

Acct ID: 544708 MTL: 031W33CC03600 Date: 12/11/24 Appr: AG Prop Class: 161 RMV Prop Class: 161

Situs: 23571 MEADOW DR NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 122762 Year: 2024

Last Date Appraised: 07/17/2023 Appraiser: ALICIA GECK Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Garage/Carport)

Owner: ERLANDSON, KEITH A Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP 1 ✓ ✓ AV: 85550

RMV Land: 75500 RMV Imp: 72690 RMV Total: 148190 MAV: 85550 MSAV: 0 SAV: 0

Comment: 23-24: L3 07.17.23 TS

update Inv, old imps gone, Add new MFS
Gone form
retag for carport
pull tags for new MFS + Demo
e from t
update apex
LK 12.27.24

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	15560	0

Land

Site: 1	Code Area: 15560	Size: 7280 Sqft	Use Code: 001	Zone: AR	SAV Use:	Exception: 0
Class:	Value Source: Residential	Description:			RMV: 63000	Exception: Y N
Adjustment(s):			Fire Patrol:		Description:	
Comments: 65X112 07-08: RECALC SETUP; #29 11/09/06						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 444	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 784	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE					Dimensions: 56x14	RMV: 30920
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: Y N
First Floor	4	Finished	784	2	FB-1	1979	1979	BATH - 1, FP - 1, KIT-, SKIRT, HVAC, ROOF	Y N

Accessories

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

Bldg: 1	Code Area: 15560	Stat Class: 138	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 41770
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: Y N
Carport Attached	3	Unfinished	384	0	0	1970	1970	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
GARDEN SHED	3	288	1980	3299	0	Y N
YARD IMPROVEMENTS FAIR	3	1	1979	7254	1	Y N



2024

Improvement Detail

MARION County

For Assessment Year 2024

131689

Account ID 544708
Map 031W33CC03600
Mailing ERLANDSON, KEITH A
23571 MEADOW DR NE
AURORA OR 97002
Situs 23571 MEADOW DR NE AURORA OR 97002
Appraiser ALICIA GECK
Appraisal Area 12-03-005
Stat Class 444 - MANUF STRUCT, CLASS 4, 14' WIDE SINGLE
Inspected 07/17/2023

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	15560	1979	1979	100	20	231	Tabled	30,920	30,920	14,960	0	14,960	784

Rooms: 2 - BD, 1 - FB

		Floor Segments						
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1979	1979	20	4	100		784	67,484

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AVERAGE CLASS HEATING/COOLING	784	0	1st	BATH - FULL	1	693
1st	AVERAGE CLASS ROOF	784	0	1st	BELOW CLASS KITCHEN	1	300
1st	AVERAGE CLASS SKIRTING	0	7,111	1st	FIREPLACE	1	1,072

Totals		
Description	RMV	
First Floor	\$16,272	
Inventory	\$0	
Accessories	\$0	
Calculation	Tabled	
Trend	190.00 %	
Total RMV	\$30,920	

Size Breakdown	
Finished	784

Demo'd

Comments 23-24: Cycle; Update Inv, TS
14-15 CYCLE WORK #4// 07-08 RECALC SETUP; #29 (11-9-06)



Prop ID # 608937
 MTL 031033CC 036000
 Appr AG Date 12/11/24
 Comments

Prop Class _____ Prop Code _____
 Situs 23571 meadow Dr NE
Aurora, OR 97002
 Tag? NO YES _____

MASANTH-12 03 005

Brand: Clayton

Segment MA Class 5 Area 1296
Stat class 457
 Inter Finish Panel Gypsum Drywall
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: 2 Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
 Fireplace: Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Zerocl
 Interior comp: Cktp E Crng Dsp DW
 H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: 3 Qty 5
 Yr Blt 24 Eff Yr 24 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff Area _____
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
 Fireplace: Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Zerocl
 Interior comp: Cktp E Crng Dsp DW
 H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: Qty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

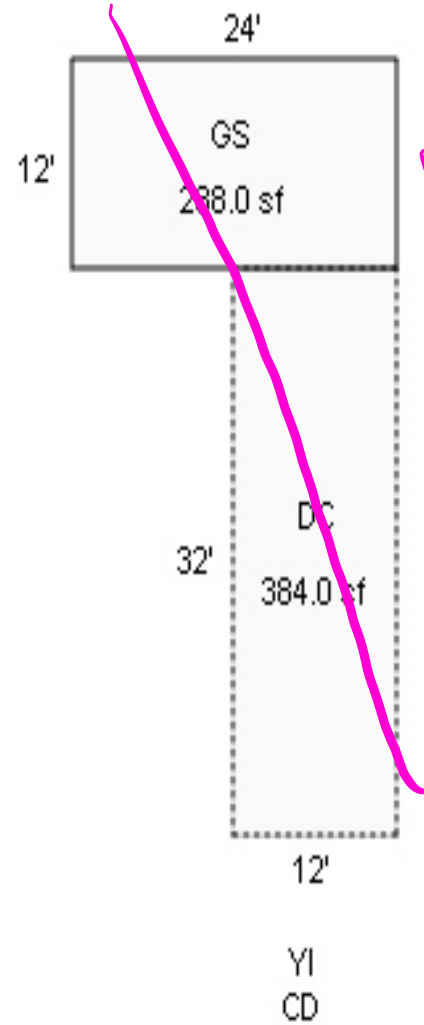
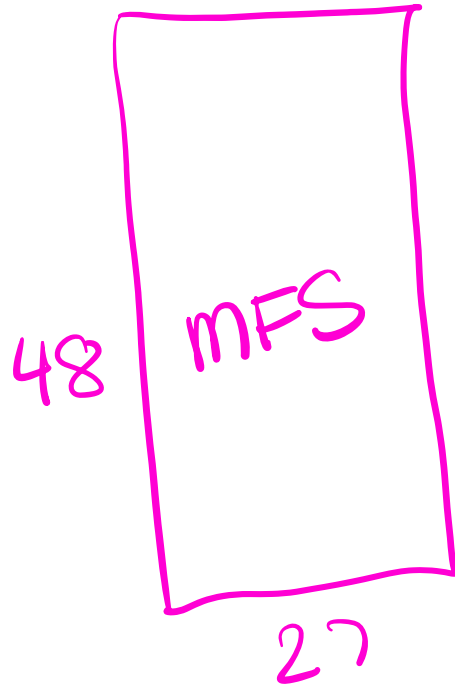
Segment MHSK Class 5 Lin FT 150
 Ext Wall Metal Wood Vinyl Fbrgl Cblock
 Brick
 Yr Blt 24 Eff Yr 24 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff Area _____
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
 Fireplace: Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Zerocl
 Interior comp: Cktp E Crng Dsp DW
 H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: Qty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment					Land and/or OSD
Class					
Dimensions/Size					
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built					
Eff. Year					
Condition					Check other side ---->
% Complete					
Lump Sum					
Exception Code					

R44708

031W33CC03600



GONE

Manufactured home

Account: 608937

Tag color _____

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slider Transom Sidelights

Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Extra rooms _____

Kitchen:

Island: Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: _____

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: _____

Kitchen Class: 4 5 6 7 + -

Bath:

Number: _____

Master: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other: _____

Other: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other: _____

Bath Class: 4 5 6 7 + -

Utility: ~~Cabinets~~ ~~Sink~~ Other: _____

Overall Class: 4 5 6 7 + -