

Summary

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

Print Date: 7/30/2025

Acct ID: 561699 MTL: 041W02DC03400 Date: 9/11/25 AG Prop Class: 161 RMV Prop Class: 161

Situs: 14030 CESSNA ST NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 126871 Year: 2025

Last Date Appraised: 07/17/2023 Appraiser: ALICIA GECK Retag: Y N Tag info:

Owner: KRAFT, WAYNE S Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 85640

RMV Land: 86190 RMV Imp: 139420 RMV Total: 225610 MAV: 85640 MSAV: 0 SAV: 0

Comment: 23-24: L3 07.17.23 TS

04-05: TSG/GIS ZONE PROJECT CHANGED FROM RS TO AR.

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: 7000 Sqft Use Code: 001 Zone: AR SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 71190 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 07-08: RECALC SETUP; APPR. SS 28, 10/11/06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15560 Stat Class: 455 Year Blt: 1966 Eff Year Blt: 1993 Sq.Ft: 736 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: 46x16 RMV: 60150

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	736	2	FB-1	1966	1993	HVAC, SKRT+, ROOF+, KIT-, 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: 138 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 79270

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	
Carport Attached	3	Unfinished	637	0	0	1980	1980	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
GARDEN SHED	3	400	1990	4814	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	1	1993	16371	1	Exception: Y N



New carpet

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W02DC03400

File No R61699

SUBJECT

Property Address 14030 CESSNA ST NE

City Aurora

State OR

Zip 97002

Owner

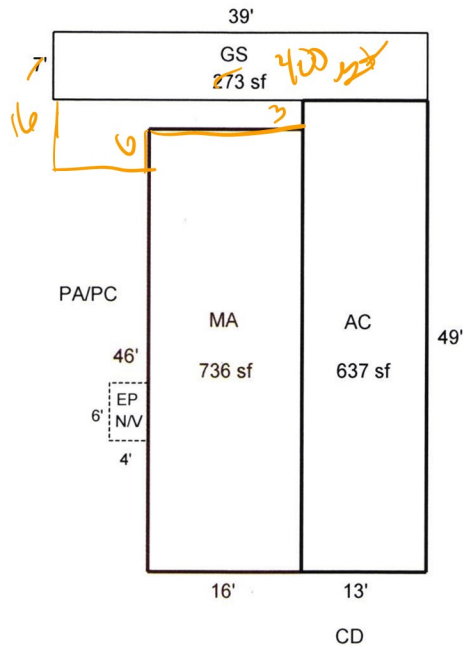
Client

Appraiser Name

IMPROVEMENTS SKETCH

R61699
041W02DC03400

GS
NV



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	736.00	124.0	736.00
AC	AC	1.00	637.00	124.0	637.00
OTH	GS	1.00	273.00	92.0	273.00
EP	EP	1.00	24.00	20.0	24.00

Comment Table 1

DRAWN BY BY SRAGSDALE 7/16/13
UPDATED BY KMOORE 3/26/19

Comment Table 2

Comment Table 3

71323 #2 up/11/19

Net LIVABLE Area

(rounded w/ factors)

736



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 561699

MTL: 041W02DC03400

MaSaNh/P.Class: 1203005/161

Appraiser: ALICIA GECK

MS Acct:

Date Printed: 7/30/2025

Situs: 14030 CESSNA ST NE AURORA OR 97002

Grantor:
WRIGHT, KEITH WAYNE

Grantee:
KRAFT, WAYNE S

Sale ID: 35403 Tax Statement RMV
Deed: 202518874 Land & OSD: 78000
Accts In Sale: 1 Imp: 74100
Sale Date: 6/24/2025 Total: 152100
Sale Price: 194000 Ratio (Cert. Total RMV/Sale Price): 78
Condition Code: 19 ✓

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Wayne Phone/email: _____

1. Was the property listed on the open market? Days: 45 MLS: 828817 ☒ Y ☐ N

2. Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y ☒ N

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... Estate sale 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: Cash sale

Appraiser: AG Date: 9/11/25