

Acct ID: 510129 MTL: 031W340001800 Date: 5/27/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 12813 ARNDT RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 42364 Year: 2025

Last Date Appraised: 11/19/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: COLBRY, KYRAN Roll Type: R

Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 782523

RMV Land: 715240 RMV Imp: 1147820 RMV Total: 1863060 MAV: 721080 MSAV: 61443 SAV: 153195

Comment: 25-26: L3 11.19.24 JJS
 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

**New MA still under construction, RT for 1/1/26
 Back 4.5 acres not currently being farmed; send
 letter to confirm plan...Front of property is okay
 (Grass Seed)**

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15560	0
1	SAN	SA OSD - NO LANDSCAPE	35000	15560	0

Land

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: 38070	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: 419910	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: 27980	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: 105480	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: 38070	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: 730	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: 115860
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
Garage Oversized Detached	4	Finished	1728	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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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: 105090
 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	6	Finished	2250	3	FB-2	1995	1995	KIT-, SKRT+, ROOF+, HVAC+, BATH - 2 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	390	1995	3775	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	390	1995	4976	0 Exception: 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: 926870
 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	5 +	Finished	5423	4	FB-3/ HB-1	2021	2021	KIT+, HVAC, ROOF, FP - 2, BATH+, BTH - 1, BATH - 3 Exception: Y N
Attic	5	Unfinished	2987	0	0	2021	2021	Exception: Y N
Attic	5	Unfinished	450	0	0	2021	2021	Exception: Y N
Garage Attached	5	Finished	1684	0	0	2021	2021	ROOF Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
OUTDOOR AMENITIES FP / KITCHEN	5	0	2021	10500	1 Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2021	35680	1 Exception: Y N

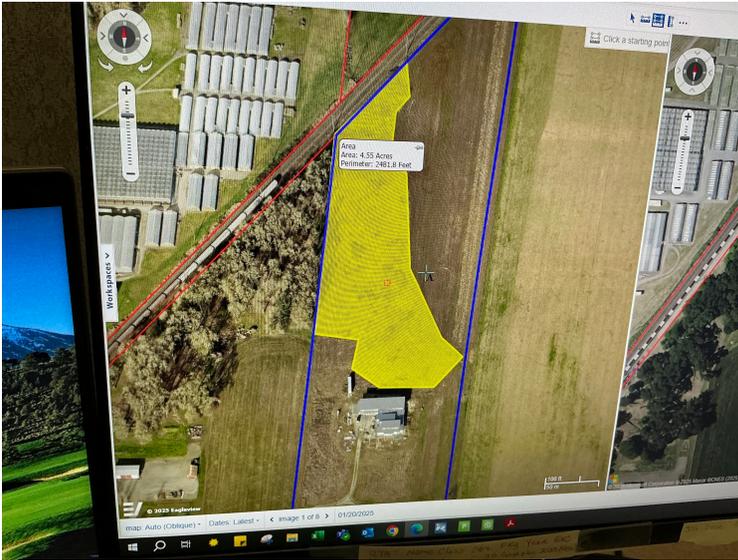
Improvements - Accessory Buildings

No improvement data available for all other stat class types.



05.26.23 L3

Front portion of property is ok. (→) old photo for comparison

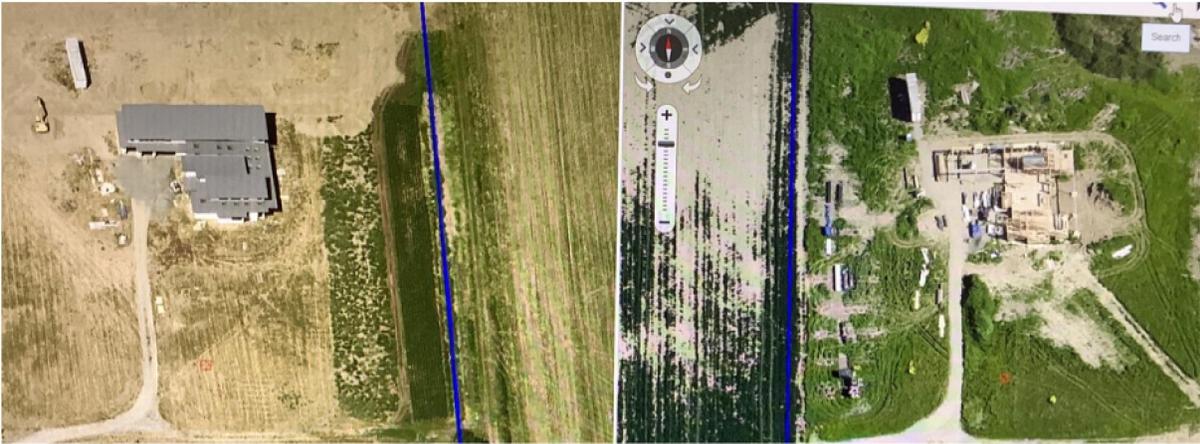


NO visible farming in this section yet. Send letter to confirm plan.

Per owner trees in highlighted area to be removed and converted to farmland.

12/13/23 Trio Photos



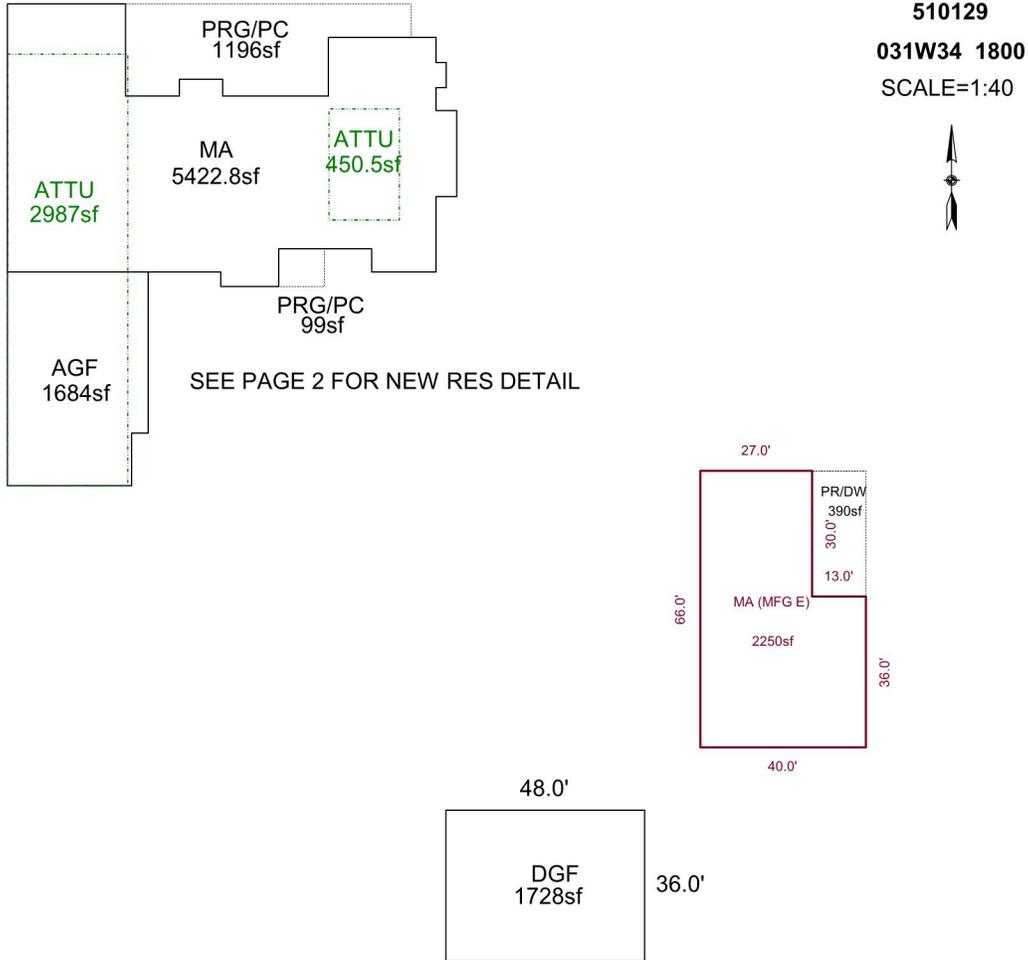


SKETCH/AREA TABLE ADDENDUM

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

JJS 12.13.23
JJS 5.27.25

COMMENT TABLE 3

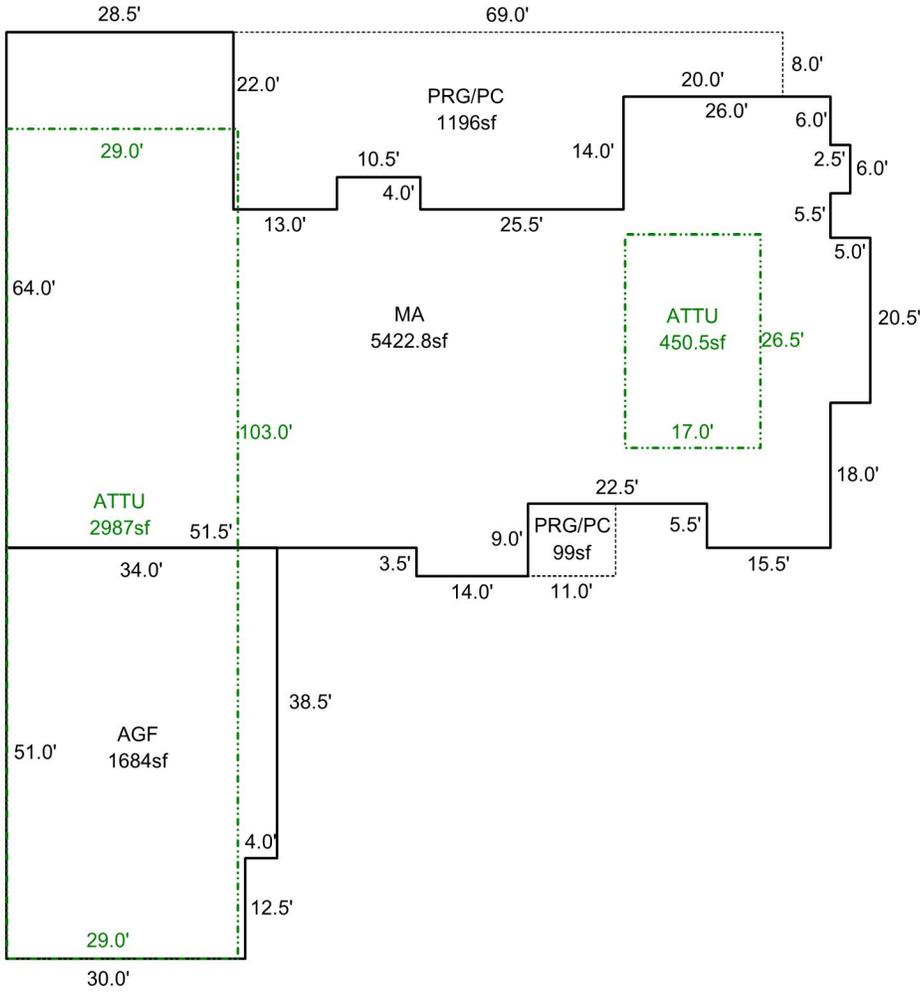
TAGS L2
FF L3

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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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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

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 3 (rounded) 8,860

Christina Wilkes-Oberacker - Fwd: Re: Colbry Property, 12813 Arndt Rd NE, Account # R10129 Lease information

From: John Sherwood
To: Wilkes-Oberacker, Christina
Date: 4/12/2021 2:11 PM
Subject: Fwd: Re: Colbry Property, 12813 Arndt Rd NE, Account # R10129 Lease information
Attachments: Signed 2018 pg 1.jpeg; Signed 2018 pg 2.jpeg; Signed Addendum 2020 .jpeg

>>> Kyran Colbry <kyran2@gmail.com> 04/07/21 2:46 PM >>>
 Mr Sherwood,

Sorry that my response took so long, new baby, toddler and Easter took their toll. I have included the farm lease and the addendum attached below. Please let me know if they don't come through or you need anything else.

As for our plans with the property. When we decided to build the new house we planned to make a number of other changes so that we would not decrease the farmable land:

- 1) We took down the oak trees and are in the process of cleaning that area up and making it useful for farming. We should gain about 4 acres there.
- 2) We had dirt hauled in and are using it to fill in the seasonal pond and need to flatten that area so that it can be planted for farming purposes. We should gain a little over an acre there.
- 3) Part of the dirt hauled in will also be used to fill a low spot in the north part of the property so that crops will grow in that area. We should gain about 1/2 acre there.
- 4) We plan on keeping the current house and shop and decommissioning them and using them for storage at this time.
- 5) We had to hold off on planting the area where the house was for a year beforehand so that it would be undisturbed soil for testing of septic and for purposes of foundation. We also needed to put the road into the new house site.

We are tentatively hoping to have the land ready for planting next spring.

Kyran Colbry
[503-729-8789](tel:503-729-8789)

*See # 29
 Check for
 transition
 status*

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Click here to learn more or Click [here](#) to report as spam.

Farm Lease Agreement

This agreement is between Kyran Colbry (landowner) and _Thomas Barnett of Barnett Farms, (tenant), for the lease of certain parcels of land for the purpose of Farming.

1. The parcel(s) contained in this agreement are is/described as follows:

Address- 12813 Arndt Rd NE, Aurora, OR in Marion County

Approximate acreage of farmable land 10 acres

2. The term of this lease shall be from January 2018 to January 2023 except as terminated earlier according to the provisions below.

3. The tenant agrees to pay a lease fee to the landowner of \$100 per acre or \$1000 total, per year. The tenant agrees to pay such sum at the beginning of the lease term and on the anniversary thereof unless otherwise mutually agreed. A late penalty of up to 5%/month may be assessed on all late payments. This lease fee may be renegotiated annually.

4. Permitted Uses: The tenant is permitted all normal activities associated with the above purposes, including but not limited to: Farming

The tenant agrees to employ standard best management practices. It shall not be considered a default of this Lease if weather or other circumstance prevents timely practices or harvesting.

5. Prohibited Uses: The tenant shall not, unless by mutual agreement to the contrary, engage in any of the following activities on said parcel(s): Keeping of any livestock.

6. The tenant agrees to prepare an annual management plan for review by the landlord, complete annual soil testing, and apply amendments as indicated at his/her own expense. The tenant agrees to proper disposal of trash and waste.

7. The landowner agrees to pay all taxes and assessments associated with this parcel.

8. The farmer agrees to provide the landowner with evidence of liability insurance coverage.

9. Either party may terminate this lease at any time with a 3 month notice to the other party. The tenant agrees not to assign or sublease his/her interest.

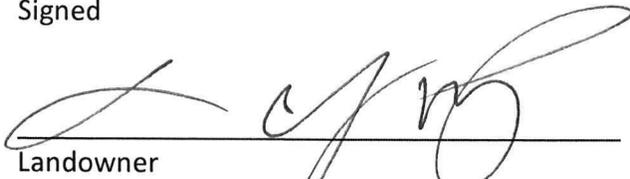
10. The terms of this lease may be amended by mutual consent.

Farm Lease Agreement Addendum

Kyran Colbry, Landowner is planning on building a house in part of the farmable land. This will affect the tenant for several years. Until such time as the house is built and construction is done, farmable acreage will be decreased to 3 acres. Rent will be \$100/acre for a total of \$300.

To mitigate the lost acreage the tenant the landowner plans to remove the oak trees and fill in the seasonal pond and put both of those areas into farmable land. We will amend the lease when that land is available.

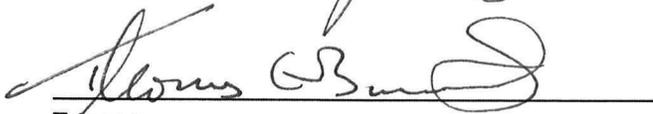
Signed



Landowner

date

3/15/2020



Tenant

date

3/15/2020