

Acct ID: 609717 MTL: 106E17B001100 Date: 10/8/25 Appr: JJS Prop Class: 940 RMV Prop Class: 400  
Situs: 1554 HIGHWAY 22 IDANHA OR 97350 + 1.20.26 LaNh: 01 06 000 Unit: 117496 Year: 2025

Last Date Appraised: 01/29/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (NEW EXEMPT)  
Owner: IDANHA-DETROIT RURAL FIRE PROTECTION DIS Last Sales Date: 07/18/2024 Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
RMV Land: 263870 RMV Imp: 0 RMV Total: 263870 MAV: 0 MSAV: 0 SAV: 0  
Comment: 25-26 1/29/25 CLUKE email bradli after finalizing  
25-26 L4 1/10/25 CLUKE

New Firestation @ 50% / R/T

Land Site: 0 Code Area: 56120 Size: 0.91 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BISS Value Source: Rural at MKT Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 110800 Exception: Y N  
Adjustment(s): IRR Fire Patrol: Description:  
Comments: 12912120 25-26 CORR SOILS

Site: 0 Code Area: 56120 Size: 1.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 153070 Exception: Y N  
Adjustment(s): IRR Fire Patrol: Description:  
Comments: 12912120 25-26 CORR SOILS

1.20.26 50% Done



10/8/25 Not Done

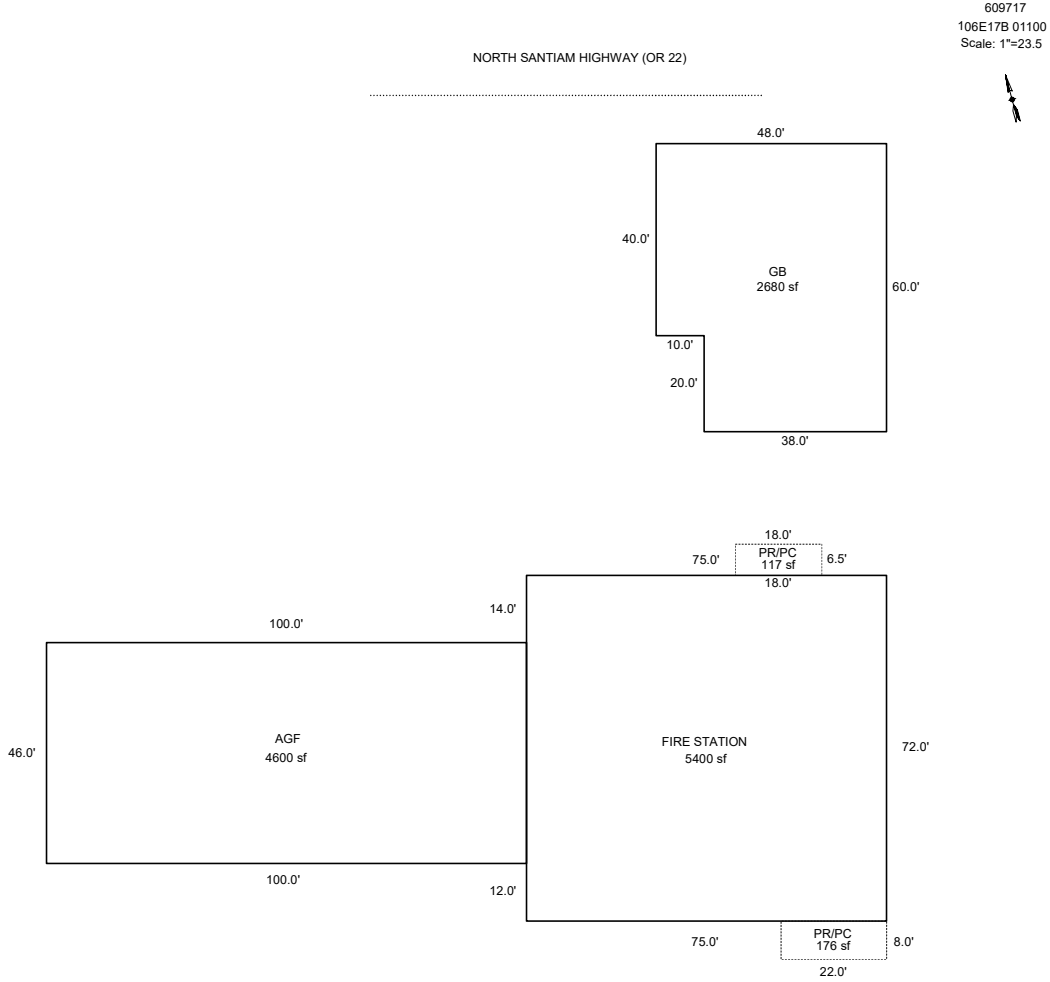


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 609717 Parcel No.: 106E17B 01100  
 Property Address:  
 City: IDANHA County: State: Oregon ZipCode: 97350  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2680.0	216.0	2680.0
GAR	AGF	1.0	4600.0	292.0	4600.0
MA	FIRE STATION	1.0	5400.0	294.0	5400.0
P/P	PR/PC	1.0	117.0	49.0	
	PR/PC	1.0	176.0	60.0	293.0

### COMMENT TABLE 1

APEX WW 7.2.24 WO 615520 24-25  
 UPDATED BY CLOBERG 11/22/24 24-003616 FIRE STATI

### COMMENT TABLE 2

JJS  
10.1.25  
  
JJS  
1.20.24

### COMMENT TABLE 3

TAYS LZ  
  
TAYS LZ

Net LIVABLE cnt 1 (rounded) 5,400  
 Net BUILDING cnt 1 (rounded) 2,680

**2026 Commercial Appraisal  
Marion County  
IDAHNA FIRE STATION**

**Cost Approach IDAHNA FIRE STATION**

ZIP Code	97350	Date Collected	1/1/2026	Appraisal Area	01-06-000	Local Multiplier	(Default)
Reporting Date	01/2026	Cost Data Set	01/2026			Architect's Fees	(Default)
Notes						Eff. Age Adjustment	(N/A)

**Included Improvements**

Account	Bldg #	Code Area	Description	Stat Class	Size	%	Value
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**Section IDAHNA FIRE STATION**

Type	Building						
Size	5,400 sq ft	Shape	1	# of Stories	1	(1 in building)	

**Occupancy**

Code	Description	%	Quality	Class	Height (ft)
322	Fire Station (Staff)	100	3.00	C Masonry Bearing Walls	23

**Components**

Code	System	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated	
1	Base Cost	Base Cost	5,400	\$289.72	\$1,564,488	\$0	\$1,564,488	
3	Heating, Cooling & Ventilation	Default Heating	5,400	\$39.90	\$215,460	\$0	\$215,460	
2	Exterior Walls	Default Walls	5,400	\$56.75	\$306,450	\$0	\$306,450	
603	Heating, Cooling & Ventilation	Forced Air Unit	5,400	\$28.17	\$152,118	\$0	\$152,118	
						<b>\$2,238,516</b>	<b>\$0</b>	<b>\$2,238,516</b>

**Additions**

Type	Description	Units	Cost	Cost New	Depr	Depr Cost	LCM	Trend	Base Date
Base Cost	EP&O	0	\$252,467.00	\$252,467.00		\$252,467.00	<input type="checkbox"/>	<input type="checkbox"/>	
						<b>\$252,467</b>			

**Depreciation**

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

**Section Totals IDAHNA FIRE STATION**

MarshallSwift	PP	Structures	% Comp	M&E	Section Value			
\$2,490,983	-	=	\$2,490,983	*	80.00	+	=	\$1,992,786

### Section Garage

Type	Building				
Size	4,600 sq ft	Shape	2	# of Stories	1 (1 in building)

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
527	Municipal Service Garage	100	3.00	D Wood or Steel Framed Exterior Walls	24

### Components

Code	System	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	Base Cost	4,600	\$199.42	\$917,332	\$0	\$917,332
					\$917,332	\$0	\$917,332

### Additions

Type	Description	Units	Cost	Cost New	Depr	Depr Cost	LCM	Trend	Base Date
							\$0		

### Depreciation

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

### Section Totals Garage

MarshallSwift	PP		Structures	% Comp	M&E	Section Value
\$917,332	-	=	\$917,332	* 80.00	+	= \$733,866

### Approach Totals

Personal Property	Structures	Mach/Equip	Final Values Total
\$0	\$3,408,315	\$0	\$2,726,652

# Assessor Monthly Issued Permit Report

For 10/1/2024 to 10/31/2024

PERMIT#: 555-24-003616-STR STATUS: Permit Issued  
 PERMIT TYPE: Commercial APPLIED: 5/9/2024  
 SUB-TYPE: Structural ISSUED: 10/17/2024  
 CATEGORY: Comprehensive EXPIRES: 4/15/2025

OFFICE: MC

PARCEL#: 106E17B001100 609717

ACRES: 2.23

SUBDIV: PP 2024-033

LOT/BLOCK: 1 /

ADDRESS: 1554 HIGHWAY 22 IDANHA, OR 97350

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	LINDSTROM CONSTRUCTION LLC	895 S 6TH HARRISBURG, OR 97446	5415176994
CCB	LINDSTROM CONSTRUCTION LLC	895 S 6TH HARRISBURG, OR 97446	5415176994
OWNER	IDANHA-DETROIT RURAL FIRE PROTECTION DIS	PO BOX 399 IDANHA, OR 97350	
SITE CONTACT	RANDY SAUNDERS	2225 COUNTRY CLUB RD WOODBURN, OR 97071	503-982-1211

CONST CAT: Commercial

WORK TYPE: New

WORK DESC: NEW DETROIT/IDANHA FIRE STATION

VALUATION: \$4,500,000.00

STORIES: 1

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 9034

**TOTAL SQ. FT.: 9034**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
A-3 general,com halls,lib,msm	VB	1346 Sq Ft
B Business	VB	3545 Sq Ft
R-2 multiple family	VB	510 Sq Ft
S-1 moderate hazard	VB	3634 Sq Ft