

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 510028 MTL: 031W32D001401 Date: 12/16/25 Appr: GRH Prop Class: 400 RMV Prop Class: 400

Situs: 0 OAK MEADOW LN NE AURORA OR 97002 MaSaNh: 02 06 002 Unit: 40832 Year: 2025

Last Date Appraised: 04/30/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: Retag for completion MA

Owner: EDWARD G PERKINS TR Last Sales Date: 12/29/2009 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 186850

RMV Land: 251230 RMV Imp: 0 RMV Total: 251230 MAV: 186850 MSAV: 0 SAV: 0

Comment: LEVEL 4 C19 4-30-20 06WV

Land

New MA 65% complete

Site: 1 Code Area: 15560 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 28d Value Source: Rural at MKT Description: RMV: 251230 Exception: Y N

Adjustment(s): 9 soil Fire Patrol: Description:

Comments: 21-22: #06 CYCLE C19, NO CHG //10-11: DISQ FARM USE / 01500060/ 02-03: DISQ FARM USE /02-03: DISQ IN ERROR. RESTORED TO 2 BENCH DRY PER #87 07-08: RECALC SETUP; #29 9/11/06

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003506	83736	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	555151	0	R	NSFD 3BD/3BTH W/ SEWING RM, OFFICE, & ATTACHED GARAGE



12.16.25



12.16.25

ACCOUNT # 510028 DATE: 12/16/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR SPH TAG Y N Recheck for completion.
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT <u>141</u>	QLTY + -	FLOOR <u>MAA</u>		TYPE _____	TYPE _____		
AREA <u>3025</u>	EFF AREA <u>3025</u>	BED <u>4</u>		STAT / CLASS _____	STAT / CLASS _____		
ROOF +	HVAC +			SIZE _____	SIZE _____		
BATH PKG: <u>2</u>	BATH <u>1</u>	BATH + <u>1</u>	1/2 BTH	FAIR	FAIR		
FIREPLACE: <u>1</u>				AVERAGE	AVERAGE		
KITCHEN - +				GOOD	GOOD		
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____		EXCELLENT	EXCELLENT		
% COMP <u>65</u>	% GOOD _____	FUNC _____		BATH _____	BATH _____		
EXCEPT <u>Y</u> N	LUMP SUM: _____			YR BLT _____	YR BLT _____		
MISC: _____				EFF YR _____	EFF YR _____		
YI CLASS <u>4</u> F G <u>A</u> E				% COMP _____	% COMP _____		
SKIRT +	LIN FT _____			EXCEPT Y N	EXCEPT Y N		
COMMENT: _____				MISC: _____	MISC: _____		
STAT <u>141</u>	QLTY + -	FLOOR <u>AGF</u>		COMMENT: _____	COMMENT: _____		
AREA <u>616</u>	EFF AREA <u>616</u>	BED _____					
ROOF +	HVAC +						
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH				
FIREPLACE: _____							
KITCHEN - +							
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____					
% COMP <u>65</u>	% GOOD _____	FUNC _____					
EXCEPT <u>Y</u> N	LUMP SUM: _____						
MISC: _____							
YI CLASS _____ F G A E							
SKIRT +	LIN FT _____						
COMMENT: _____							
STAT _____	QLTY + -	FLOOR _____					
AREA _____	EFF AREA _____	BED _____					
ROOF +	HVAC +						
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH				
FIREPLACE: _____							
KITCHEN - +							
YR BLT _____	EFF YR _____	ECON _____					
% COMP _____	% GOOD _____	FUNC _____					
EXCEPT Y N	LUMP SUM: _____						
MISC: _____							
YI CLASS _____ F G A E							
SKIRT +	LIN FT _____						
COMMENT: _____							

Percent Complete Form

Account # 510028

Additions

New Homes

No Basement

Basement

% Item	% Sum		% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR

GRH

Date

12/16/25

YR For

26-27

% COMP

65

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Percent Complete Form

Account #

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Outbuilding Type:

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

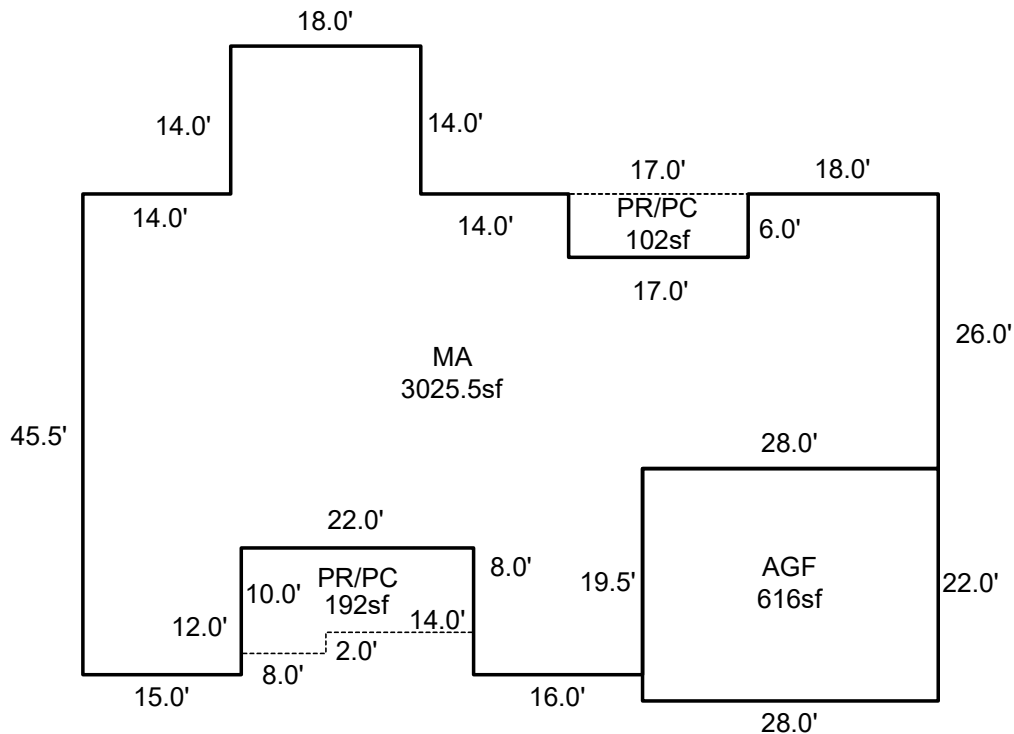
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 510028 Parcel No.: 031W32D001401
 Property Address: 0 OAK MEADOW LN NE
 City: AURORA County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

510028
 031W32D001401
 SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	616.0	100.0	616.0
MA	MA	1.0	3025.5	317.0	3025.5
P/P	PR/PC	1.0	102.0	46.0	
	PR/PC	1.0	192.0	64.0	294.0

COMMENT TABLE 1

APEX BY CLOBERG 09/09/25 25-003506 MA

COMMENT TABLE 2

COMMENT TABLE 3

GPH 12/16/25 TAGS L2

Net LIVABLE cnt 1 (rounded) 3,026

Assessor Monthly Issued Permit Report**For 7/1/2025 to 7/31/2025**

PERMIT#: 555-25-003506-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/9/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/25/2025
 CATEGORY: Comprehensive EXPIRES: 1/27/2026

OFFICE: MC
 PARCEL#: 031W32D001401 510028
 ACRES: 2
 SUBDIV: PP 1991-054
 LOT/BLOCK: 2 /
 ADDRESS: 11214 OAK MEADOW LN NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	FINE LINE DESIGN & CONSTRUCTION LLC	13118 DONALD RD NE AURORA, OR 97002	5036807231
CCB	FINE LINE DESIGN & CONSTRUCTION LLC	13118 DONALD RD NE AURORA, OR 97002	5036807231
OWNER	EDWARD G PERKINS TR	8224 SW SHENANDOAH WAY TUALATIN, OR 97062	
SITE CONTACT	FINE LINE DESIGN & CONSTRUCTION LLC	13118 DONALD RD NE AURORA, OR 97002	5036807231

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 3BD/3BTH W/ SEWING RM, OFFICE, & ATTACHED GARAGE

VALUATION: \$555,151.34

STORIES: 0

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 2996

EXISTING:

NEW:

TOTAL SQ. FT.: 3597

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2996 Sq Ft
U Utility, misc.	VB	601 Sq Ft
U Utility, misc. - half rate	VB	265 Sq Ft