

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: CJ 03.04.26 Print Date: 9/26/2025

Acct ID: 511033 MTL: 041W21A002100 Date: 1/13/26 Appr: WW Prop Class: 551 RMV Prop Class: 551  
Situs: 12422 FRY RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 80283 Year: 2025

Last Date Appraised: 09/10/2014 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: \_\_\_\_\_  
Owner: RICKY CRAIG ZACHER RLTL Last Sales Date: \_\_\_\_\_ Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 411560  
RMV Land: 854690 RMV Imp: 492630 RMV Total: 1347320 MAV: 325760 MSAV: 85800 SAV: 217968

Comment: Addition Complete. Add lean-to.

INPUT  
2/24/26  
CS

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

insulation 9/2025  
hazelnuts

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: Value Source: Farm Homesite Description: RMV: 17270 Exception: Y N  
 Adjustment(s): GSOIL, IRR IBI Fire Patrol: Description:  
 Comments: Liability year - 2009 / 01500060

Site: 3 Code Area: 15560 Size: 28.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 569870 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 01500060

Site: 4 Code Area: 15560 Size: 12.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 217550 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 01500060

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 142 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2483 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 364830  
 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	<u>1216</u> <u>1224</u> '10	0	FB-1	1979	1979	KIT-, HVAC+, FP - 1, ROOF, BATH - 1	Exception: Y N
Second Floor	4	Finished	<u>1267</u> <u>1278</u> '10	4	FB-2	1979	1979	HVAC+, BATH - 2	Exception: Y N

R/EPIW 1991 % (same as 2014) moved kit & updates = 2103 m/m

Accessories

1st 144 m/m

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	800	1979	12480	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	800	1979	18096	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1979	25038	1	Exception: Y N

Bldg: 2 Code Area: 15560 Stat Class: 148 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 103330  
 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	4	Finished	1512	0	0	1989	1989	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15560 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2880 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 80x36 RMV: 12940  
 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	2880	0	0	1990	1990	FAIR	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: 1990    Eff Year Blt: 1990    Sq.Ft: 1728    % Complete: 100.00  
 Desc: General Purpose Building (GB)    Dimensions: 48x36    RMV: 11530  
 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	5	Finished	1728	0	0	1990	1990	FAIR	Exception: Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003272	83435	MARION COUNTY	NEW CONSTRUCTION	ADDITION	24349	0	R	144 SQ FT ADDITION TO REMODEL KITCHEN FOR SFD

356 LTH 10x48 2017 new

Addition Complete

Possible new bldg

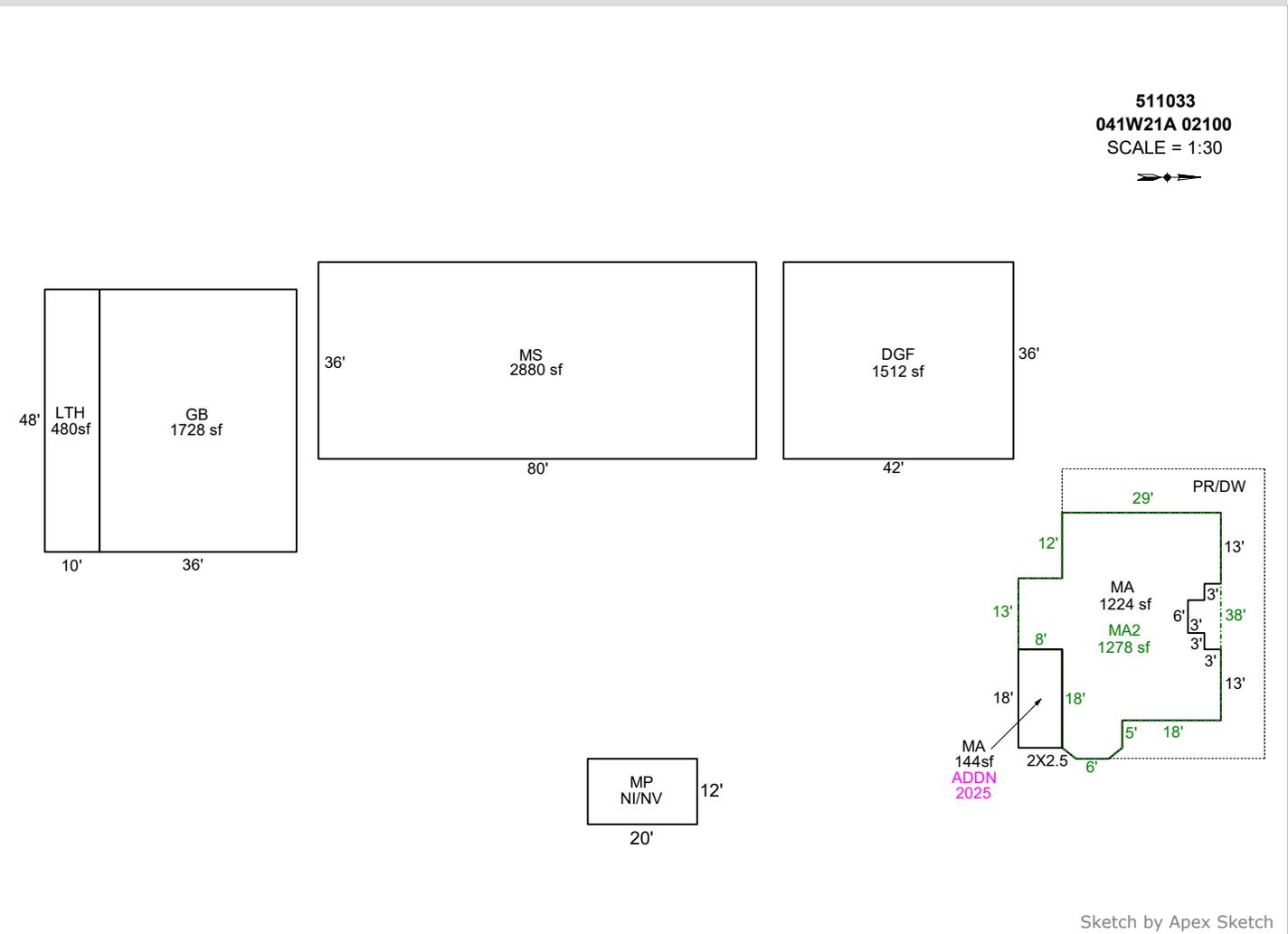
Building was NV/NI (added on Apex)

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 511033 Parcel No.: 041W21A 02100  
 Property Address: 12422 FRY RD NE  
 City: AURORA County: MARION State: OR ZipCode: 97002  
 Owner:  
 Client:  
 Appraiser Name: Client Address: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	2880.0	232.0	
	GB	1.0	1728.0	168.0	
	LTH	1.0	480.0	116.0	5088.0
GLA1	MA	1.0	1224.0	173.4	1224.0
GLA2	MA2	1.0	1278.0	161.4	1278.0
GAR	DGF	1.0	1512.0	156.0	1512.0
MA	MA	1.0	144.0	52.0	144.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/7/17  
 UPDATED BY CLOBERG 09/09/25 25-003272 ADDN  
 UPDATED BY CLOBERG 02/24/2026

### COMMENT TABLE 2

CJ 01.13.26

### COMMENT TABLE 3

TAGS L2

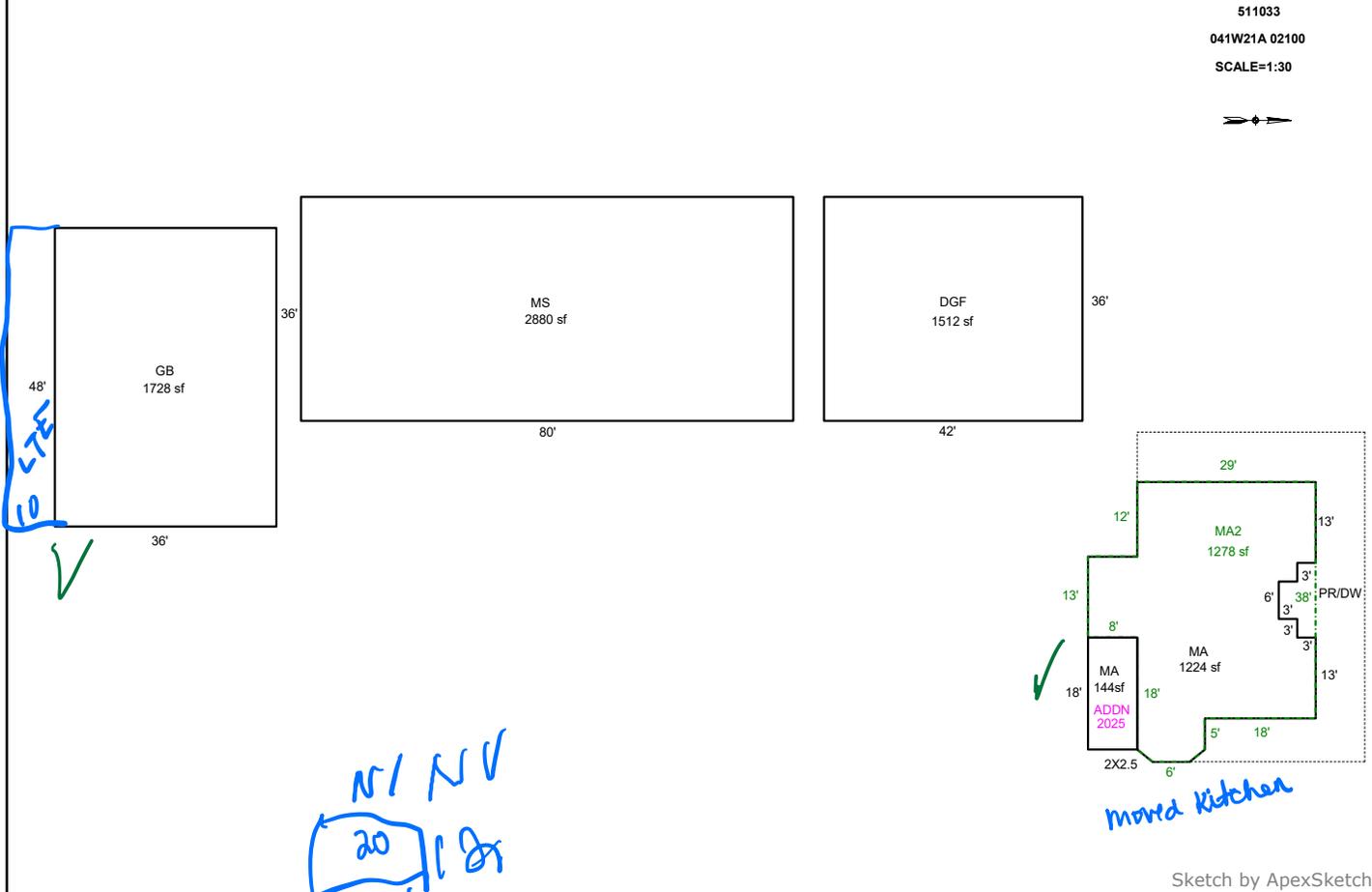
Net LIVABLE            cnt            2    (rounded)            2,502  
 Net BUILDING        cnt            3    (rounded)            5,088

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 12422 FRY RD NE  
 City: AURORA County: MARION 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	MS	1.0	2880.0	232.0	
	GB	1.0	1728.0	168.0	4608.0
GLA1	MA	1.0	1224.0	173.4	1224.0
GLA2	MA2	1.0	1278.0	161.4	1278.0
GAR	DGF	1.0	1512.0	156.0	1512.0
MA	MA	1.0	144.0	52.0	144.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/7/17  
 UPDATED BY CLOBERG 09/09/25 25-003272 ADDN

### COMMENT TABLE 2

*CS 1/13/25*

### COMMENT TABLE 3

*Tags L2*

Net LIVABLE            cnt            1    (rounded)            2,646  
 Net BUILDING        cnt            2    (rounded)            4,608

SU 033





ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
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 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
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 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
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TYPE \_\_\_\_\_  
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