

lak 3.3. 26

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 3/5/26 Appr: AG 3.10.26

Print Date:

612410=No change lak 3-3-26

9/18/2025

Acct ID: 544796 MTL: 031W33CB06000 Date: 1/9/26 Appr: AG Prop Class: 161 RMV Prop Class: 161
Situs: 11616 GROUSE LN NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 125100 Year: 2025

Last Date Appraised: 07/07/2023 Appraiser: ALICIA GECK Tag: Y N Tag info: 2026 - Tags/Permit (MS PLACEMENT) MFS Placement

Owner: IGC CONSTRUCTION LLC Last Sales Date: 10/31/2022 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 77600

RMV Land: 83690 RMV Imp: 30030 RMV Total: 113720 MAV: 77600 MSAV: 0 SAV: 0

Comment: 23-24: L3 07.07.23 TS

update apex

OSD, YI Gone Delete GS

OSDs

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

Gone

Land

Site: 1 Code Area: 15560 Size: 5192 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: 59X88 07-08: RECALC SETUP; #29 11/14/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 107 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 30030
 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
GARDEN SHED	1	192	1980	2246	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE		0	1971	14252	1	Exception: Y N

Delete Gone

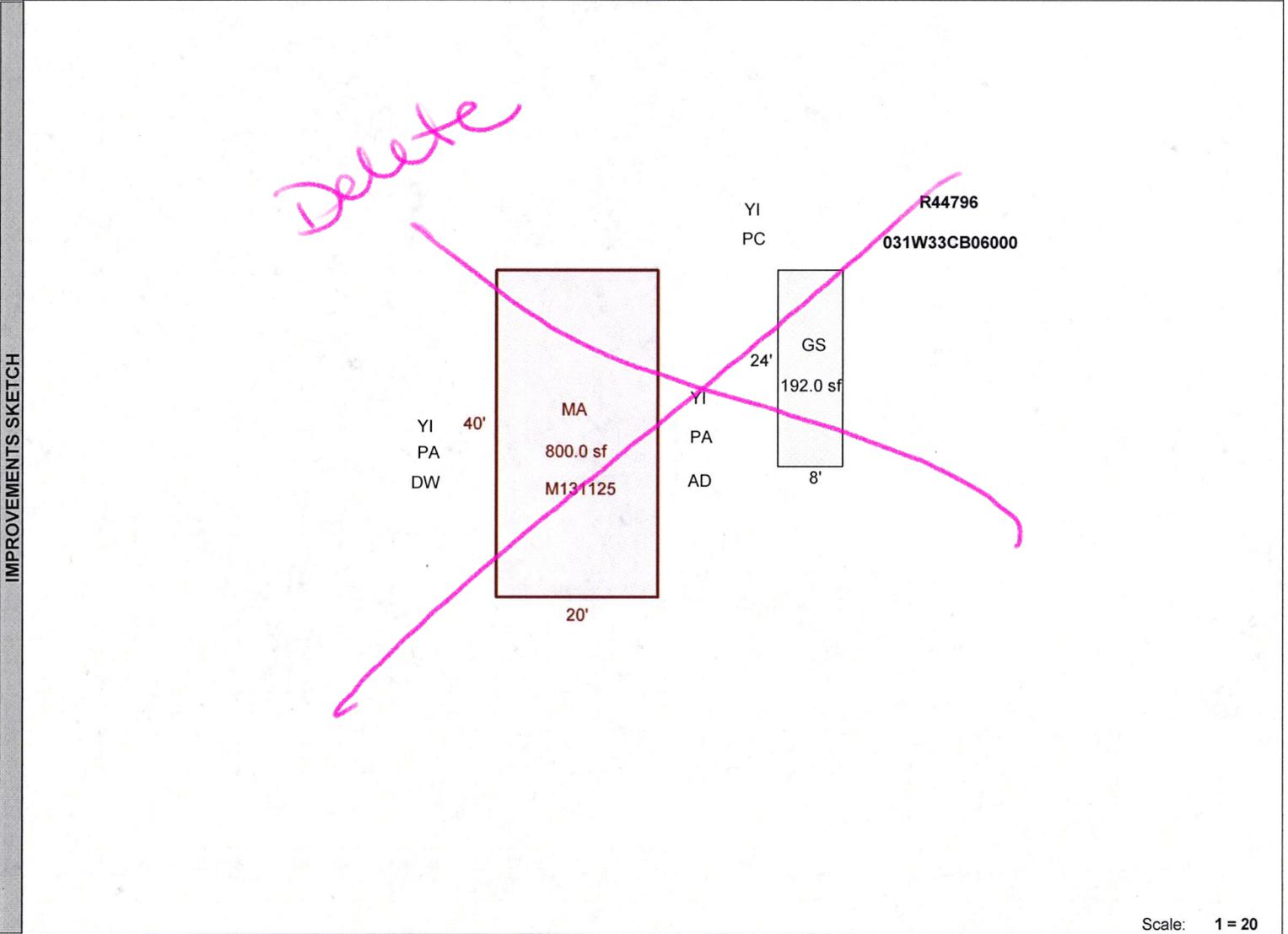


SKETCH/AREA TABLE ADDENDUM

Parcel No 031W33CB06000

File No R44796

SUBJECT	Property Address 11616 GROUSE LN NE		
	City Aurora	State OR	Zip 97002
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY SRAGSDALE 10/23/13	
	GLA1	MA	1.00	800.0	120.0	800.0		
	OTH	GS	1.00	192.0	64.0	192.0		
	Net LIVABLE Area (rounded w/ factors)						800	Comment Table 2
							10/3/13 #4, CYCLE, NV	