

lak 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 130255

MTL: 041W14B000101P1

Date: 2/25/25

Appr: 02

ts 4-8-25

Prop Class: 019

RMV Prop Class: 019

Situs: 21356 HUBBARD CUTOFF NE # 44 AURORA, OR 97002

MaSaNh: 12 05 000

Unit: 142197

Year: 2025

Last Date Appraised: 08/21/2023

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CORTEZ, RODRIGO RUIZ

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB

TTO INSP

AV: 24920

RMV Land: 0

RMV Imp: 46190

RMV Total: 46190

MAV: 24920

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 08.21.23 TS

Notations

No notation data available.

update class I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 454	Year Blt: 1985	Eff Year Blt: 1993	Sq.Ft: 932	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE			Dimensions:		RMV: 46190	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

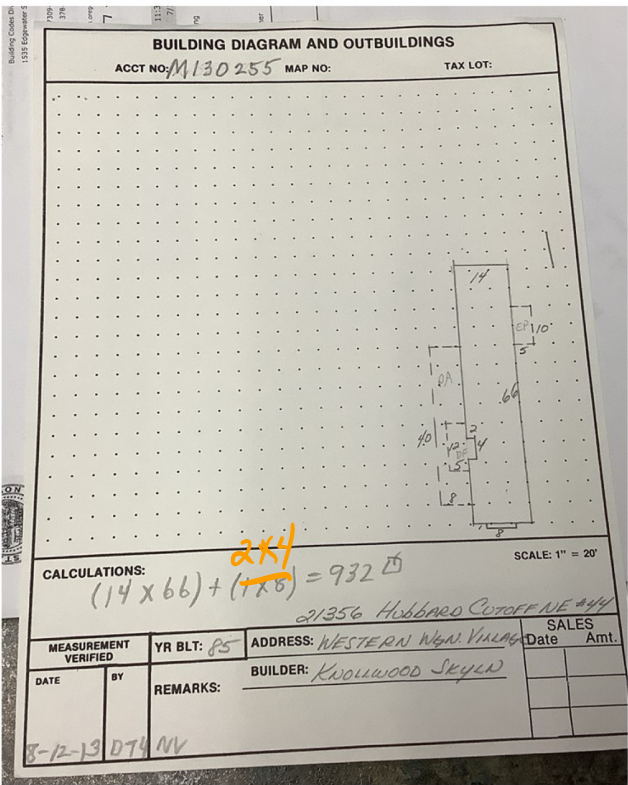
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	932	2	FB-2	1985	1993	SKIRT, ROOF+, HVAC+, KIT, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	60	1993	528	0
ENCLOSED PORCH	3	50	1993	600	0
ROOF EXTENSION OR PATIO COVER	5	320	1993	3712	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



8-15-23
NO #2

Fresh Paint
w.m.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130255
MTL: 041W14B000101
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 130255

Date Printed: 2/6/2025

Situs: 21356 HUBBARD CUTOFF NE # 44 AURORA, OR 97002

Grantor: MOLINSKY, DWAYNE CHARLES
Grantee: CORTEZ, RODRIGO RUIZ

Sale ID: 31425
Deed:
Accts In Sale: 1
Sale Date: 10/25/2024
Sale Price: 84,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 56,120
Total: 56,120
Ratio (Cert. Total RMV/Sale Price): 67

Attempt	Date/Time	Reason
1 st	2/25/25 9:15	LLB
2 nd		

Contact: Phone/email:

1. Was the property listed on the open market? Days: MLS: 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:

Appraiser: 02 Date: 3/12/25

Summary

Lead Appr: Clerk:

lak

 Lead Clerk: Appr:

ts

Print Date: 7/13/2023

Acct ID: 130255

MTL: 041W14B000101P1

Date:

8/21/27

 Appr:

02

 Prop Class: 019

RMV Prop Class: 019

Situs: 21356 HUBBARD CUTOFF NE # 44 AURORA, OR 97002

MaSaNh: 12 05 000

Unit: 142197

Year:

2022

Last Date Appraised: 08/12/2013

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

24-2

Owner: MOLINSKY, DWAYNE CHARLES & DUFF, JAN A

Roll Type: MS

Cycle

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

AV: 23500

RMV Land: 0

RMV Imp: 36250

RMV Total: 36250

MAV: 23500

MSAV: 0

SAV: 0

Comment: WESTERN WAGON VILLAGE, SPACE #44, MS SERIAL # 14950289U, X # X00186870, PERSONAL MS

Notations

update Inv I/O

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: 454

Year Blt: 1985

Eff Year Blt: 1985

Sq.Ft: 932

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Dimensions: RMV: 36250

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	932	2	FB-2	1985	1985	BATH - 2, KIT, HVAC+, ROOF+, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	60	1985	264	0	Y N
ENCLOSED PORCH	3	50	1985	300	0	Y N
ROOF EXTENSION OR PATIO COVER	5	320	1985	1856	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Original
win

M130255 041W14B 00101 Appr # DT4 Date 8-12-13 Prop Class 019 2 pics 15
Situs Address 21356 HUBBARD CUTOFF NE, #44 Franchise Code 04 Year For: 2013-2014
Owner MOLINSKY, DWAYNE CHARLES & (gray)
Notes: Inventory update Calc EP
RMV Imp: 8,550 RMV Total: 8,550 MSO Total: 8,550

Seg. Type MA Seg. # 1.1 Method M04 Class 5S Area 932 Eff Area 932 Length Width
Make: SKYLINE Model: KNOLLWOOD Intfinish: PANEL Roof Cover COMP AR CMP
Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: DW, DSP, H&F Bedrooms 2
Year Built 1985 Eff. Year Built 1985 Cond. P F A G E
Adj Code MSLCMS Qty 5 % Comp Func Econ RMV 6,460
Lump Sum Except Code/Year Comments hanging plants

Accessory Improvements

Seg. Type PA Seg. # 1.3 Method: R05 Class Ex. Wall Area 320 Eff Area 320
Length 40 Width 8 Foundation Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1985 Cond. P F A G E % Comp Econ RMV: 850
Lump Sum Except Code/Year Comments

Seg. Type DF Seg. # 1.4 Method: R05 Class Ex. Wall Area 60 Eff Area 60
Length 12 Width 5 Foundation Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1985 Cond. P F A G E % Comp Econ RMV: 110
Lump Sum Except Code/Year Comments

Seg. Type EP Seg. # 1.5 Method: EX R05 Class 3 Area 50 Eff Area 50
Length 10 Width 5 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1985 Cond. P F A G E % Comp Econ RMV: 1,000
Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK Seg. # 1.2 Method: M04 Class Area 162 Eff Area 162
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp Elect. Yr. Blt. 1985 Eff. Yr. Blt: 1985
Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 130
Lump Sum Except Code/Year Comments

BUILDING DIAGRAM AND OUTBUILDINGS
ACCT NO: M130255 MAP NO: TAX LOT:
CALCULATIONS:
 $(14 \times 66) + (1 \times 8) = 932$
21356 HUBBARD CUTOFF NE #44
MEASUREMENT VERIFIED YR BLT: 85 ADDRESS: WESTERN HIGH VILLAGE SALES
DATE BY REMARKS: KNOLLWOOD SKYLINE Date Amt.
5-12-13 DT4 NV

8-15-13
NV
#2