

Summary

Lead Appr: **WW**

Clerk:

Lead Clerk:

Appr: **JJS 5.29.25**

Print Date: 5/9/2025

Acct ID: 510128

MTL: 031W340001000

Date: **5/27/25**

Appr: **JJS**

Prop Class: 551

RMV Prop Class: 501

Situs: 13193 ARNDT RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 42362

Year: 2025

Last Date Appraised: 06/06/2024

Appraiser: JORDAN SCHULTZ

Retag: **Y**

Tag info:

Owner: THREE RIVERS DAIRY LLC

Roll Type: R

Cycle Tag Sales Verification Other: **FF**

Inspection level: 1 2 **3** 4

LCB TTO INSP

AV: 718226

RMV Land: 1081080

RMV Imp: 659695

RMV Total: 1740775

MAV: 540730

MSAV: 177496

SAV: 482226

Comment: 24-25: JJS 6.6.24 L3

NIC

Farm use ok: seed

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15560	0

Land

Site: 2	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: 10400	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009					
24-25: Updated land classes						
Site: 3	Code Area: 15560	Size: 86.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 935010	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 110					
Site: 4	Code Area: 15560	Size: 8.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 85670	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060: 01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 142	Year Blt: 1884	Eff Year Blt: 1973	Sq.Ft: 1975	% Complete: 100
Desc:	Multi Story above grade	Dimensions:	RMV: 250800			
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	4	Finished	1047	0	HB-1	1884	1973	ROOF, HVAC+, KIT+, BTH - 1	Y N
Attic	4	Finished	928	3	FB-1	1973	1973	HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1973	24075	1

Bldg: 3	Code Area: 15560	Stat Class: 138	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements	Dimensions:	RMV: 73830			
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:
Garage Oversized Detached	3	Finished	1320	0	0	2004	2004	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15560	Stat Class: 342	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 12160	% Complete: 100
Desc:	Metal Component Building (MC)	Dimensions: 80x152	RMV: 207090			
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		
Metal Componet Bldg	6	Finished	12160	0	0	2000	2000	AVG		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 342	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 8000	% Complete: 100
Desc: Metal Component Building (MC)					Dimensions: 100x80	RMV: 78520
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		
Metal Componet Bldg	5	Finished	8000	0	0	1990	1990	FAIR		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15560	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 9000	% Complete: 100
Desc: Frost Control					Dimensions: 90x100	RMV: 26851
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		
Frost Control	5	Finished	9000	0	0	2000	2000			Exception: Y N

Accessories

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

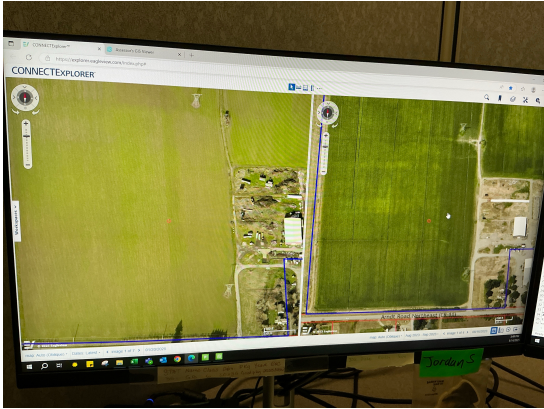
Bldg: 6	Code Area: 15560	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 20000	% Complete: 100
Desc: Frost Control					Dimensions:	RMV: 22604
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

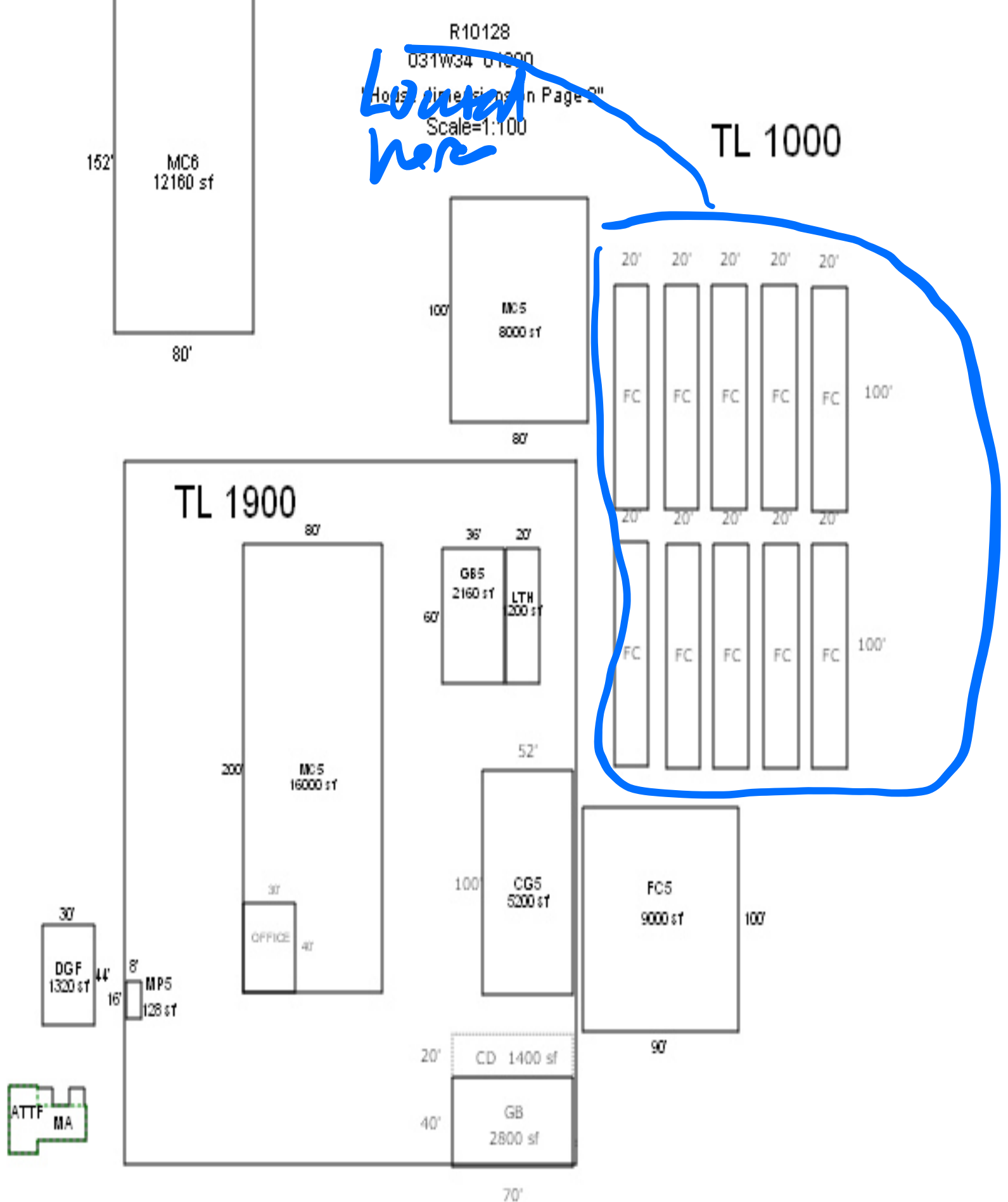
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Frost Control	4	Finished	20000	0	0	2000	2000			Exception: Y N

Accessories

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



R10128
031W34 01000
House Dimensions on Page 2
Scale=1:100
Located here



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