

Summary

Lead Appr: _____ Clerk: ^{lak 1.23.26} _____ Lead Clerk: MBH 2/2/26 Appr: ^{ag 2/17/26} _____

Print Date: 10/28/2025

Acct ID: 544789 MTL: 031W33CB06800 Date: ^{11/9/26} Appr: ^{AG} Prop Class: 161 RMV Prop Class: 161
Situs: 11657 GROUSE LN NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 125093 Year: 2026

Last Date Appraised: 09/04/2025 Appraiser: ALICIA GECK Tag: Y ^N Tag info: 2026 - MS Moving On Within County (MS PLACEMENT)

Owner: IGC CONSTRUCTION LLC Last Sales Date: 02/29/2024 Roll Type: R

Cycle ^{Tag} Sales Verification Other: _____ Inspection level: 1 ² 3 4 LCB TTO INSP AV: 82450

RMV Land: 75500 RMV Imp: 52430 RMV Total: 127930 MAV: 82450 MSAV: 0 SAV: 0

Comment: 25-26: Other Misc Appraisal; L4 09.04.25 AG

23-24: L3 07.07.23 TS

Imp: ADDED MH, EM 5624 FOR 94-5

^{Pull Tag}
^{update apex lak 1.23.26}
^{Emailed Mindy}

^{Add new MFS}

OSDs

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

Land

Site: 1 Code Area: 15560 Size: 5760 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: 64X90 07-08: RECALC SETUP; #29 11/15/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 107 Year Blt: Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 12540
 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 AVERAGE ✓	3	0	¹⁹⁷⁸ ²⁰²⁵	12543	1

Bldg: 1 Code Area: 15560 Stat Class: 441 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

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
No accessory data available					

Bldg: 2 Code Area: 15560 Stat Class: 456 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1440 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 39890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1440	2	FB-2	1978	1978	KIT-, BATH - 2, ROOF, HVAC, SKIRT

^{gone} ^{Acct 134750}

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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^{Island double sinks no built-ins} ^{currently for sale for 379,900}

Prop ID # 611313
 MTL _____
 Appr _____ Date _____
 Comments _____

Prop Class _____ Prop Code _____
 Situs _____
 Tag? **NO** YES _____
 Brand: _____

Stat: 455

Segment MA Class 5 Area 1296
 Deduct _____
 Inter Finish Panel Gypsum Drywall
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: 2 Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
~~Fireplace:~~ Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Lit Zerocl
 Interior comp: Cktp E Crng Dsp DW
H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: 3 Qty 5-
 Yr Blt 25 Eff Yr 25 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff Area _____
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
 Fireplace: Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Zerocl
 Interior comp: Cktp E Crng Dsp DW
 H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: Qty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment MHSK Class 5 Lin FT 150
 Ext Wall Metal Wood Vinyl Fbrgl Cblock
 Brick
 Yr Blt 25 Eff Yr 25 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff Area _____
 Roof: Arcmp Bltup Comp I/Shake Metal
 Roll Shake T/Clay T/Conc Wood Other _____
 Plumbing: Jettub Grdntub
 Heat: AC BB Ceil FA H-wtr
 HP SC ST Zonal
 Fireplace: Dbl-e/p Hearth-e/p
 Prefb- e/p Sgl- e/p Zerocl
 Interior comp: Cktp E Crng Dsp DW
 H&F Oven s/d Micro Range Trash Other _____
 Bedrooms: Qty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment					Land and/or OSD
Class					
Dimensions/Size					
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built					
Eff. Year					
Condition					Check other side ---->
% Complete					
Lump Sum					
Exception Code					

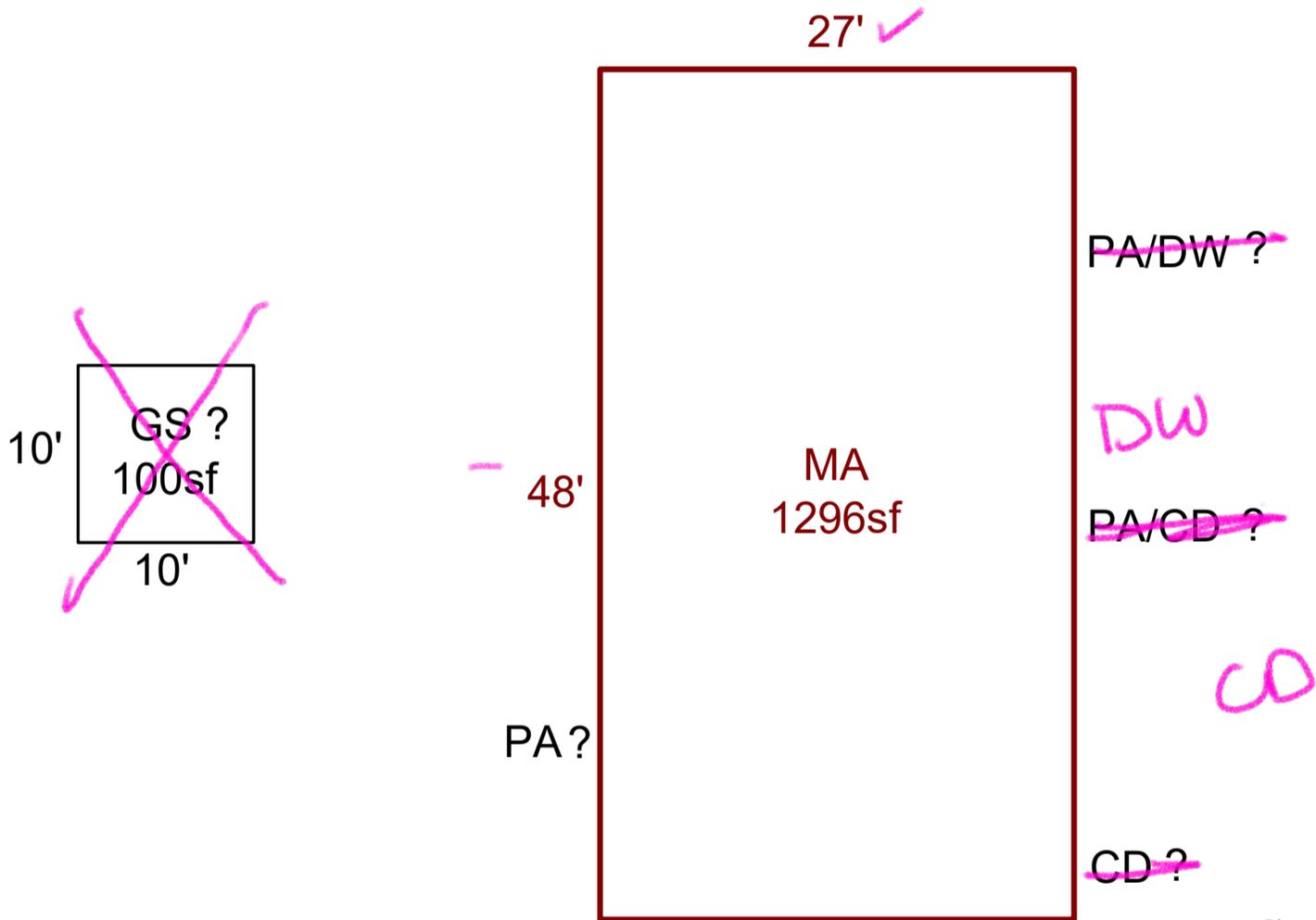
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544789 Parcel No.: 031W33CB06800
 Property Address: 11657 GROUSE LN NE
 City: Aurora County: State: OR ZipCode: 97002
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544789
031W33CB06800



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	1296.0	150.0	1296.0
OTH	GS	1.0	100.0	40.0	100.0

COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/14/13
 Updated by AE 10.3.24

VER 9/11/25 AG

COMMENT TABLE 2

10/7/13 #4, CYCLE, NV

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,296