

lak 11.28.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: AG 12.1.25

Print Date: 7/30/2025

Acct ID: 544770 MTL: 031W33CB08100 Date: 9/11/25 Appr: AG Prop Class: 161 RMV Prop Class: 161

Situs: 11634 TEAL LN NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 124210 Year: 2025

Last Date Appraised: 07/07/2023 Appraiser: ALICIA GECK Retag: Y N Tag info: Tag 1-1-27 for repairs

Owner: TG 1ST LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 84550

RMV Land: 83690 RMV Imp: 113440 RMV Total: 197130 MAV: 84550 MSAV: 0 SAV: 0

Comment: 23-24: L3 07.07.23 TS

update Inv

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: 5060 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: 55X92 07-08: RECALC SETUP; #29 11/15/06						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15560	Stat Class: 454	Year Blt: 1980	Eff Year Blt: 1957	Sq.Ft: 1005	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE				Dimensions:	RMV: 62930	
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	1005	2	FB-2	1980	1957	BATH - 2, KIT, ROOF+, SKIRT, HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 1	Code Area: 15560	Stat Class: 107	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:	RMV: 50510	
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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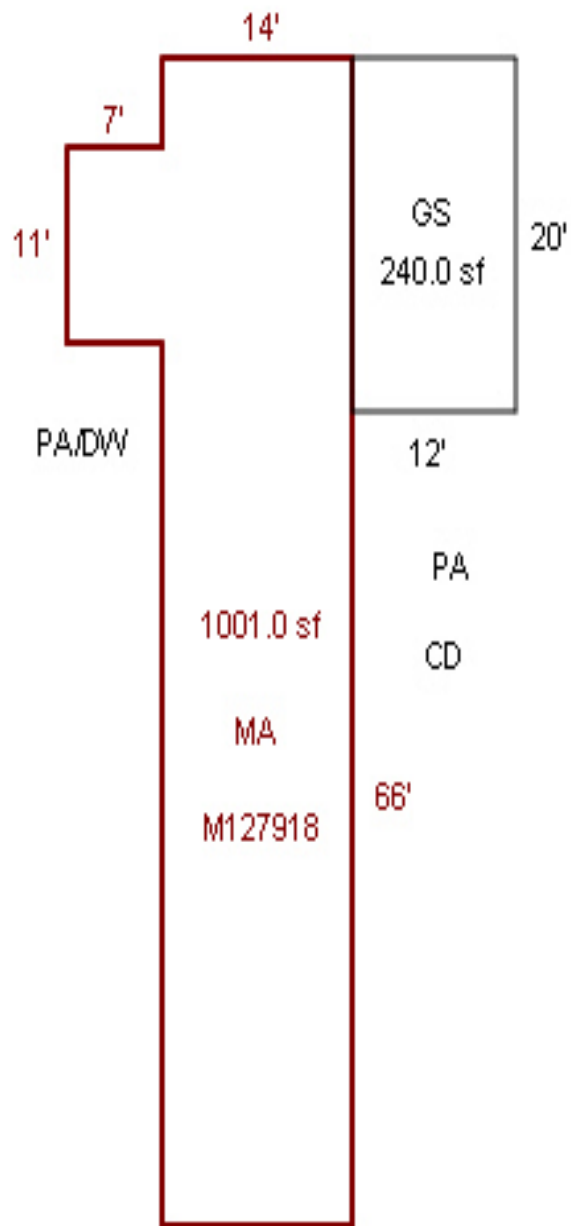
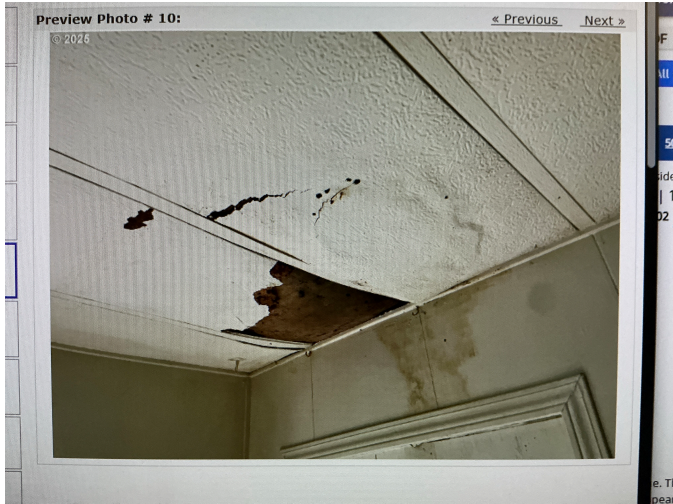
No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
GARDEN SHED	1	240	1980	2714	0	Exception: Y N
YARD IMPROVEMENTS GOOD FAIR	3	0	1980	25038	1	Exception: Y N



PA/PW in poor condition
leaking roof needs extensive
repairs



R44770

031W33CB08100



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 544770

MTL: 031W33CB08100

MaSaNh/P.Class: 1203005/161

Appraiser: ALICIA GECK

MS Acct: 127918

Date Printed: 7/30/2025

Situs: 11634 TEAL LN NE AURORA OR 97002

Grantor:

MEYERS, VERNON J & MEYERS, MARY L

Grantee:

TG 1ST LLC

Sale ID: 34333

Deed: 202512572

Accts In Sale: 1

Sale Date: 4/29/2025

Sale Price: 110000

Condition Code: 19 **20**

Tax Statement RMV

Land & OSD: 75500

Imp: 47350

Total: 122850

Ratio (Cert. Total RMV/Sale Price): 112

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: **Vacant** Phone/email: _____

- Was the property listed on the open market? Days: **87** MLS: **830631** **Y** N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ **Y** **N**
- 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: **In need of major repairs**
leaking roof w/ water damage, no heat
electrical issues
- Have any improvements been made since the time of sale? **Y** N
If yes, describe: **has been repaired**

Comments: **Sold @ cost for just the land**
Home sold again 9/19/25 for 125K
Still advertising as needing major repairs
Appraiser: **AG** Date: **9/15/25**