

Summary

Lead Appr: input 11-26 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 9/26/2025

Acct ID: 510393

MTL: 041W09C000400

Date: 10-23-25 Appr: WW

Prop Class: 409

RMV Prop Class: 409

Situs: 11884 EHLEN RD NE AURORA OR 97002

MaSaNh: 02 06 000

Unit: 54924

Year: 2025

Last Date Appraised: 07/24/2025

Appraiser: JORDAN SCHULTZ

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: KAP PROPERTIES LLC

Last Sales Date: 01/13/2011

Roll Type: R

Cycle 0 Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 0 3 4 LCB TTO INSP

AV: 291450

RMV Land: 473700

RMV Imp: 10280

RMV Total: 483980

MAV: 291450

MSAV: 0

SAV: 0

Comment: 25-26: L4 7.24.25 JJS

LEVEL 4 C19 5-7-20 CL10

Add new UB, add BS+FC 1/6 gated  
2 LTH

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 40000 | 15560     | 0         |

Land Send letter spw owner 11/25 via phone

Site: 1

Code Area: 15560

Size: 5.79 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class: 2BD

Value Source: Rural Restrictive

Description: TWO BENCH DRY

RMV: 433700

Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: 07-08: RECALC SETUP; #19 7-11-06

Improvements - Residence / Manufactured Structures

Bldg: 4

Code Area: 15560

Stat Class: 108

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 0

% Complete: 100.00

Desc: Residential Other Improvements

Dimensions:

RMV: 2800

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 | Exception: Y N |
|-------------|-------|-----------|------------|------|----------|----------------|
| GARDEN SHED | 1     | 240       | 1975       | 2645 | 0        | Exception: Y N |

Bldg: 5

Code Area: 15560

Stat Class: 108

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 0

% Complete: 100.00

Desc: Residential Other Improvements

Dimensions:

RMV: 2430

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 | Exception: Y N |
|-------------|-------|-----------|------------|------|----------|----------------|
| DECK        | 1     | 120       | 1998       | 2297 | 1        | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 1

Code Area: 15560

Stat Class: 301

Year Blt:

Eff Year Blt:

Sq.Ft: 36

% Complete: 100.00

Desc: Accessory Improvements & Misc.

Dimensions: 6x6

RMV: 0

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      |
|------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Pump House | 0     | Finished      | 36         | 0    | 0     | 0      | 0          | Exception: Y N |

Accessories

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

Bldg: 2

Code Area: 15560

Stat Class: 351

Year Blt: 1980

Eff Year Blt: 1980

Sq.Ft: 1080

% Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 36x30

RMV: 4660

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      | 1080       | 0    | 0     | 1980   | 1980       | FAIR      |
| Exception: Y N       |       |               |            |      |       |        |            |           |

Accessories

| Description                 |  |                           |  | Class           |  | Size SqFt      |  | Eff Yr Blt         |  | RMV        |  | Quantity           |  |
|-----------------------------|--|---------------------------|--|-----------------|--|----------------|--|--------------------|--|------------|--|--------------------|--|
| No accessory data available |  |                           |  |                 |  |                |  |                    |  |            |  |                    |  |
| Bldg: 3                     |  | Code Area: 15560          |  | Stat Class: 354 |  | Year Blt: 1980 |  | Eff Year Blt: 1980 |  | Sq.Ft: 360 |  | RMV: 390           |  |
|                             |  | Desc: Lean-to Light (LTL) |  |                 |  |                |  |                    |  |            |  | % Complete: 100.00 |  |
|                             |  | Func Obsc: 100            |  | Econ %: 100     |  | Other %: 100   |  | Exception: 0       |  | Adjust:    |  | Adjust RMV: 0      |  |
| Floors                      |  |                           |  |                 |  |                |  |                    |  |            |  |                    |  |
| Type                        |  | Class                     |  | Display Group   |  | Floor Size     |  | Beds               |  | Baths      |  | Yr Blt             |  |
|                             |  |                           |  |                 |  |                |  |                    |  |            |  |                    |  |
| Lean-to Light Duty          |  | 4                         |  | Finished        |  | 360            |  | 0                  |  | 0          |  | 1980               |  |
|                             |  |                           |  |                 |  |                |  |                    |  |            |  | 1980               |  |
|                             |  |                           |  |                 |  |                |  |                    |  |            |  | FAIR               |  |
|                             |  |                           |  |                 |  |                |  |                    |  |            |  | 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                         |
|---------------|-----------|---------------|------------------|-------------|----------------|------------|-----------|-------------------------------------|
| 24-008414     | 83625     | MARION COUNTY | NEW CONSTRUCTION | OUTBUILDING | 385140         | 0          | R         | 60 X 100 Shop, Office (5 Employees) |

WB5 60x100 2025 New  
excellent 384 1/2 bath  
Avg 5616  
2TH 10x100 New

322 bunker silo 115x25 2017 1/2

357 FC 44x20 2015 exempt



## SKETCH/AREA TABLE ADDENDUM

File No.: 510393 / M321934

Parcel No.: 041W09C 00400

Property Address: 11884 EHLEN RD NE

City: AURORA      County: MARION      State: OR      ZipCode: 97002

Owner:

Client:

Appraiser Name:

Client Address:

Inspection Date:

SUBJECT INFO

SKETCH

FC  
880sf

20'

44'

44'

20'

GB  
240 sf

20'

12'

LTL  
360 sf

10'

36'

30'

UB  
6000sf

100'

60'

100'

10'

24'

16'

OFF  
384sf

MA  
848 sf

53'

16'

DW  
120 sf

10'

12'

BS  
2875sf

25'

115'

610393  
041W09C 00400  
SCALE=1:20

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size     | Perimeter | Net Totals  |        |
|------|-------------|--------|--------------|-----------|-------------|--------|
| GBA1 | GB          | 1.0    | 1080.0       | 132.0     |             |        |
|      | LTL         | 1.0    | 360.0        | 92.0      |             |        |
|      | GS          | 1.0    | 240.0        | 64.0      |             |        |
|      | UB          | 1.0    | 6000.0       | 320.0     |             |        |
|      | LTH         | 1.0    | 1000.0       | 220.0     | 8680.0      |        |
| GBA6 | BS          | 1.0    | 2875.0       | 280.0     |             |        |
|      | OFF         | 1.0    | 384.0        | 80.0      | 3259.0      |        |
| GBA7 | FC          | 1.0    | 880.0        | 128.0     | 880.0       |        |
| GLA1 | MA          | 1.0    | 848.0        | 138.0     | 848.0       |        |
| P/P  | DW          | 1.0    | 120.0        | 44.0      | 120.0       |        |
|      |             |        | Net LIVABLE  | cnt       | 1 (rounded) | 848    |
|      |             |        | Net BUILDING | cnt       | 8 (rounded) | 12,819 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/24/17

UPDATED BY CLOBERG 02/25/25 24-008414 UB

UPDATED BY WWILLIAMS 11/26/25

COMMENT TABLE 2

10/23/25 WW

COMMENT TABLE 3

TAG L2