

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: CJ 03.05.26

Print Date: 9/26/2025

Acct ID: 511038 MTL: 041W21A001400 Date: 1/13/26 Appr: CS Prop Class: 459 RMV Prop Class: 459  
Situs: 12122 FRY RD NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 80288 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: GREGORY C & DEBORAH R WAGNER RLT Last Sales Date: 11/13/1998 Roll Type: R INPUT  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 294990 CJ 3/4/26  
RMV Land: 458540 RMV Imp: 146290 RMV Total: 604830 MAV: 294990 MSAV: 0 SAV: 0

Comment: 25-26: L4 1.15.25 JJS

add MA @ 100% Access letter sent, No Response  
L4, w/ Pictometry (12.29.25) Add MA? MP.

Notations

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

CJO 5/1/25

OSDs

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

Land

Site: 1 Code Area: 15560 Size: 3.16 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Permanently Disqualified Description: TWO BENCH DRY RMV: 248520 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 07-08:RECALC SETUP; #31 8-10-06

Site: 2 Code Area: 15560 Size: 0.52 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BI Value Source: Permanently Disqualified Description: TWO BENCH IRR RMV: 42760 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 07-08:RECALC SETUP; #31 8-10-06

Site: 3 Code Area: 15560 Size: 1.64 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4BD Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 117260 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 07-08:RECALC SETUP; #31 8-10-06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 108 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 240 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: 30x27 RMV: 39280  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**ADDED DIMENSIONS**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Carport Detached	3	Unfinished	810	0	0	1973	1973	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	1	432	1947	1544	1	Y N
ROOF EXTENSION OR PATIO COVER	1	432	1947	8143	1	Y N

Bldg: 3 Code Area: 15560 Stat Class: 444 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1376 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 37630  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1376	0	FB-1	1973	1973	HVAC, BATH - 1, SKIRT, ROOF+, KIT-	Y N

E134215

Accessories

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

Bldg: 5 Code Area: 15560 Stat Class: 108 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 5130  
 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	
PATIO	1	216	1947	772	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	216	1947	4072	1	Exception: Y N

WJ3F

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 15560 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 520 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 26x20 RMV: 2630  
 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	520	0	0	1985	1985	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: 342 Year Blt: 1999 Eff Year Blt: 2010 1995 Sq.Ft: 3000 % Complete: 100.00  
 Desc: Metal Component Building (MC) Dimensions: 75x40 RMV: 44500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

UPDATED EYB

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	5	Finished	3000	0	0	1999	1995	FAIR	Exception: Y N

✓

**Accessories**

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

Bldg: 6 Code Area: 15560 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

GONE

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	64	0	0	0	0		Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 15560 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2820 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 94x30 RMV: 12830  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 65x28 Adjust RMV: 0

(PARTIALLY COLLAPSED/REMOVED)

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	2820	0	0	1990	1990	FAIR	Exception: Y N

✓

**Accessories**

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

Bldg: 8 Code Area: 15560 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 336 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 28x12 RMV: 4290  
 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	
Multi-Purpose Bldg	6	Finished	336	0	0	1990	1990	FAIR	Exception: Y N

**Accessories**

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

Send Access Letter

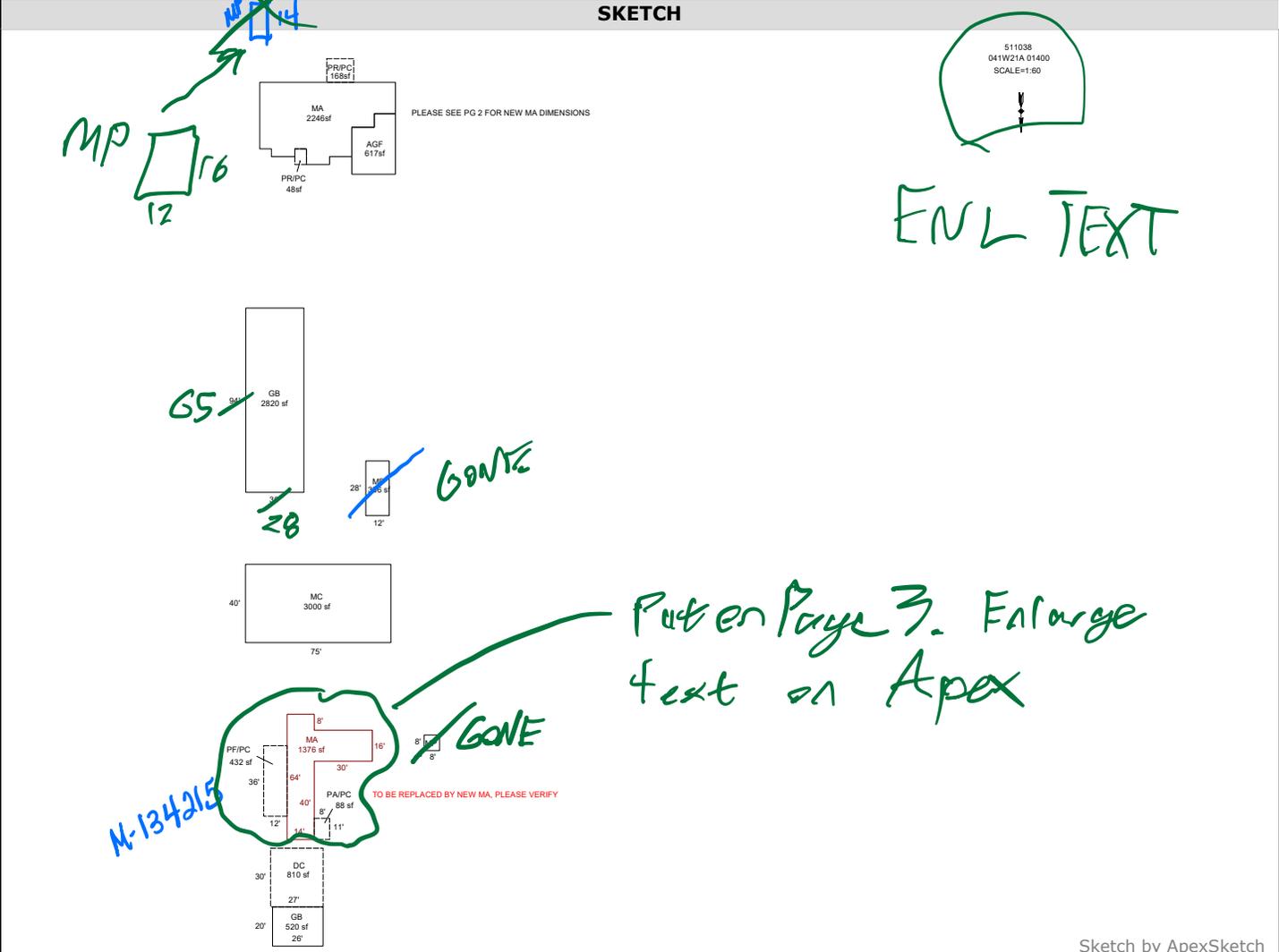
ACCESS LETTER NOT RESPONDED TO

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 511038 Parcel No.: 041W21A 01400  
 Property Address: 12122 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	GB	1.0	520.0	92.0	
	MC	1.0	3000.0	230.0	
	GB	1.0	2820.0	248.0	
	MP	1.0	336.0	80.0	6676.0
GLA1	MA	1.0	1376.0	216.0	1376.0
GAR	DC	1.0	810.0	114.0	
	AGF	1.0	617.0	107.0	1427.0
MA	MA	1.0	2245.5	232.0	2245.5
P/P	PF/PC	1.0	432.0	96.0	
	PA/PC	1.0	88.0	38.0	
	PR/PC	1.0	48.0	28.0	
	PR/PC	1.0	168.0	52.0	736.0
	Net LIVABLE	cnt	1 (rounded)		3,622
	Net BUILDING	cnt	4 (rounded)		6,676

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/7/17  
 UPDATED BY CLOBERG 12/04/24 24-008676 MA

### COMMENT TABLE 2

**65 1.13.26**

### COMMENT TABLE 3

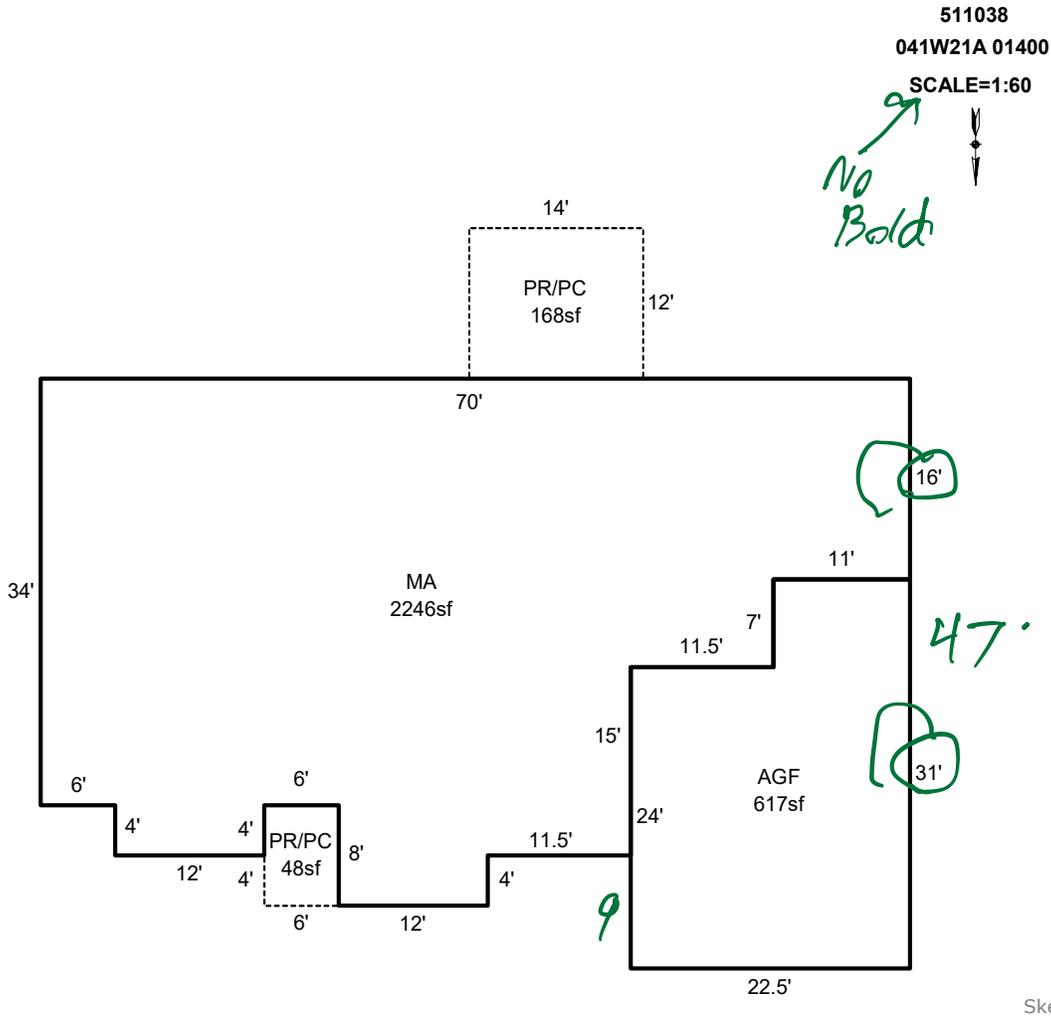
**Tags L4**

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 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	617.0	107.0	617.0
MA	MA	1.0	2245.5	232.0	2245.5
P/P	PR/PC	1.0	168.0	52.0	
	PR/PC	1.0	48.0	28.0	216.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/7/17  
 UPDATED BY CLOBERG 12/04/24 24-008676 MA

### COMMENT TABLE 2

*1/15/25 JSD*  
*LS 3/4/26*

### COMMENT TABLE 3

*Tagg L3*  
*Tagg L4*

Net LIVABLE                      cnt                      1                      (rounded)                      2,246

ACCOUNT # 511038 DATE: 1/13/26 RMV CLASS 4159 PROP CLASS 459  
 MTL 041421A001400 APPR WW TAG Y (N)  
 COMMENTS: Add MP & MA.

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA  
 AREA 2246 EFF AREA 2246 BED 3  
 ROOF + HVAC +  
 BATH PKG: 2 BATH 1 BATH + 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT (Y) N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE MP  
 STAT / CLASS 341  
 SIZE 192  
(FAIR)  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH (0)  
 YR BLT 2025  
 EFF YR 2025  
 % COMP 100  
 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 141 QLTY + - FLOOR AGF  
 AREA 617 EFF AREA 617 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 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: \_\_\_\_\_

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: \_\_\_\_\_

SN 038





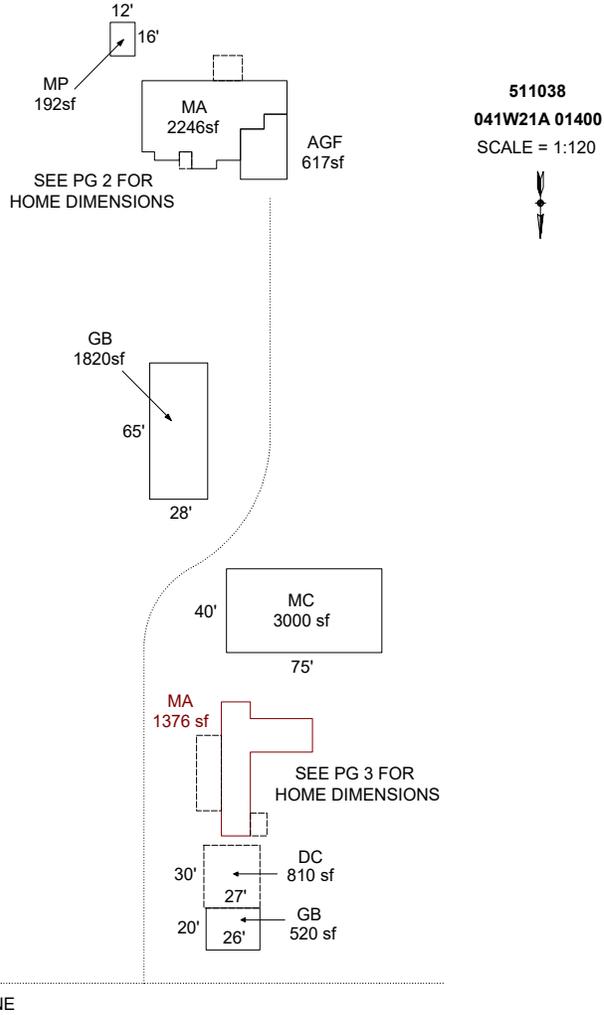
Photos From Connect Explorer: 11.29.25

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### AREA CALCULATIONS SUMMARY

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Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	520.0	92.0	
	MC	1.0	3000.0	230.0	
	GB	1.0	1820.0	186.0	
	MP	1.0	192.0	56.0	5532.0
GLA1	MA	1.0	1376.0	216.0	1376.0
GAR	DC	1.0	810.0	114.0	
	AGF	1.0	617.0	107.0	1427.0
MA	MA	1.0	2245.5	232.0	2245.5
P/P	PF/PC	1.0	432.0	96.0	
	PA/PC	1.0	88.0	38.0	
	PR/PC	1.0	48.0	28.0	
	PR/PC	1.0	168.0	52.0	736.0
	Net LIVABLE	cnt	1 (rounded)		1,376
	Net BUILDING	cnt	4 (rounded)		5,532

DRAWN BY JRONDEMA 8/7/17  
 UPDATED BY CLOBERG 12/04/24 24-008676 MA  
 UPDATED BY CLOBERG 03.04.26

### COMMENT TABLE 2

### COMMENT TABLE 3

CJ 1.13.26

TAGS L4



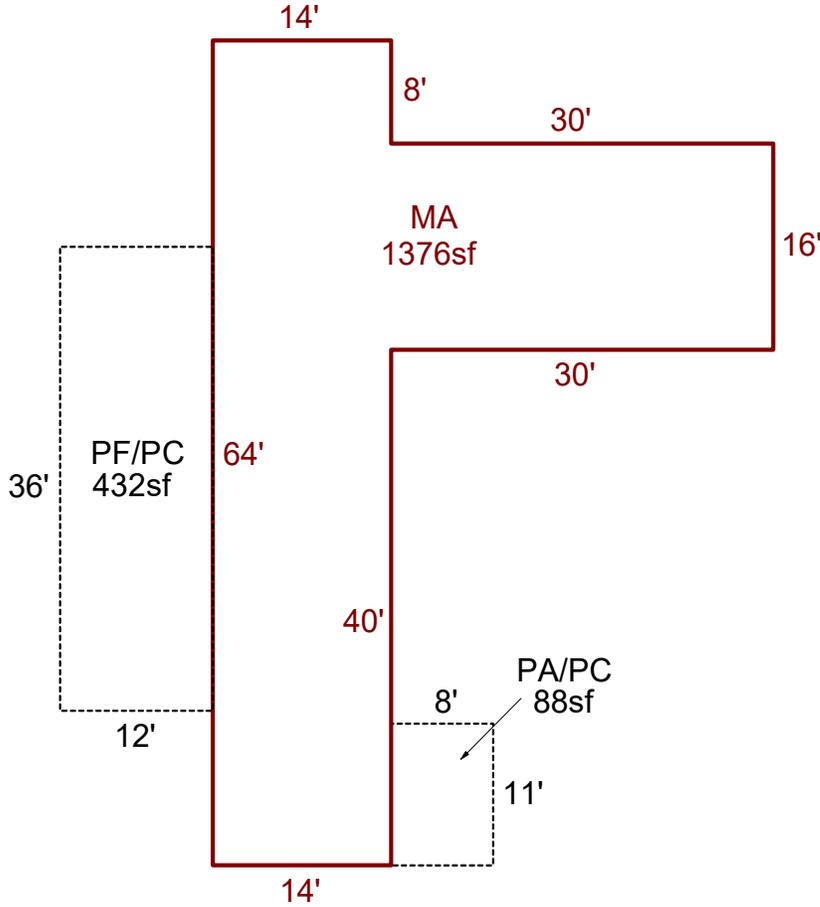
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 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**511038**  
**041W21A 01400**  
 SCALE = 1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1376.0	216.0	1376.0
P/P	PA/PC	1.0	88.0	38.0	
	PF/PC	1.0	432.0	96.0	520.0

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 UPDATED BY CLOBERG 03.04.26

### COMMENT TABLE 2

CJ 1.13.26

### COMMENT TABLE 3

TAGS L4

Net LIVABLE                      cnt                      1      (rounded)                      1,376