

Summary

Lead Appr: WW 4.8.25

Clerk:

Lead Clerk:

Appr: JJS 7.1.25

Print Date: 9/26/2024

Acct ID: 510280

MTL: 041W04B000100

Date: 1/13/25

Appr: JJS

Prop Class: 551

RMV Prop Class: 551

Situs: 12012 ARNDT RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 49006

Year: 2024

Last Date Appraised: 05/04/2011

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: MIRANDA, JOE GEORGE

Roll Type: R

Cycle 1 Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 320411

RMV Land: 901060

RMV Imp: 445460

RMV Total: 1346520

MAV: 245290

MSAV: 75121

SAV: 212217

Comment:

New CG @ 100% 3 EXISTING FC'S FOUND IN AERIAL, N/V

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE OK: SEED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15560	0

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 21050	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 1500060					
Site: 3	Code Area: 15560	Size: 30.11 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 728920	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1989 / 1500060 Tax Rate = 8906 Rent Rate = 90					
Site: 4	Code Area: 15560	Size: 4.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 106090	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 82					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 144	Year Blt: 1949	Eff Year Blt: 1949	Sq.Ft: 2682	% Complete: 100
Desc: Multi Story above grade with basement					Dimensions:	RMV: 382820
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	1642	1	FB-1	1949	1949	BATH - 1, KIT-, ROOF+, HVAC+, FP - 1	Y N
Attic	4	Finished	1040	2	FB-1	1949	1949	BATH - 1, HVAC+	Y N
Basement	4	Unfinished	1522	0	0	1949	1949		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1949	18414	1
					Exception: Y N

Bldg: 2

Code Area: 15560

Stat Class: 148

Year Blt: 1949

Eff Year Blt: 1949

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 39560

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 Detached	4	Unfinished	528	0	0	1949	1949	ROOF	Y N

Accessories

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

Bldg: 7

Code Area: 15560

Stat Class: 108

Year Blt: 1948

Eff Year Blt: 1948

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 7250

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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	3000	1948	5940	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 15560	Stat Class: 301	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 160	% Complete: 100
Desc: Accessory Improvements & Misc.				Dimensions: 16x10	RMV: 0	
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	
Pump House	5	Finished	160	0	0	1990	1990		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15560	Stat Class: 351	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 576	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 32x18	RMV: 1880	
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	
General Purpose Bldg	4	Finished	576	0	0	1985	1985		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15560	Stat Class: 354	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 252	% Complete: 100
Desc: Lean-to Light (LTL)				Dimensions: 18x14	RMV: 250	
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	
Lean-to Light Duty	4	Finished	252	0	0	1985	1985		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 15560	Stat Class: 353	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 2160	% Complete: 100
Desc: Machine Shed (MS)				Dimensions: 72x30	RMV: 13700	
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	
Machine Shed	5	Finished	2160	0	0	1995	1995	FAIR	Exception: Y N

Accessories

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

332 LG S 100x40 Aug 2024 new

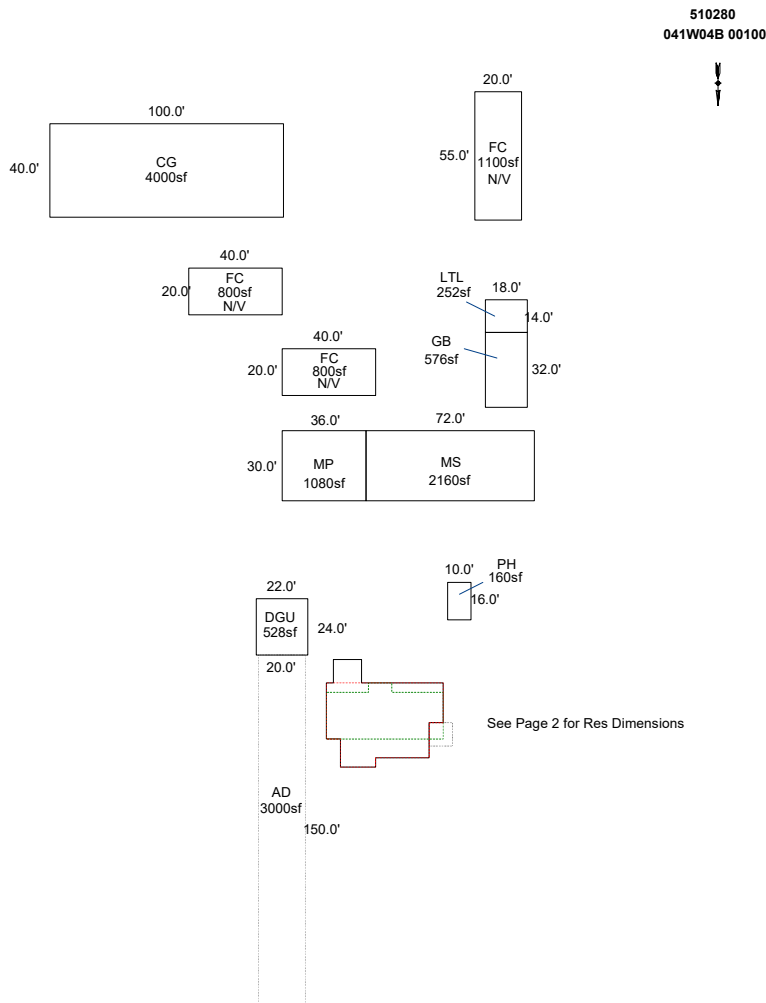


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510280 Parcel No.: 041W04B 00100
 Property Address: 12012 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CE 6/1/11 UPDATED BY CLOBERG 04/03/25	
GBA1	MS	1.0	2160.0	204.0			
	MP	1.0	1080.0	132.0			
	GB	1.0	576.0	100.0			
	LTL	1.0	252.0	64.0			
	FC	1.0	800.0	120.0			
	FC	1.0	800.0	120.0			
	FC	1.0	1100.0	150.0			
	CG	1.0	4000.0	280.0	10768.0		
GLA1	MA	1.0	1642.0	192.0	1642.0	COMMENT TABLE 2	COMMENT TABLE 3
GLA2	ATTF	1.0	1040.0	148.0	1040.0		
BSMT	BSMTU	1.0	1522.0	172.0	1522.0		
DGF	DGU	1.0	528.0	92.0	528.0		
P/P	AD	1.0	3000.0	340.0			
	PR/PC	1.0	100.0	40.0	3100.0		
	Net LIVABLE	cnt	0	(rounded)	2,682		
	Net BUILDING	cnt	8	(rounded)	10,768		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510280

Parcel No.: 041W04B 00100

Property Address: 12012 ARNDT RD NE

ZipCode: 97002

Owner:

Client Address:

Inspection Date:

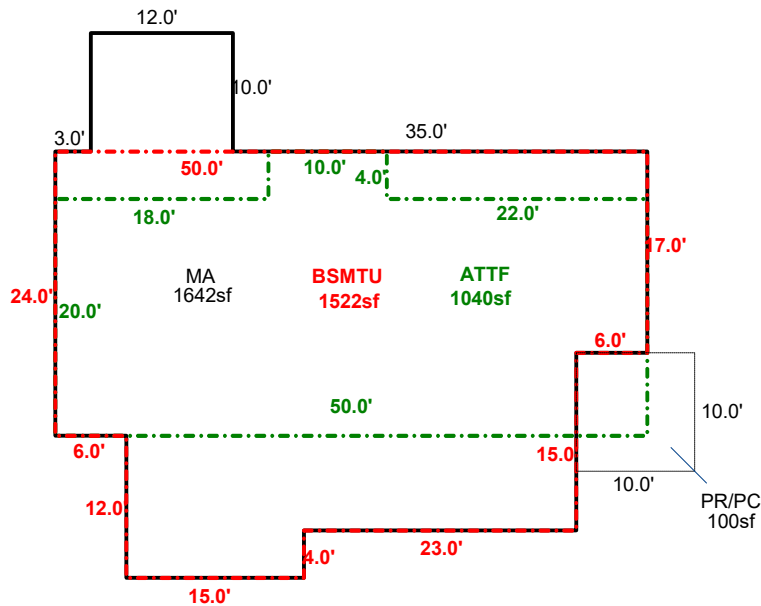
SKETCH

510280

041W04B 00100



See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1642.0	192.0	1642.0
GLA2	ATTF	1.0	1040.0	148.0	1040.0
BSMT	BSMTU	1.0	1522.0	172.0	1522.0
P/P	PR/PC	1.0	100.0	40.0	100.0

COMMENT TABLE 1

APEX BY CE 6/1/11
UPDATED BY CLOBERG 04/03/25

COMMENT TABLE 2

JJS 01/15/25

COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	0	(rounded)	2,682
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