

Acct ID: 510458 MTL: 041W11D001100 Date: 12/16/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 21811 COLE LN NE AURORA OR 97002 MaSaNh: 02 06 000 Unit: 58407 Year: 2025

Last Date Appraised: 05/09/2014 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:  
 Owner: PADRICK, LEXEE R Last Sales Date: 11/30/2023 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 178250  
 RMV Land: 200900 RMV Imp: 129950 RMV Total: 330850 MAV: 178250 MSAV: 0 SAV: 0  
 Comment: no trespassing sign(2)

OSDs

New GR 100'

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

Finalized 1/20

Land

Site: 1 Code Area: 15560 Size: 16560 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 119010 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 07-08: RECALC SETUP; #36 7/18/06

Site: 2 Code Area: 15560 Size: 4437 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 31890 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 14-15 CYCLE JS #29 NO CHANGE.  
 00 -01: 01500060, F99-1192 R/W TAKING / 00-01; UPDATED MARKET VALUES /01-02; UPDATED LAND MKT VALUE  
 BASED ON PART TOTAL INFORMATION 07-08: RECALC SETUP; #36 7-18-06  
 23-24 CHG TO 2BD IN LLA DUE TO NO WATER RIGHTS ON THIS AREA

Improvements - Residence / Manufactured Structures

1960 exterior updates

Bldg: 1 Code Area: 15560 Stat Class: 131 Year Blt: 1925 Eff Year Blt: 1940 Sq.Ft: 1264 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 126570  
 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	3	Finished	1264	2	FB-1	1925	1940	RMV: FP - 1, HVAC, ROOF, BATH - 1	Y N

1960

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>ENCLOSED PORCH</del>	<del>3</del>	<del>288</del>	<del>1940</del>	<del>5443</del>	1	Y N
YARD IMPROVEMENTS FAIR	3	1	1940	6741	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15560 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 540 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 36x15 RMV: 480  
 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
Lean-to Light Duty	4	Finished	540	0	0	1985	1985	<u>gone</u>	Y N

Accessories

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

Bldg: 3 Code Area: 15560 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 864 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 36x24 RMV: 2900  
 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
Machine Shed	5	Finished	864	0	0	1985	1985	<u>gone</u>	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
25-003537	83607	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	42898	0	R	36 x 36 POLE BARN, NO PLUMBING

● GB 36X36



12.16.25



12.16.25

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE <u>GB</u>	TYPE _____
STAT / CLASS _____	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR <u>36x36</u>	FAIR <u>electric</u>
AVERAGE _____	AVERAGE _____
<u>GOOD</u> - Height	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH <u>overhang</u>	BATH _____
<u>window updates</u>	
YR BLT <u>2025</u>	YR BLT _____
EFF YR <u>2025</u>	EFF YR _____
% COMP _____	% COMP _____
EXCEPT Y N	EXCEPT Y N
MISC: _____	MISC: _____
COMMENT: _____	COMMENT: _____



12.16.25

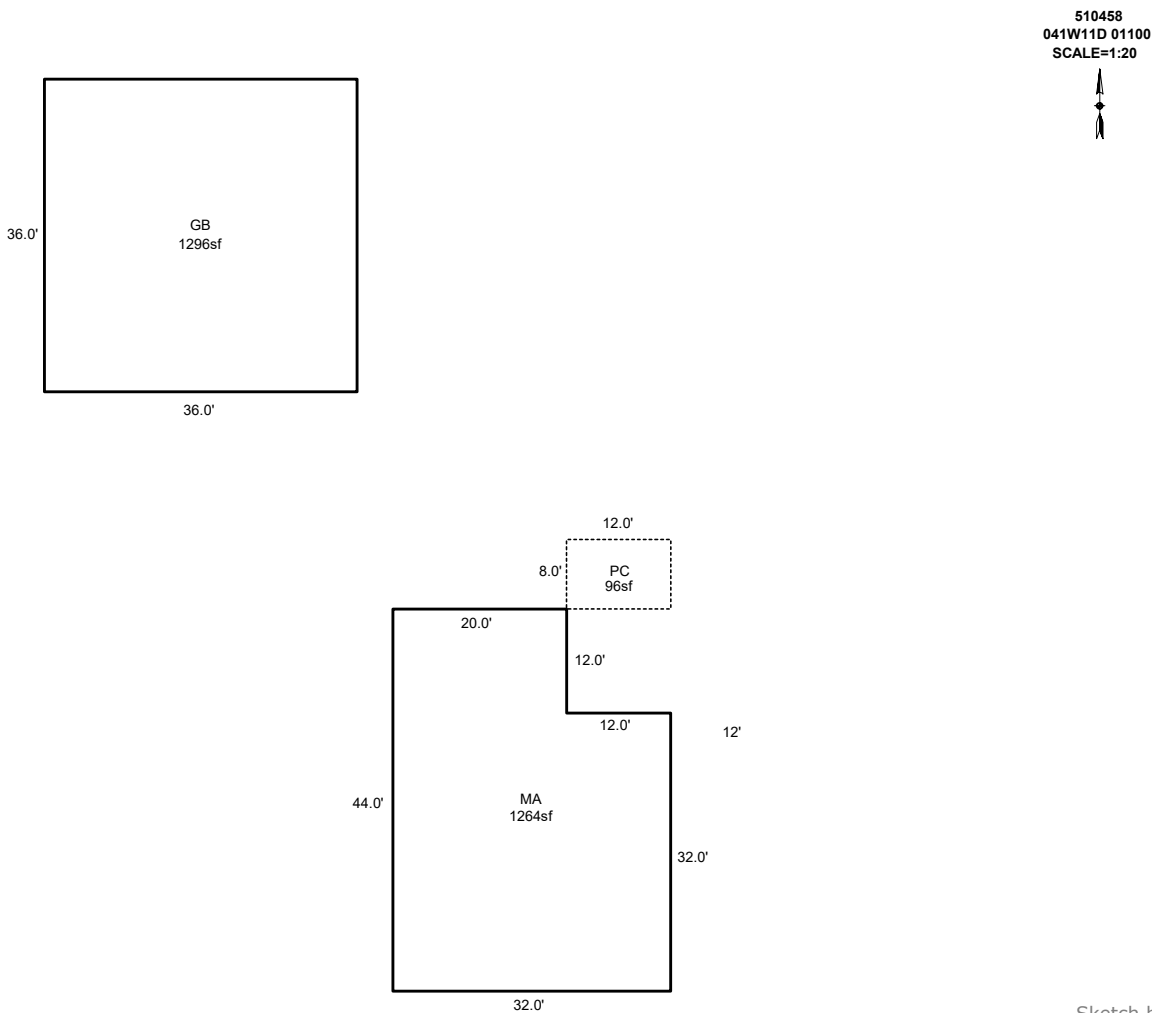
Type	A	B	C	D	E	F	G	H	I
Year Built		Single Family		Appraiser:					
Roof		1925		Date:					
Windows		Updated							
Siding		Updated							
Exterior Paint									
Door		Updated							
Suggested EYB		1959							
Addition									
Original SF									
Add-on SF									
Suggested Blended EYB		#DIV/0!							

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 510458 Parcel No.: 041W11D 01100  
 Property Address: 21811 COLE 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
GBA1	GB	1.0	1296.0	144.0	1296.0
GLA1	MA	1.0	1264.0	152.0	1264.0
P/P	PC	1.0	96.0	40.0	96.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/26/17  
 UPDATED BY CLOBERG 07/31/25 25-003537 GB  
 UPDATED BY CLOBERG 03/12/26

### COMMENT TABLE 2

GRH 12/16/25

### COMMENT TABLE 3

TAGS L3

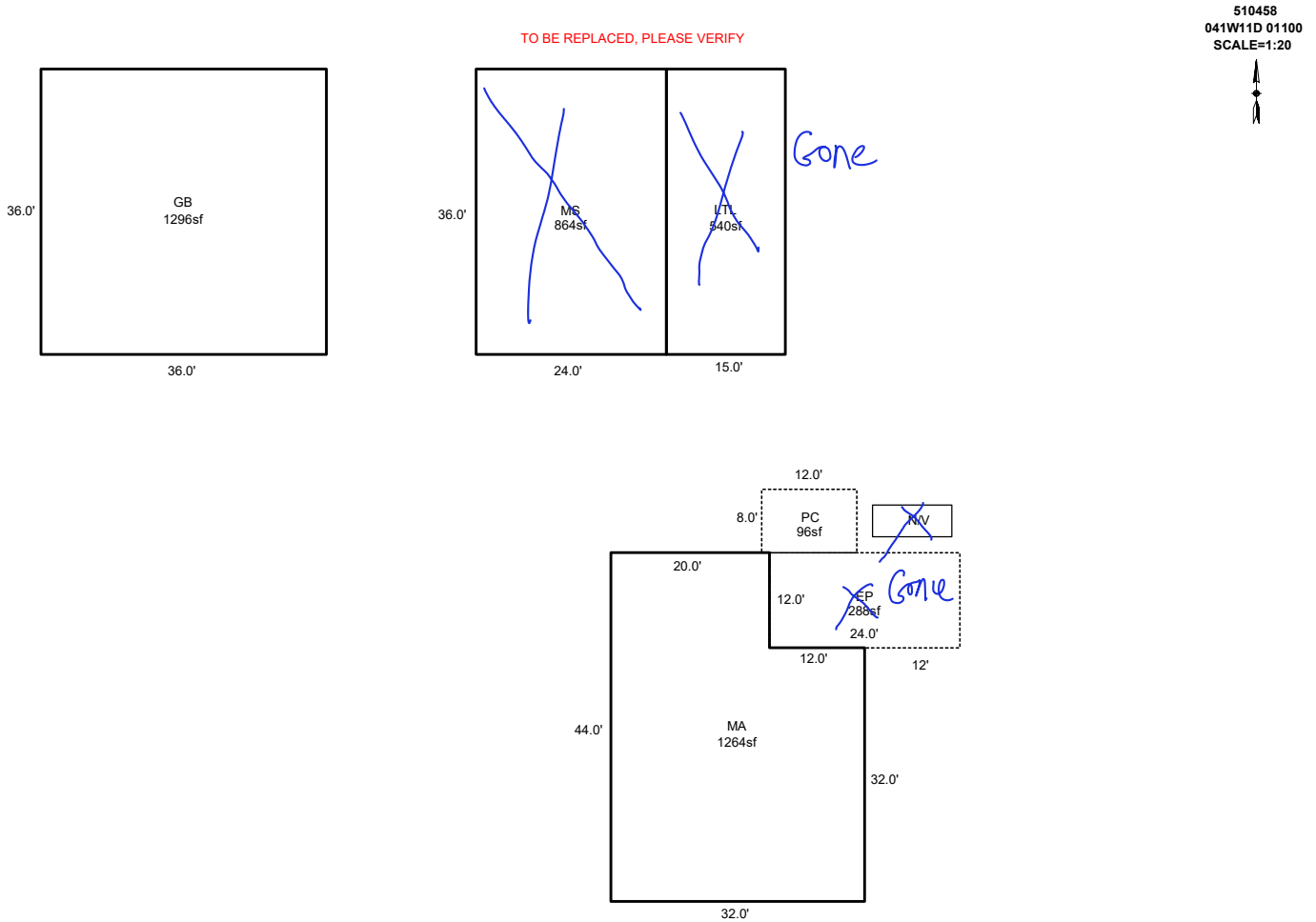
Net LIVABLE	cnt	0	(rounded)	1,264
Net BUILDING	cnt	0	(rounded)	1,296

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 21811 COLE 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
GBA1	LTL	1.0	540.0	102.0	
	MS	1.0	864.0	120.0	
	GB	1.0	1296.0	144.0	2700.0
GLA1	MA	1.0	1264.0	152.0	1264.0
P/P	EP	1.0	288.0	72.0	
	PC	1.0	96.0	40.0	384.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/26/17  
 UPDATED BY CLOBERG 07/31/25 25-003537 GB

### COMMENT TABLE 2

GRH 12/16/25

### COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	0	(rounded)	1,264
Net BUILDING	cnt	3	(rounded)	2,700

# Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-25-003537-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 5/12/2025  
 SUB-TYPE: Structural ISSUED: 6/24/2025  
 CATEGORY: Comprehensive EXPIRES: 12/21/2025

OFFICE: MC  
 PARCEL#: 041W11D001100 R10458  
 ACRES: 0.48  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 21811 COLE LN NE AURORA, OR 97002

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PADRICK, LEXEE R	21811 COLE LN NE AURORA, OR 97002	503-989-9107
OWNER	PADRICK, LEXEE R	21811 COLE LN NE AURORA, OR 97002	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	PADRICK, LEXEE R	21811 COLE LN NE AURORA, OR 97002	503-989-9107

CONST CAT: Detached Accessory Structure  
 WORK TYPE: Replacement  
 WORK DESC: 36 x 36 POLE BARN, NO PLUMBING  
 VALUATION: \$42,897.60  
 STORIES: 0  
 BATHS: KITCHENS:

## SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1296

**TOTAL SQ. FT.: 1296**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	1296 Sq Ft