

**Summary**    Lead Appr: W/W    Clerk: \_\_\_\_\_    Lead Clerk: \_\_\_\_\_    Appr: **CJ 03.10.26**    Print Date: 3/4/2026  
 Acct ID: 510429    MTL: 041W100001000    Date: 3/9/26    Appr: CJ    Prop Class: 581    RMV Prop Class: 501  
 Situs: 13313 EHLEN RD NE AURORA OR 97002    MaSaNh: 02 06 000    Unit: 68722    Year: 2025  
 Last Date Appraised: 01/08/2025    Appraiser: JORDAN SCHULTZ    Tag: Y (N)    Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)    INPUT: 3/9/26 CJ  
 Owner: WARN, JAMES MICHAEL    Last Sales Date: 01/23/2015    Roll Type: R  
 Cycle (Tag) Sales Verification    Other: \_\_\_\_\_    Inspection level: 1 2 3 (4)    LCB    TTO    INSP    AV: 1265026  
 RMV Land: 1362070    RMV Imp: 1217920    RMV Total: 2579990    MAV: 1110770    MSAV: 89116    SAV: 160783  
 Comment: 25-26: L2 1.8.25 JJS    **No Answer on call box, sent Access letter**  
               22-23: L4 6/10/22 CLUKE    **No response. L4 Using Connect Explorer (11/30/26) Add GB.**

**Notations**

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

**Farm: Sheep/Livestock**

**CWO 3/10/26**

**OSDs**

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

**Land**

**Remod / update completions.**

**ADDN TO MA 355 sf AND 303 sf @ 65% M/M**

Site: 2 Code Area: 15560 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Forest Homesite Description: TWO BENCH DRY RMV: 14160 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / Liability year - 2009

Site: 3 Code Area: 15560 Size: 9.48 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 134270 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments:

Site: 5 Code Area: 15560 Size: 48.62 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 688650 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1989

18-19: PARTIAL DISQ AND ROLL OVER / 08-09: 8BENCH PROJECT-MOVE ALL TO WOOD EXCEPT 1 AC TO 2BENCH// 1500060// 99-2000:  
 f99-907 sepe from r10428 to r323112 07-08: RECALC SETUP; #19 7-13-06

Site: 6 Code Area: 15560 Size: 5.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 64900 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1977

Site: 7 Code Area: 15560 Size: 21.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 304670 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1977

Site: 8 Code Area: 15560 Size: 11.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 4320 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1977  
  
 Deer Creek  
  
 08-09: 8BENCH PROJECT// 01500060

Site: 9 Code Area: 15560 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 25760 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009

1500060// 09-10: WAS A HOMESITE FOR PERS MFS, LETTER FROM OWNER STATES THE MFS ARE STORAGE FOR FARM EQUIPMENT

Site: 10 Code Area: 15560 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 25760 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1977

1500060: 01-02; COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 8.0 ACRES TOTAL

Site: 11 Code Area: 15560 Size: 3.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 23660  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 49580 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: 25-26: Disqual farm use  
  
 Liability year - 1977

**Improvements - Residence / Manufactured Structures**

Bldg: 4 Code Area: 15560 Stat Class: 162 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 6623 % Complete: 65.00  
 Desc: Multi Story above grade Dimensions: RMV: 763870  
 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	6	Finished	2919	0	FB-1/ HB-1	2004	2004	FP - 2, HVAC+, ROOF, KIT+, BTH - 1, BATH - 1	Y N
Second Floor	6	Finished	2108	4	FB-3	2004	2004	HVAC+, BATH - 3	Y N
Attic	6	Finished	1596	0	0	2004	2004	HVAC	Y N

**Accessories** *Y1's?* **Y16**

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

Bldg: 6 Code Area: 15560 Stat Class: 108 Year Blt: *2024* Eff Year Blt: *2024* Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 95400  
 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								
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
ASPHALT DRIVEWAY	1	50000	2004	90000	1	Exception: Y N		

Bldg: 8 Code Area: 15560 Stat Class: 148 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 680 % Complete: 65.00  
 Desc: Res other improvements Dimensions: RMV: 129750  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Attic	4	Finished	680	2	FB-1	2004	2004	HVAC, BATH - 1, ROOF
Garage Oversized Detached	4	Finished	1548	0	0	2004	2004	ROOF

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 15560 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 4160 4616 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 104x40 RMV: 46380  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	4160	0	0	2003	2003	FAIR

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

Bldg: 5 Code Area: 15560 Stat Class: 316 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 12000 % Complete: 100.00  
 Desc: Arenas (HA) Dimensions: RMV: 89040  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Horse Arena	4	Finished	12000	0	0	2004	2004	FAIR

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

Bldg: 7 Code Area: 15560 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 260 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 6550  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	260	0	0	2004	2004	FAIR

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

Bldg: 9 Code Area: 15560 Stat Class: 351 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 5160 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 86x60 RMV: 82510  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 39370 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	5160	0	0	2016	2016	FAIR

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

Bldg: 10 Code Area: 15560 Stat Class: 355 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 780 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 60x13 RMV: 4420

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 2110

Adjust:

Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	5	Finished	780	0	0	2016	2016	Exception: Y N

**Accessories**

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

**Farm Notes**

2025FARM

4/28/25: CWO spoke to James not farming 3.5 acres. Disqual for 25-26.

4-4-25: Per CWO send inquiry letter and aerial photo for bare areas.

Solar in 2011 20K  
 555-11-04388  
 No cost provided

-148  
 2025 { DGF  
       DGF  
       PR  
       PC

ACCOUNT # 510429 DATE: 03.09.26 RMV CLASS 501 PROP CLASS 581  
 MTL 041W100001000 APPR CJ TAG Y N  
 COMMENTS: ADD NEW POOL HOUSE (2 DGF & PORCH COVER/PATIO)

RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT <u>148</u>	QLTY + -	FLOOR <u>DGF</u>		TYPE <u>PR</u>		TYPE <u>PATIO</u>	
AREA <u>360</u>	EFF AREA <u>360</u>	BED <u>0</u>		STAT / CLASS		STAT / CLASS	
ROOF +	HVAC +			SIZE <u>481</u>		SIZE <u>481</u>	
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH	FAIR		FAIR	
FIREPLACE: _____				AVERAGE		AVERAGE	
KITCHEN - +				GOOD		GOOD	
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____		EXCELLENT		EXCELLENT	
% COMP <u>100%</u>	% GOOD _____	FUNC _____		BATH _____		BATH _____	
EXCEPT <u>Y</u> N	LUMP SUM: _____			YR BLT <u>2025</u>		YR BLT <u>2025</u>	
MISC: _____				EFF YR _____		EFF YR _____	
YI CLASS _____	F G A E			% COMP <u>100%</u>		% COMP <u>100%</u>	
SKIRT +	LIN FT _____			EXCEPT <u>Y</u> N		EXCEPT <u>Y</u> N	
COMMENT: _____				MISC: _____		MISC: _____	
				COMMENT: _____		COMMENT: _____	
STAT <u>148</u>	QLTY + -	FLOOR <u>DGF</u>		TYPE _____		TYPE _____	
AREA <u>450</u>	EFF AREA <u>450</u>	BED _____		STAT / CLASS _____		STAT / CLASS _____	
ROOF +	HVAC +			SIZE _____		SIZE _____	
BATH PKG: <u>1</u>	BATH _____	BATH + _____	1/2 BTH	FAIR		FAIR	
FIREPLACE: _____				AVERAGE		AVERAGE	
KITCHEN - +				GOOD		GOOD	
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON _____		EXCELLENT		EXCELLENT	
% COMP <u>100%</u>	% GOOD _____	FUNC _____		BATH _____		BATH _____	
EXCEPT <u>Y</u> N	LUMP SUM: _____			YR BLT _____		YR BLT _____	
MISC: _____				EFF YR _____		EFF YR _____	
YI CLASS _____	F G A E			% COMP _____		% COMP _____	
SKIRT +	LIN FT _____			EXCEPT Y N		EXCEPT Y N	
COMMENT: _____				MISC: _____		MISC: _____	
				COMMENT: _____		COMMENT: _____	
STAT _____	QLTY + -	FLOOR _____		TYPE _____		TYPE _____	
AREA _____	EFF AREA _____	BED _____		STAT / CLASS _____		STAT / CLASS _____	
ROOF +	HVAC +			SIZE _____		SIZE _____	
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH	FAIR		FAIR	
FIREPLACE: _____				AVERAGE		AVERAGE	
KITCHEN - +				GOOD		GOOD	
YR BLT _____	EFF YR _____	ECON _____		EXCELLENT		EXCELLENT	
% COMP _____	% GOOD _____	FUNC _____		BATH _____		BATH _____	
EXCEPT Y N	LUMP SUM: _____			YR BLT _____		YR BLT _____	
MISC: _____				EFF YR _____		EFF YR _____	
YI CLASS _____	F G A E			% COMP _____		% COMP _____	
SKIRT +	LIN FT _____			EXCEPT Y N		EXCEPT Y N	
COMMENT: _____				MISC: _____		MISC: _____	
				COMMENT: _____		COMMENT: _____	





# Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#: 555-24-005313-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 7/11/2024  
 SUB-TYPE: Structural ISSUED: 9/18/2024  
 CATEGORY: Comprehensive EXPIRES: 3/17/2025

OFFICE: MC  
 PARCEL#: 041W100001000 R10429  
 ACRES: 104.34  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 13313 EHLEN RD NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		6002 JEAN RD. LAKE OSWEGO, OR 97035	5037996312
CCB	IRON MOUNTAIN CONSTRUCTION INC	6002 JEAN RD LAKE OSWEGO, OR 97035-5308	5037996312
OWNER	WARN, JAMES MICHAEL	PO BOX 1128 CANBY, OR 97013	

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: NEW POOLHOUSE

VALUATION: \$66,370.12

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 800

**TOTAL SQ. FT.:**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	800 Sq Ft
U Utility, misc. - half rate	VB	468 Sq Ft

# Assessor Monthly Issued Permit Report

## For 12/1/2023 to 12/31/2023

PERMIT#: 555-23-005632-STR	STATUS: Permit Issued
PERMIT TYPE: Residential	APPLIED: 7/2/2023
SUB-TYPE: Structural	ISSUED: 12/11/2023
CATEGORY: Comprehensive	EXPIRES: 6/8/2024

OFFICE: MC  
 PARCEL#: 041W10 01000 R10429  
 ACRES: 104.34  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 13313 EHLEN RD NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		6002 JEAN RD. LAKE OSWEGO, OR 97035	5037996312
CCB	IRON MOUNTAIN CONSTRUCTION INC	6002 JEAN RD LAKE OSWEGO, OR 97035-5308	5037996312
OWNER	WARN, JAMES MICHAEL	PO BOX 1128 CANBY, OR 97013	
SITE CONTACT	ROSS D DIVERS	6002 JEAN RD. LAKE OSWEGO, OR 97035	503-799-6312

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: ADDITION, INT REMODEL, 4 BDRM W/ OFFICE & DESIGN RM, COVERED PATIO W/ DECK ON ROOF

VALUATION: \$137,248.14

STORIES: 3

BATHS:

KITCHENS:

### SQUARE FEET

HABITABLE: 682

EXISTING: 7570

NEW: 682

**TOTAL SQ. FT.: 8252**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	682 Sq Ft
U Utility, misc. - half rate	VB	695 Sq Ft