

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: CJ Print Date: 1/27/2026

Acct ID: 561164 MTL: 041W18C000600 Date: 2/3/26 Appr: CJ Prop Class: 551 *Input also to RMV* Prop Class: 451  
Situs: 20781 OLMSTEAD RD NE AURORA OR 97002 MaSaNh: 02 06 004 Unit: 115566 Year: 2026

Last Date Appraised: 01/10/2023 Appraiser: JORDAN SCHULTZ Tag: X N Tag info: 2023 - Tags/Permit (Miscellaneous) ADDITION  
Owner: IZATT LT Last Sales Date: 04/01/2022 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 591104  
RMV Land: 433590 RMV Imp: 766090 RMV Total: 1199680 MAV: 540240 MSAV: 50864 SAV: 92512  
Comment: 22-23: L2 01.10.23 GRH

*Addition to MA Not started waiting for better weather to begin*  
*Farm Use:*

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	15560	0

Land

Site: 2	Code Area: 15560	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 77420	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 1500060					
Site: 3	Code Area: 15560	Size: 3.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 301170	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 1500060 Tax Rate = 8906 Rent Rate = 90					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 15560	Stat Class: 152 +	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 3013	% Complete: 100.00
Desc:	Multi Story above grade	Dimensions:	RMV: 638280			
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:
First Floor	5 +	Finished	1854	2	FB-1/ HB-2	2002	2002	ROOF, BTH - 1, FP - 1, HVAC+, KIT, BTH - 1, BATH - 1	Y N
Second Floor	5 +	Finished	1159	2	FB-2	2002	2002	HVAC, BATH - 2	Y N
Garage Attached	5	Finished	1260	0	0	2002	2002	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	5	1	2002	41608	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15560	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100.00
Desc:	Accessory Improvements & Misc.	Dimensions: 10x8	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	Exception:
Pump House	0	Finished	80	0	0	0	0		Y N

Accessories

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

Bldg: 2	Code Area: 15560	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 6436	% Complete: 100.00
Desc:	General Purpose Building (GB)	Dimensions:	RMV: 80310			
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:
General Purpose Bldg	6	Finished	6436	0	0	2000	2000	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 15560 Stat Class: 354 Year Blt: 2002 Eff Year Blt: 2000 Sq.Ft: 496 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 31x16 RMV: 1110  
 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
Lean-to Light Duty	4	Finished	496	0	0	2002	2000		Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 15560 Stat Class: 317 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2232 % Complete: 100.00  
 Desc: Hobby Stables (HS) Dimensions: 36x62 RMV: 43140  
 Func Obsc: 80 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
Hobby Stable	5	Finished	2232	0	0	2004	2004	FAIR	Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 15560 Stat Class: 354 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 744 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1930  
 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
Lean-to Light Duty	5	Finished	744	0	0	2004	2004		Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 15560 Stat Class: 354 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 592 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1320  
 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
Lean-to Light Duty	4	Finished	592	0	0	2002	2000		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
25-004043	83478	MARION COUNTY	NEW CONSTRUCTION	ADDITION	294529	0	R	1561 SQ FT FOR POOL STORAGE AREA, MASTER BEDROOM ADDITION, AND PATIO COVER

Add:tion Not on Aerial yet

Not began per owner. Waiting for better weather before starting work. 2/2/26

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

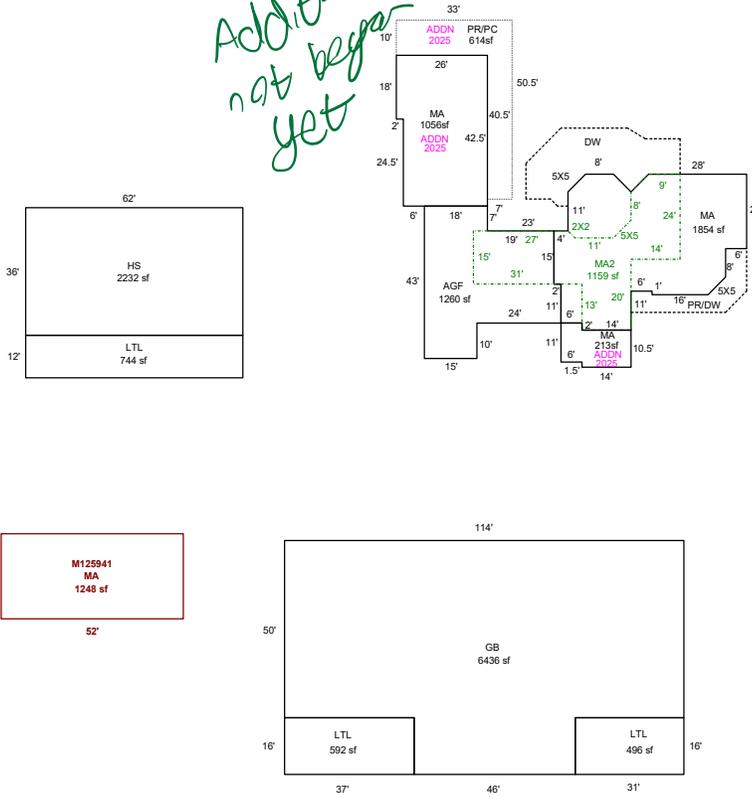
File No.: 561164 Parcel No.: 041W18C 00600  
 Property Address: 20781 ALMSTEAD RD NE  
 City: AURORA County: MARION State: OR ZipCode: 97002  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

561164  
041W18C 00600  
SCALE=1:40



Additions  
not begun  
yet



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	496.0	94.0	
	LTL	1.0	592.0	106.0	
	HS	1.0	2232.0	196.0	
	LTL	1.0	744.0	148.0	
GLA1	GB	1.0	6436.0	360.0	10500.0
	MA	1.0	1854.0	198.3	
GLA2	MA	1.0	1248.0	152.0	3102.0
	MA2	1.0	1159.0	203.0	1159.0
GAR	AGF	1.0	1260.0	164.0	1260.0
MA	MA	1.0	1056.0	137.0	
	MA	1.0	213.0	65.0	1269.0
P/P	PR/PC	1.0	613.5	167.0	613.5
	Net LIVABLE	cnt	2 (rounded)		5,530
	Net BUILDING	cnt	5 (rounded)		10,500

DRAWN BY JRONDEMA 8/3/17  
 UPDATED BY CLOBERG 09/16/25 25-004043 ADDN

### COMMENT TABLE 2

### COMMENT TABLE 3

Cjwera 2/2/26

Tags LH

# Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-004043-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 5/30/2025  
 SUB-TYPE: Structural ISSUED: 7/10/2025  
 CATEGORY: Comprehensive EXPIRES: 1/6/2026

OFFICE: MC

PARCEL#: 041W18C000600 R61164

ACRES: 4.89

SUBDIV: STRONG & RIGGS' FRUIT TRACTS NO  
1

LOT/BLOCK: 9 /

ADDRESS: 20781 OLMSTEAD RD NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	IZATT, KYLE	PO BOX 370 ST PAUL, OR 97137	503-849-3336
OWNER	IZATT LT	PO BOX 370 ST PAUL, OR 97137	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	KYLE IZATT	PO BOX 370 ST PAUL, OR 97137	503-849-3336

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: 1561 SQ FT FOR POOL STORAGE AREA, MASTER BEDROOM ADDITION, AND PATIO COVER

VALUATION: \$294,529.49

STORIES: 1

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE: 1561

EXISTING: 1248

NEW: 1561

**TOTAL SQ. FT.: 2809**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1561 Sq Ft
U Utility, misc. - half rate	VA	880 Sq Ft