

Acct ID: 350042 MTL: 041W15000402 Date: 10.29.25 Appr: JJS Prop Class: 941 RMV Prop Class: 451
 Situs: MaSaNh: 02 06 000 Unit: 93572 Year: 2025

Last Date Appraised: 01/08/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - %COMPLETE (TAGS/PERMIT)

Owner: AURORA RURAL FIRE PROTECTION DIST Last Sales Date: 12/20/2012 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TO INSP AV: 0

RMV Land: 625780 RMV Imp: 1263380 RMV Total: 1889160 MAV: 0 MSAV: 0 SAV: 0

Comment: 25-26: L2 1.8.25 JJS
 LEVEL 4 C19 5-1-20 06WV

100%

email bradli after finalizing

OSDs

Firehouse to 100%, Add EP?D, update OSP

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	15560	0

Land

Site: 1 Code Area: 15560 Size: 5.02 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2B1 Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 286960 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 25-26 CORR SOILS 21-22: #06 CYCLE C19, NO CHG //14-15 CYCLE. NO CHANGE. JS #29//\12-13: EXEMPT ACREAGE FOR RURAL FIRE PROTECTION// 01-02: ACREAGE DISQ FOR COMMUNICATION SITE. //04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE// 04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE

Site: 2 Code Area: 15560 Size: 3.58 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2B8 Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 195750 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 25-26 CORR SOILS 21-22: #06 CYCLE C19, NO CHG //14-15 CYCLE. NO CHANGE. JS #29//\12-13: EXEMPT ACREAGE FOR RURAL FIRE PROTECTION// 01-02: ACREAGE DISQ FOR COMMUNICATION SITE. //04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE// 04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE

Site: 3 Code Area: 15560 Size: 1.40 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4B1 Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 73070 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 25-26 CORR SOILS 21-22: #06 CYCLE C19, NO CHG //14-15 CYCLE. NO CHANGE. JS #29//\12-13: EXEMPT ACREAGE FOR RURAL FIRE PROTECTION// 01-02: ACREAGE DISQ FOR COMMUNICATION SITE. //04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE// 04-05: F04-556 IPO FROM R10895 TO R334934 COMM SITE

100%

Improvements - Commercial Industrial

Bldg: 1 Code Area: 15560 Stat Class: 390 Year Blt: 2024 Eff Year Blt: Sq.Ft: 6968 % Complete: 80.00
 Desc: Farm Marshall Swift Dimensions: RMV: 1263380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Section 1

SC Desc: Fire Station SqFt: 6968 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: Shape: Exception: Y N Depreciation Value: 0

Occupancies

Code	Description	Quality	Class	Description	Height	%Area
322	Fire Station (Staff)	2.00	D	Wood or Steel Framed Exterior Walls	12.0	100

Components

Code	Description	%	Quality	Depr %	Input 1 Value	Input 2 Value	Input 3 Value	Input 4 Value	Input 5 Value
1	Base Cost	100							
2	Default Walls	100							
3	Default Heating	100							
681	Sprinklers	100							

**2026 Commercial Appraisal
Marion County
Fire Station**

Notes 25-26: NEW FIREHOUSE

Cost Approach Fire Station

ZIP Code	97002	Date Collected	1/1/2025	Appraisal Area	02-06-000	Local Multiplier	(Default)
Reporting Date	01/2025	Cost Data Set	01/2025			Architect's Fees	(Default)
Notes						Eff. Age Adjustment	(N/A)

Included Improvements

Account	Bldg #	Code Area	Description	Stat Class	Size	%	Value
350042	1	15560	Fire Station	390	6968	100.00	\$1,442,131

Section Fire Station

Type	Building						
Size	6,968 sq ft	Shape	4	# of Stories	1	(1 in building)	

Occupancy

Code	Description	%	Quality	Class	Height (ft)
322	Fire Station (Staff)	100	2.00	D Wood or Steel Framed Exterior Walls	12.0

Components

Code	System	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	Base Cost	6,968	\$141.31	\$984,648	\$0	\$984,648
3	Heating, Cooling & Ventilation	Default Heating	6,968	\$12.52	\$87,239	\$0	\$87,239
2	Exterior Walls	Default Walls	6,968	\$27.47	\$191,411	\$0	\$191,411
681	Sprinklers	Sprinklers	6,968	\$6.85	\$47,731	\$0	\$47,731
					\$1,311,029	\$0	\$1,311,029

Additions

Type	Description	Units	Cost	Cost New	Depr	Depr Cost	LCM	Trend	Base Date
Base Cost	EP&O	0	\$131,102.00	\$131,102.00		\$131,102.00	<input type="checkbox"/>	<input type="checkbox"/>	
						\$131,102			

Depreciation

MarshallSwift	0 / (Marshall & Swift) : \$0
Additional Functional	0.00 %
External	0.00 %

Section Totals Fire Station

MarshallSwift	PP	Structures	% Comp	M&E	Section Value
\$1,442,131	-	\$1,442,131	* 100.00	+	= \$1,442,131

Approach Totals

Personal Property	Structures	Mach/Equip	Final Values Total
\$0	\$1,442,131	\$0	\$1,442,131



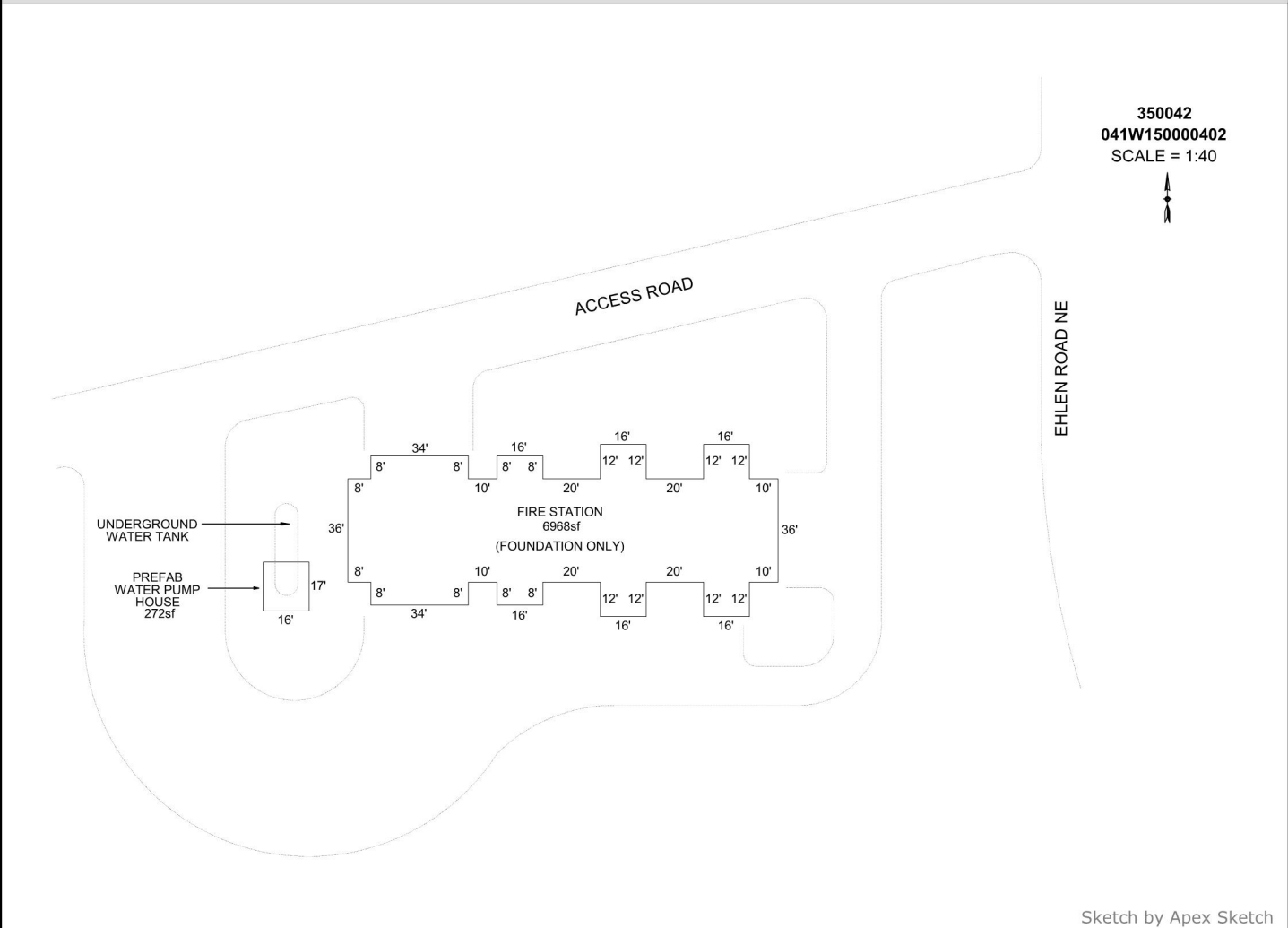


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 350042 Parcel No.: 041W150000402
 Property Address: 12810 EHLEN ROAD NE
 City: AURORA County: MARION State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FIRE STATION	1.0	6968.0	532.0	
	PRE-FAB	1.0	272.0	66.0	7240.0

COMMENT TABLE 1

APEX CREATED BY CJURAN 02/07/2024 23-007357 & 23-007422

COMMENT TABLE 2

JJS 1.8.25
JJS 10.29.25

COMMENT TABLE 3

T995 L3
T095 L2

Net BUILDING cnt 2 (rounded) 7,240

1/8/25 Photos



S: Latest - Image 2 of 9 - 01/08/2025

