

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 5/13/2025

Acct ID: 546735

MTL: 041W11BD05800

Date: 4/25/25

Appr: AG

Prop Class: 161

RMV Prop Class: 161

Situs: 22022 FLORAL AVE NE AURORA OR 97002

MaSaNh: 12 03 005

Unit: 99032

Year: 2025

Last Date Appraised: 08/21/2023

Appraiser: ALICIA GECK

Retag: Y N

Tag info:

Owner: BROYLES, TYLER A

Roll Type: R

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

AV: 193990

RMV Land: 75500

RMV Imp: 148330

RMV Total: 223830

MAV: 193990

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 08.21.23 TS

Notations

No notation data available.

OSDs

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

Land

Site: 1

Code Area: 15560

Size: 10488 Sqft

Use Code: 001

Zone: AR

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 63000

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 24-25: Cycle; OSDA TO F, TS

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

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15560

Stat Class: 467 -

Year Blt: 2016

Eff Year Blt: 2016

Sq.Ft: 1372

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 138060

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	6 -	Finished	1372	2	FB-2	2016	2016	BATH - 2, KIT-, ROOF, SKRT+, HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	6	221	2016	4522	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	221	2016	5960	0	Exception: Y N

Bldg: 1

Code Area: 15560

Stat Class: 107

Year Blt:

Eff Year Blt: 2016

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 10270

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	
YARD IMPROVEMENTS FAIR	3	1	2016	10272	1	Exception: Y N



Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 8/11/2023

Acct ID: 546735 MTL: 041W11BD05800

Date: 8/21/23 Appr: 02

Prop Class: 16T --

RMV Prop Class: 161

Situs: 22022 FLORAL AVE NE AURORA OR 97002

MaSaNh: 12 03 005

Unit: 99032

Year: 2023

Last Date Appraised: 01/31/2017

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 24-2

Owner: NOYES, RONALD

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 182870

RMV Land: 78000

RMV Imp: 365280

RMV Total: 443280

MAV: 182870

MSAV: 0

SAV: 0

Comment:

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: 10488 Sqft	Use Code: 001	Zone: AR	SAV Use:	Exception: 0
Class:	Value Source: Residential	Description:			RMV: 63000	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: 467 -	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1372	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE				Dimensions:	RMV: 343280	
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	1372	2	FB-2	2016	2016	ROOF, SKRT+, HVAC, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	221	2016	4327	0	Y N
ROOF EXTENSION OR PATIO COVER	6	221	2016	5704	0	Y N

Bldg: 1	Code Area: 15560	Stat Class: 107	Year Blt:	Eff Year Blt: 2016	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:	RMV: 22000	
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	Exception
YARD IMPROVEMENTS FAIR	3	1	2016	9167	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



SKETCH/AREA TABLE ADDENDUM

Parcel No 041W11BD05800

File No R46735

SUBJECT

Property Address 22022 FLORAL AV NE

City AURORA

County MARION

State OR

Zip 97002

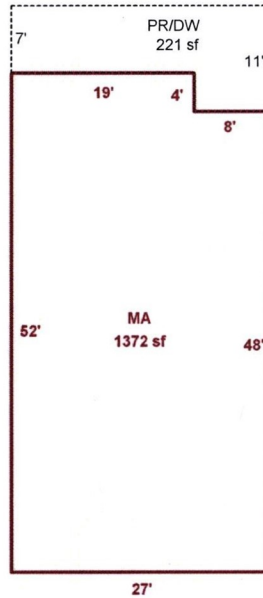
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R46735
041W11BD05800



JP

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1372	158	1372
P/P	PR/DW	1.00	221	76	221
Net LIVABLE Area (rounded w/ factors)					1372

Comment Table 1

DRAWN 09/30/13 BY TINA
UPDATED 4/23/14 BY TINA
UPDATED BY JRONDEMA 2/17/17

Comment Table 2

CYCLE 9/13/13 #04 N/M

cycle 8/7/23 #2 JV

Comment Table 3



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 5/12/2025

Appraiser Sales Verification From

Primary Acct: 546735
MTL: 041W11BD05800
MaSaNh/P.Class: 1203005/161
Appraiser: ALICIA GECK
MS Acct: 353331

Situs: 22022 FLORAL AVE NE AURORA OR 97002

Grantor:
NOYES, RONALD

Grantee:
BROYLES, TYLER A

Sale ID: 33627
Deed: 20255973
Accts In Sale: 1
Sale Date: 03/04/2025
Sale Price: 201,000
Condition Code: 19

Tax Statement RMV
Land & OSD: 75,500
Imp: 17,230
Total: 92,730
Ratio (Cert. Total RMV/Sale Price): 46

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: could not find listing 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: _____

7. Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: Left call back no response

Appraiser: AG Date: 6/25/25