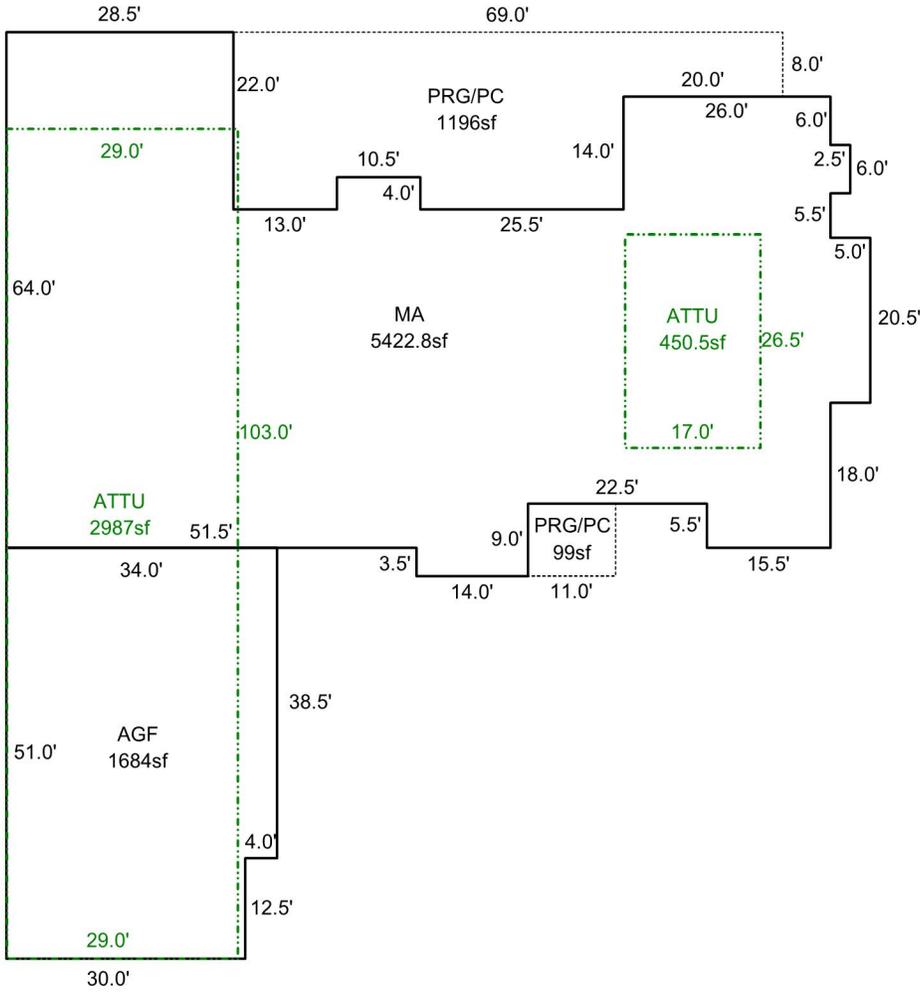
TAGS L2
Tags L3

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SKETCH



510129
 031W34 01800
 SCALE=1:20



SEE PAGE 1 FOR ALL BLDGS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	5422.8	404.0	5422.8
GLA2	ATTU	1.0	2987.0	264.0	
	ATTU	1.0	450.5	87.0	3437.5
GAR	AGF	1.0	1684.0	170.0	1684.0
P/P	PRG/PC	1.0	1196.0	190.0	
	PRG/PC	1.0	99.0	40.0	1295.0

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JIS 12.13.23

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TAGS L2

Net LIVABLE cnt 3 (rounded) 8,860