

Summary

Lead Appr: ww 3.18.25 Clerk: _____ Lead Clerk: _____ Appr: JJS 3.19.25

Print Date: 9/24/2024

Acct ID: 350042 MTL: 041W150000402 Date: 1/8/25 Appr: JJS Prop Class: 940 RMV Prop Class: 450 451

Situs: _____ MaSaNh: 02 06 000 Unit: 93572 941 Year: 2024

Last Date Appraised: 05/01/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (TAGS/PERMIT)

Owner: AURORA RURAL FIRE PROTECTION DIST Roll Type: R

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

RMV Land: 469830 RMV Imp: 0 RMV Total: 469830 MAV: 0 MSAV: 0 SAV: 0

Comment: LEVEL 4 C19 5-1-20 06WV

Notations New Firehouse @ 100'. (Marshul & Swift Attached)

No notation data available.

OSDs

No OSD data available.

2BI 5.02
2BD 3.58
4BI 1.40

Land

Site: 1 Code Area: 15560 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0

Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 469830 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 21-22: #06 CYCLE C19, NO CHG //14-15 CYCLE. NO CHANGE. JS #29//12-13: EXEMPT ACREAGE FOR RURAL FIRE PROTECTION// 01-02: ACREAGE DISQ FOR COMMUNICATION SITE. //04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE// 04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Commercial Property Appraisal

Marion County

Fire Station

Stat Class 390 - Farm Marshall Swift

Account ID 350042

Notes 25-26: NEW FIREHOUSE

Total Sq Ft 6,968

MA-SA-NH 02-06-000

Component - Fire Station

Stat Class 390 - Farm Marshall Swift

Notes

Cost Approach

ZIP Code 97002

Data Collected 1/1/2025

Local Multiplier (Default)

Reporting Date 1/2025

Cost Data Set 1/2025

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Fire Station

Type Building

Size 6,968 sq ft

Shape Very Irregular

of Stories 1

CHANGES AFTER CONVERSATION WITH
CRAIG. WW/JJS

Occupancy

Code	Description	%	Quality	Class	Height (ft)
322	Fire Station (Staff)	100	3.0	D Wood or Steel Framed Exterior Walls	12.0

80 2.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	6,968	\$214.27	\$1,493,033	\$0	\$1,493,033
617	Complete HVAC	6,968	\$45.54	\$317,323	\$0	\$317,323
2	Default Walls	6,968	\$34.21	\$238,375	\$0	\$238,375
681	Sprinklers	6,968	\$8.72	\$60,761	\$0	\$60,761
				\$2,109,492	\$0	\$2,109,492

Depreciation

Marshall & Swift Tables Eff. Age 0 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$2,574,052

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$464,560	+	\$2,109,492	+		-		=	\$2,574,052	\$2,109,492



5 Latest • Image 2 of 9 • 01/05/2025



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 350042		Parcel No.: 041W150000402			
Property Address: 12810 EHLEN ROAD NE					
City: AURORA		County: MARION		State: OR	
				ZipCode: 97002	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			

SKETCH

350042

041W150000402

SCALE = 1:40

ACCESS ROAD

EHLEN ROAD NE

UNDERGROUND WATER TANK

PREFAB WATER PUMP HOUSE 272sf

FIRE STATION 6968sf (FOUNDATION ONLY)

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX CREATED BY CJURAN 02/07/2024 23-007357 & 23-007422		
GBA1	FIRE STATION	1.0	6968.0	532.0				
	PRE-FAB	1.0	272.0	66.0	7240.0			
						COMMENT TABLE 2	COMMENT TABLE 3	
						JJS 1.8.25	T995 L3	
Net BUILDING						cnt	2 (rounded)	7,240