

Summary

Lead Appr: _____ Clerk: lak 4.14.25 Lead Clerk: _____ Appr: _____

Print Date: 1/31/2025

Acct ID: 546740 MTL: 041W11BD05300 Date: 3/25/25 Appr: AG Prop Class: 161 RMV Prop Class: 161

Situs: 22072 FLORAL AVE NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 99037 Year: 2025

Last Date Appraised: 08/21/2023 Appraiser: ALICIA GECK Retag: Y N Tag info: Tag for poss. updates

Owner: PIERSON, LYNN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 96430

RMV Land: 88440 RMV Imp: 67400 RMV Total: 155840 MAV: 96430 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 08.21.23 TS

22-23: L2 4.7.22 TS

N/C

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	15560	0

Land

Site: 1 Code Area: 15560 Size: 12040 Sqft Use Code: 001 Zone: AR SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 73440 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: //2007-08 RECALC SETUP; APPR SS/28, 10/18/06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 454 Year Blt: 1972 Eff Year Blt: 1993 Sq.Ft: 948 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 42980

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
First Floor	5	Finished	948	2	FB-1	1972	1993	SKIRT, ROOF+, HVAC+, KIT, FP - 1, BATH - 1
Exception: Y N								

Accessories

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

Bldg: 1 Code Area: 15560 Stat Class: 108 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 24420

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
ENCLOSED PORCH	3	144	1993	3672	0
GARDEN SHED	1	120	1972	1376	0
GARDEN SHED	1	280	1972	3004	0
YARD IMPROVEMENTS AVERAGE	3	0	1993	16371	1
Exception: Y N					



MLS pics show unfinished counters & floors

new kitchen cab.

Improvement Detail

MARION County

For Assessment Year 2025

Account ID	546740		
Map	041W11BD05300	Appraiser	ALICIA GECK
Mailing	PIERSOL, LYNN TALLBUT, VINCENT 22072 FLORAL AVE NE AURORA OR 97002	Appraisal Area	12-03-005
		Stat Class	454 - MANUF STRUCT, CLASS 5, 14' WIDE SINGLE
Situs	22072 FLORAL AVE NE AURORA OR 97002		Inspected 08/21/2023

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	15560	1972	1993	100	40	231	Tabled	42,980	42,980	17,950	0	17,950	948

Rooms: 2 - BD, 1 - FB

Floor Segments								
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1972	1993	40	5	100		948	87,235

Improvement Inventory						
F	Description	Qty/Size	RMV	F	Description	Qty/Size
1st	ABOVE CLASS HEATING/COOLING	948	745	1st	AVERAGE CLASS SKIRTING	0
1st	ABOVE CLASS ROOF	948	0	1st	BATH - FULL	1
1st	AVERAGE CLASS KITCHEN	1	1,848	1st	FIREPLACE	1

Totals			Size Breakdown	
Description	RMV			
First Floor	\$42,983		Finished	948
Inventory	\$0			
Accessories	\$0			
Calculation	Tabled			
Trend	100.00 %			
Total RMV	\$42,980			

Comments 22-23: Update Inv, eyb 1972 to 1993 TS

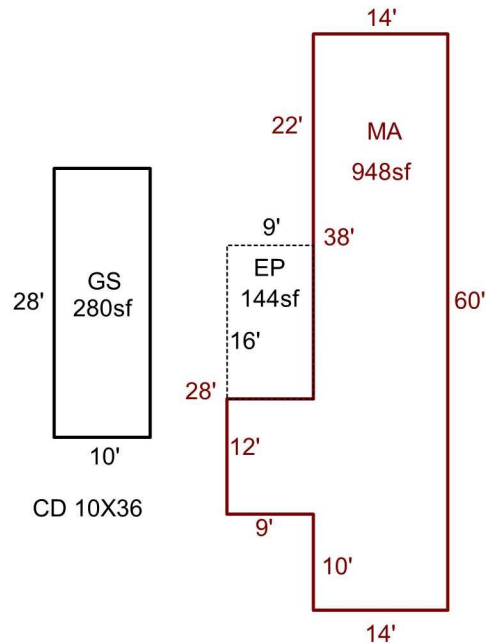
14-15 CYCLE WORK #04// 07-08 RECALC SETUP; #28 10/18/06 (14X60)+(9X12).

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 546740 Parcel No.: 041W11BD05300
 Property Address: 22072 FLORAL AV NE
 City: AURORA County: 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	GS	1.0	280.0	76.0	280.0
GLA1	MA	1.0	948.0	166.0	948.0
P/P	EP	1.0	144.0	50.0	144.0

COMMENT TABLE 1

DRAWN 09/26/13 BY TINA
 UPDATED BY CBAILEY 5/19/22

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 948
 Net BUILDING cnt 1 (rounded) 280



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 546740/125240
MTL: 041W11BD05300
MaSaNh/P.Class: 1203005/161
Appraiser: ALICIA GECK
MS Acct: 125240

Date Printed: 1/31/2025

Situs: 22072 FLORAL AVE NE AURORA OR 97002

Grantor: PAIENAKA LLC
Grantee: PERSOL, LYNN

Sale ID: 31402
Deed: 202431610
Accts In Sale: 1
Sale Date: 10/9/2024
Sale Price: 235000
Condition Code: 00
Tax Statement RMV
Land & OSD: 88440
Imp: 42670
Total: 131110
Ratio (Cert. Total RMV/Sale Price): 56
192,680
w/MFS
82

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 26 MLS: 821419 Y N
2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
3. Did the seller pay closing costs or make other concessions? \$ _____ Y N
4. Was the sale between related parties? (business or family) Y N
5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: Counters + some floors unfinished
new kitchen cab.
7. Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: Cash Sale

Appraiser: AG Date: 3/25/25