

Acct ID: 512203 MTL: 042W360000300 Date: 1/15/25 Appr: JJS Prop Class: 911 RMV Prop Class: 451  
 Situs: 9344 BROADACRES RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 55180 Year: 2024

Last Date Appraised: 10/06/2023 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2024 - NEW CONSTRUCTION (Addition)

Owner: USPENSKA CHURCH Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0

RMV Land: 382250 RMV Imp: 2395314 RMV Total: 2777564 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 10.6.23 JJS

*Addition complete in 2024, close tag*

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	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: TWO BENCH DRY RMV: 292250 Exception: Y N  
 Adjustment(s): GSOIL 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: 2829 % Complete: 100  
 Desc: PARSONAGE Dimensions: RMV: 190987  
 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	3	Finished	2829	0	FB-2	1910	1970	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 15600 Stat Class: 901 Year Blt: 2023 Eff Year Blt: Sq.Ft: 3338 % Complete: 100  
 Desc: PARSONAGE Dimensions: RMV: 1047631  
 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
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No floor data available

**Accessories**

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

Bldg: 4 Code Area: 15600 Stat Class: 901 Year Blt: 2019 Eff Year Blt: Sq.Ft: 5500 % Complete: 100  
 Desc: PARSONAGE Dimensions: RMV: 1156696  
 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
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No floor data available

**Accessories**

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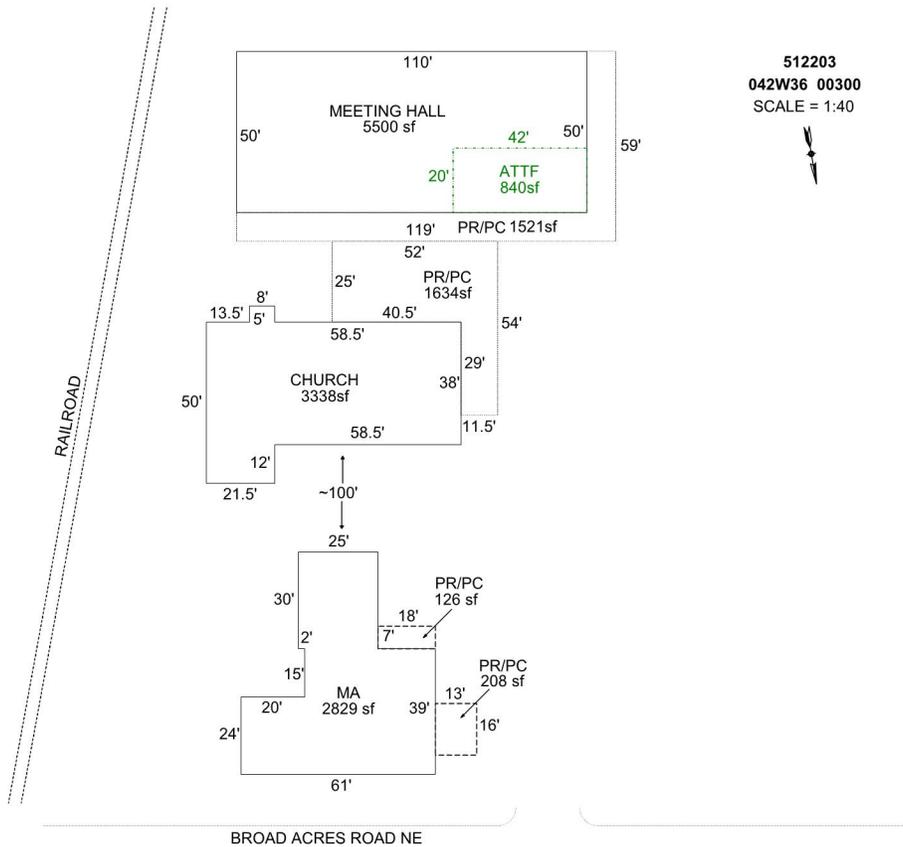
No accessory data available

# 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

### 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

JSS 1/15/25

### COMMENT TABLE 3

Tags L3

Net LIVABLE	cnt	3	(rounded)	9,169
Net BUILDING	cnt	1	(rounded)	3,338

# 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