

Summary

Lead Appr: input 11-17
WW

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date: 9/26/2025

Acct ID: 510019

MTL: 031W32CD00101

Date: 11-4-25

Appr: WW

Prop Class: 401

RMV Prop Class: 401

Situs: 23764 3RD ST NE AURORA OR 97002

MaSaNh: 02 06 002

Unit: 40823

Year: 2025

Last Date Appraised: 11/29/2023

Appraiser: JORDAN SCHULTZ

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Addition)

Owner: ROBINSON, MACKENZIE

Last Sales Date: 05/23/2023

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 333850

RMV Land: 351920

RMV Imp: 514250

RMV Total: 866170

MAV: 333850

MSAV: 0

SAV: 0

Comment: 24-25 L2 11.29.23 JJS

23-24: L2 10.10.22 GRH

OSDs

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

Land

Site: 1

Code Area: 15560

Size: 1.98 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 2BD

Value Source: Rural at MKT

Description: TWO BENCH DRY

RMV: 301920

Exception: Y N

Adjustment(s): VWAR, GSOIL

Fire Patrol:

Description:

Comments: 23-24: ADD VIEW AVERAGE//07-08: RECALC SETUP; #29 8/23/06

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15560

Stat Class: 142 +

Year Blt: 1971

Eff Year Blt: 1991

Sq.Ft: 2850

% Complete: 100.00

Desc: Multi Story above grade

Dimensions:

RMV: 435600

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	1682	1	FB-2/ HB-1	1971	1991	KIT, FP, 2, BTH - 1, HVAC, ROOF, BATH - 2	Exception: Y N
Attic	4 +	Finished	1168	3	1	1971	1991	HVAC bath	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1991	26964	1	Exception: Y N

Bldg: 2

Code Area: 15560

Stat Class: 148

Year Blt: 1973

Eff Year Blt: 1980

Sq.Ft: 0

% Complete: 100.00

Desc: Res other improvements

Dimensions:

RMV: 76630

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
Garage Detached	4	Unfinished	660	0	0	1973	1980	ROOF	Exception: Y N
Carport Attached	4	Unfinished	396	0	0	1973	1990	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: 341

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 384

% Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 24x16

RMV: 1240

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
Multi-Purpose Bldg	4	Finished	384	0	0	1970	1970	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: 354

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 384

% Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: 24x16

RMV: 310

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	
Lean-to Light Duty	4	Finished	384	0	0	1970	1970		Exception: Y N

Accessories

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

Bldg: 5

Code Area: 15560

Stat Class: 354

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 360

% Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: RMV: 470

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	
Lean-to Light Duty	4	Finished	360	0	0	1990	1990		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
25-001434	83433	MARION COUNTY	NEW CONSTRUCTION	ADDITION	12836	0	R	Pergola attached to the back of the house

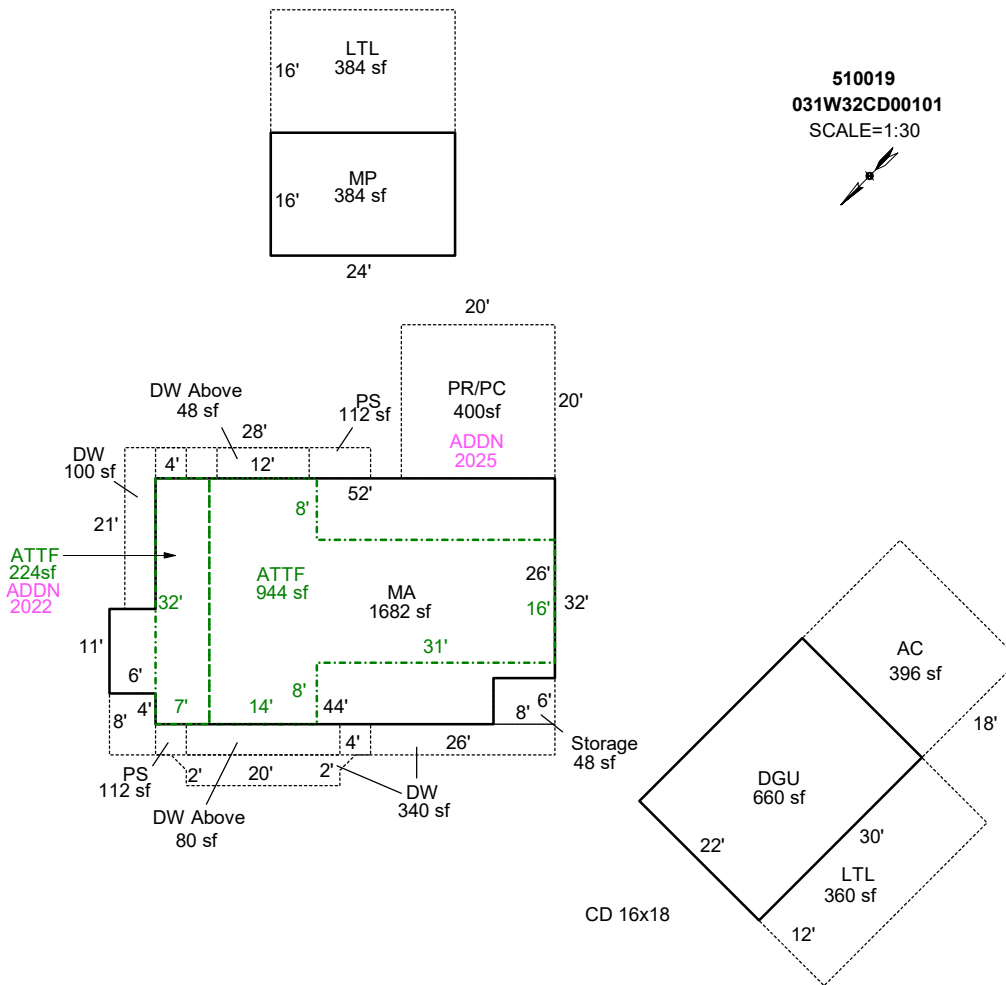


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510019 Parcel No.: 031W32CD00101
 Property Address: 23764 3RD ST 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	MP	1.0	384.0	80.0	
	LTL	1.0	384.0	80.0	
	LTL	1.0	360.0	84.0	1128.0
GLA1	MA	1.0	1682.0	180.0	1682.0
GLA2	ATTF	1.0	944.0	154.0	
	ATTF	1.0	224.0	78.0	1168.0
GAR	DGU	1.0	660.0	104.0	
	AC	1.0	396.0	80.0	1056.0
OTH	Storage	1.0	48.0	28.0	48.0
P/P	DW	1.0	100.0	58.0	
	DW	1.0	340.0	137.7	
	PS	1.0	112.0	64.0	
	DW Above	1.0	80.0	48.0	
	PS	1.0	112.0	64.0	
	DW Above	1.0	48.0	32.0	
	PR/PC	1.0	400.0	80.0	1192.0
	Net LIVABLE	cnt	0	(rounded)	2,850
	Net BUILDING	cnt	3	(rounded)	1,128

COMMENT TABLE 1

Apex by AC 09/12/07
 UPDATED BY JRONDEMA 3/13/17
 UPDATED BY CJURAN 12/28/2022 555-20-004990
 UPDATED BY CLOBERG 07/03/25 25-001434 PR

COMMENT TABLE 2

COMMENT TABLE 3

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-001434-STR	STATUS: Permit Issued
PERMIT TYPE: Residential	APPLIED: 2/27/2025
SUB-TYPE: Structural	ISSUED: 4/7/2025
CATEGORY: Comprehensive	EXPIRES: 10/4/2025

OFFICE: MC

PARCEL#: 031W32CD00101 R10019

ACRES: 1.98

SUBDIV: PP 1995-008

LOT/BLOCK: 2 /

ADDRESS: 23764 3RD ST NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	ROBINSON, MACKENZIE	23764 3RD ST NE AURORA, OR 97002	9252122789
CCB	THE LAND CONNECT INC	PO BOX 1324 TUALATIN, OR 97062	5034219829
ENGINEER	ZAROSINSKI ENGINEERING & DESIGN	1400 NW 155TH CIRCLE VANCOUVER, WA 98685	360 513-2746
OWNER	ROBINSON, MACKENZIE	24 BOOTH ST BURLINGTON, VT 05401	
SITE CONTACT	TODD KROGER	8750 SW NISQUALLY CT, TUALATIN, OR 97062	5034219829

CONST CAT: Other

WORK TYPE: Addition

WORK DESC: Pergola attached to the back of the house

VALUATION: \$12,836.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 2950

NEW: 400

TOTAL SQ. FT.: 3350

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	400 Sq Ft