

lak 7.30.24

MBH 8/2/24

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 128274 MTL: 041W14B000101P1 Date: 7/12/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 21356 HUBBARD CUTOFF NE # 34 AURORA, OR 97002 MaSaNh: 12 05 000 Unit: 128274 Year: 2024

Last Date Appraised: 08/21/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: for 2025

Owner: RAMIREZ MATIAS, JUAN JESUS Roll Type: MS

Cycle: Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB: TTO INSP AV: 20310

RMV Land: 0 RMV Imp: 64690 RMV Total: 64690 MAV: 20310 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 08.21.23 TS

N/C for 24-25

these changes will be for 25-26

update Bed Count + 24B - Exception

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 456 Year Blt: 1978 Eff Year Blt: 1997 Sq.Ft: 1584 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 66x24 RMV: 64690

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: Y N
First Floor	5	Finished	1584	3	FB-2	1978	2000	BATH - 2, KIT-, HVAC+, SKIRT, ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	140	1997	1232	0	Y N
ROOF EXTENSION OR PATIO COVER	5	576	1997	6682	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

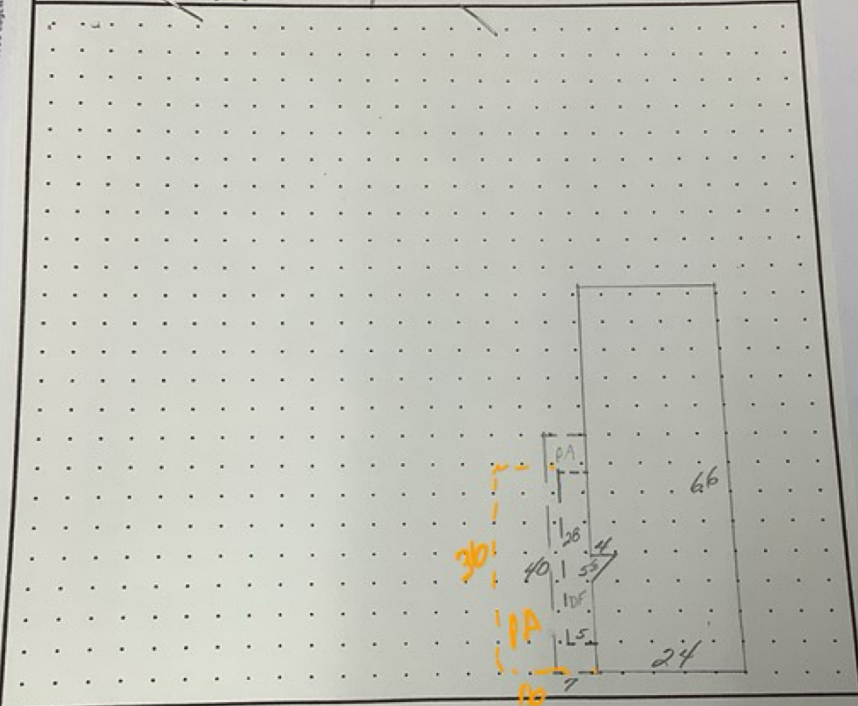


Interior updates

Business Services
Building Codes Division
1535 Edgewater St NW

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M128274 MAP NO: TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

21356 HUBBARD CUT-OFF NE #34

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
8-7-13	DT4 NV	78	WESTERN WOOD VILLAGES		
		REMARKS:	BUILDER: STATLER (Guerdon)		

8-15-13
NV #2

Acct ID: 128274 MTL: 041W14B000101P1 Date: 8/21/23 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 21356 HUBBARD CUTOFF NE # 34 AURORA, OR 97002 MaSaNh: 12 05 000 Unit: 128274 Year: ~~2023~~ 24-2

Last Date Appraised: 08/07/2013 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: _____
 Owner: ARMENTA ARCE, SIULMY NOEMI & Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 19150
 RMV Land: 0 RMV Imp: 48150 RMV Total: 48150 MAV: 19150 MSAV: 0 SAV: 0
 Comment: WESTERN WAGON VILLAGE, SPACE #34, MS SERIAL # 7587, X # X00148060, PERSONAL MS

Notations
 No notation data available.

update Roof & EYB - DTD
 add to PR - Exception

OSDs
 No OSD data available.

Land
 No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 456 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1584 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 66x24 RMV: 48150
 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	5	Finished	1584	0	FB-2	1978	1978	KIT-, SKIRT, ROOF, HVAC+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	140	1978	616	0	Y N
ROOF EXTENSION OR PATIO COVER	5	280	1978	1624	0	Y N

1997
 596
 1997

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



V. Wmch
 Wmch

M128274 041W14B 00101 Appr # 0114 Date 8-7-13 Prop Class 019 GAN TRIM 42
 Site Address 21356 HUBBARD CUTOFF NE, #34 Franchise Code 04 Year For: 2013-2014
 Owner GOEMAN, ROBERT WATER HOUSE

Notes: INVESTMENT UPDATE Sales Verification Other: _____

RMV Imp: 14,410 RMV Total: 14,410 MSO Total: 14,410

Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 1584 Eff Area 1584 Length 66 Width 24
 Make: GIBERDON Model: STALIER Insulation: GYPSUM Roof Cover COMP
 Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: H&F Bedrooms
 Year Built 1978 Eff. Year Built 1978 Cond. P F A G E
 Adj Code MSLCMDMSD-QTY City 5 % Comp Func Econ RMV 12,800
 Lump Sum Except Code/Year Comments Appears original

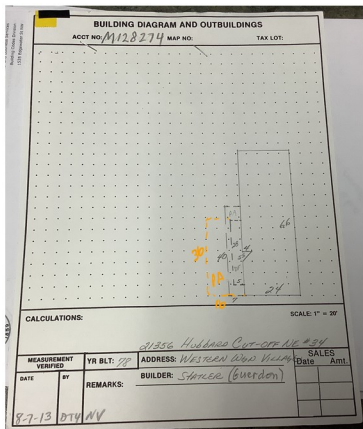
Accessory Improvements

Seg. Type PA Seg. # 1.3 Method: R05 Class Area 280 Eff Area 280
 Length 40 Width 7 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1978 Cond. P F A G E % Comp Econ RMV: 1,060
 Lump Sum Except Code/Year Comments

Seg. Type DF Seg. # 1.4 Method: R05 Class Area 140 Eff Area 140
 Length 28 Width 5 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1978 Cond. P F A G E % Comp Econ RMV: 350
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK Seg. # 1.2 Method: M04 Class Area 180 Eff Area 180
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp Elect. Yr. Bilt. 1978 Eff. Yr. Bilt: 1978
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 200
 Lump Sum Except Code/Year Comments



8-15-13
WV #2



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 128274
MTL: 041W14B000101
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
128274

Situs: 21356 HUBBARD CUTOFF NE # 34 AURORA, OR 97002

Grantor:
ARMENTA ARCE, SIULMY NOEMI &

Grantee:
RAMIREZ MATIAS, JUAN JESUS

Deed: MS
Accts In Sale: 1
Sale Date: 3/4/2024
Sale Price: 145,000
Code: 00
Ratio: 45

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 64690

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Juan Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

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

*Fixed issue
Before purchase*

Comments: *↓ sale*
_____ *was at \$ 170,000-*

Appraiser: DZ Date: 7/12/24