

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: MBH 2/4/26 Appr: ag 2/17/26

Print Date: 9/18/2025

Acct ID: 544728 MTL: 031W33CC04900 Date: 1/9/26 Appr: AG Prop Class: 161 RMV Prop Class: 161  
Situs: 11592 WARBLER LN NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 124169 Year: 2025  
Last Date Appraised: 07/17/2023 Appraiser: ALICIA GECK Tag: Y N Tag info: 2026 - Tags/Permit (MS PLACEMENT) GS 90 26  
Owner: CANBY OPEN DOOR LLC Last Sales Date: 01/01/2011 Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 101680  
RMV Land: 83690 RMV Imp: 93290 RMV Total: 176980 MAV: 101680 MSAV: 0 SAV: 0  
Comment: 23-24: L3 07.17.23 TS  
Imp: DIDN'T MEASURE.

Old mfs GONE, Add new mfs @ 100%. + GS @ 90% w/except.

OSDs

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

Land

Site: 1 Code Area: 15560 Size: 6372 Sqft Use Code: 001 Zone: AR SAV Use: Exception: 0  
Class: Value Source: Residential Description: RMV: 71190 Exception: Y N  
Adjustment(s): Fire Patrol: Description:  
Comments: 59X108 07-08: RECALC SETUP; #29 11/13/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
Desc: Residential Other Improvements Dimensions: RMV: 25940  
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	1	0	0	0	0
YARD IMPROVEMENTS AVERAGE	3	1	1971	14252	1

Bldg: 2 Code Area: 15560 Stat Class: 456 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1344 % Complete: 100  
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE 124605 Dimensions: RMV: 67350  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1344	2	FB-2	1971	1971	SKIRT, FP - 1, ROOF+, HVAC+, KIT-, BATH - 2

Accessories

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



people out front could not get completed pics. Structure is comp.

Prop ID # 612089 Prop Class \_\_\_\_\_  
 MTL 031W33CC04900P1 Situs 11592 Warbler Ln NE Aurora, OR 97002

Date \_\_\_\_\_ Appr \_\_\_\_\_ Tag? NO YES  
 Sign off: Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Insp Level: 1 2 3 4

Segment MA MFH Stat Class: 457  
 Roof: Roof Roof + \_\_\_\_\_ SqFt: 1512  
 Heat: HVAC HVAC+  
 Plumbing: \_\_\_\_\_ 2 \_\_\_\_\_ Jettub Grdntub  
 # of Fireplace(s): \_\_\_\_\_  
 Interior comp: Cktp Crng Dsp DW  
 H&F Oven s/d Micro BIREF Trash Other  
 Kitchen Package Kitch - Kitch Kitch + \_\_\_\_\_  
 Bedrooms: \_\_\_\_\_ 3 \_\_\_\_\_ Qty 5-  
 Yr Blt 25 Eff Yr 25 % Good \_\_\_\_\_  
 % Comp 100 Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code New Lump Sum \_\_\_\_\_  
 DC Comments: Optional dishwasher

Segment \_\_\_\_\_ Stat Class: \_\_\_\_\_  
 Roof: Roof Roof + \_\_\_\_\_ SqFt: \_\_\_\_\_  
 Heat: HVAC HVAC + \_\_\_\_\_  
 Plumbing: \_\_\_\_\_ Jettub Grdntub  
 # of Fireplace(s): \_\_\_\_\_  
 Interior comp: Cktp Crng Dsp DW  
 H&F Oven s/d Micro BIREF Trash Other  
 Kitchen Package Kitch - Kitch Kitch + \_\_\_\_\_  
 Bedrooms: \_\_\_\_\_ Qty \_\_\_\_\_  
 Yr Blt \_\_\_\_\_ Eff Yr \_\_\_\_\_ % Good \_\_\_\_\_  
 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment MHSK Class 5 Lin Ft 166  
 Skirting Wood Vinyl Fbrgl Metal  
 Skirting + Cinder Block Brick  
 Yr Blt 25 Eff Yr 25 % Good \_\_\_\_\_  
 % Comp 100 Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code New Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment \_\_\_\_\_ Stat Class: \_\_\_\_\_  
 Roof: Roof Roof + \_\_\_\_\_ SqFt: \_\_\_\_\_  
 Heat: HVAC HVAC + \_\_\_\_\_  
 Plumbing: \_\_\_\_\_ Jettub Grdntub  
 # of Fireplace(s): \_\_\_\_\_  
 Interior comp: Cktp Crng Dsp DW  
 H&F Oven s/d Micro BIREF Trash Other  
 Kitchen Package Kitch - Kitch Kitch + \_\_\_\_\_  
 Bedrooms: \_\_\_\_\_ Qty \_\_\_\_\_  
 Yr Blt \_\_\_\_\_ Eff Yr \_\_\_\_\_ % Good \_\_\_\_\_  
 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment	<u>GS</u>				Land and/or OSD
Class					
Dimensions/Size	<u>400</u>				
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover	<u>Roof</u>				
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built	<u>25</u>				
Eff. Year	<u>25</u>				
Condition					Check other side ---->
% Complete	<u>90</u>				
Lump Sum					
Exception Code	<u>New</u>				

Outbuilding Type: \_\_\_\_\_

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

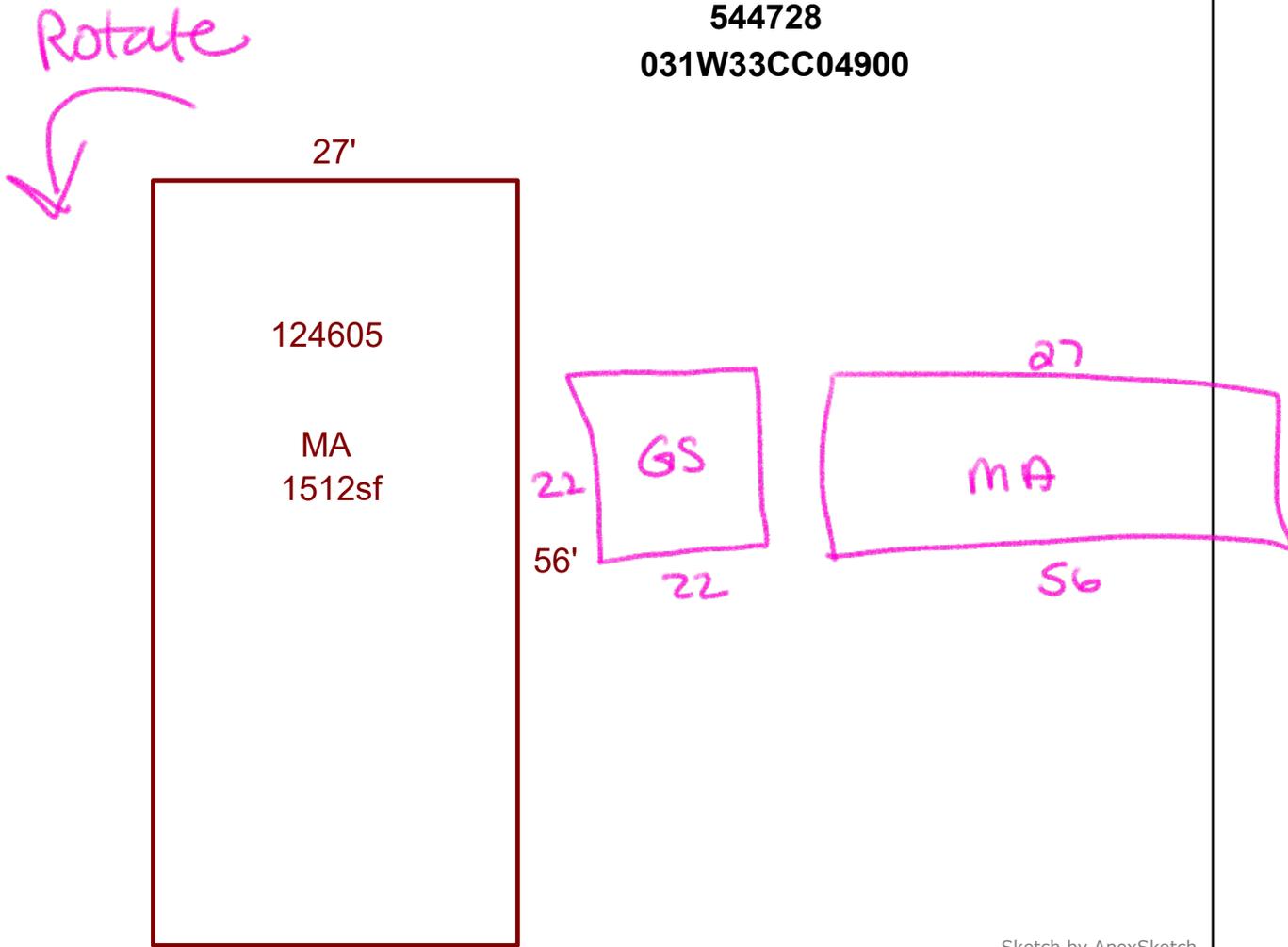
APPR A6 Date 1/9/26 YR For 26/27 % COMP 90  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544728 Parcel No.: 031W33CC04900  
 Property Address: 11592 WARBLER LN NE  
 City: Aurora County: Marion State: OR ZipCode: 97002  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1512.0	166.0	1512.0

### COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/9/13  
 Updated by AE 5.22.25

VER MFS 9/25/25  
 GS EST. could not  
 measure will measure  
 @ completion

### COMMENT TABLE 2

9/25/13 #4, CYCLE, NV

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,512
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