

Summary Lead Appr: _____ Clerk: **lak 12.16.25** Lead Clerk: _____ Appr: _____ Print Date: _____
 11/6/2025

Acct ID: 124604 MTL: 063W26AC05700P1 Date: **11/10/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019

Situs: 959 OAKWOOD ST NE KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 140105 Year: 2026

Last Date Appraised: 05/02/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: CRUZ FIGUEROA, BRENDA ITZEL Last Sales Date: 06/16/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 8420

RMV Land: 0 RMV Imp: 14840 RMV Total: 14840 MAV: 8420 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 05.02.25 SH

23-24: L2 05.26.23 TS

update EIB

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 1 | Code Area: 24200 | Stat Class: 442 | Year Blt: 1966 | Eff Year Blt: 1997 | Sq.Ft: 475 | % Complete: 100.00 |
| Desc: MANUF STRUCT, CLASS 4 10'WIDE SINGLE | | | | Dimensions: | RMV: 14840 | |
| Func Obsc: 100 | Econ %: 100 | Other %: 60 | Exception: 0 | Adjust: | Adjust RMV: 0 | Subtype: P |

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------|-------|---------------|------------|------|-------|--------|-------------|---|
| First Floor | 4 | Finished | 475 | 2 | FB-1 | 1966 | 1997 | HVAC, SKIRT, BATH - 1, ROOF+, KIT- 1999 |
| | | | | | | | | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------------------|-------|-----------|------------|-----|----------------|
| ROOF EXTENSION OR PATIO COVER | 4 | 80 | 1997 | 650 | 0 |
| | | | | | Exception: Y N |

done in cycle

MLS
 interior all
 newer
 v. winds
 kit cabs, LT's
 bath
 floors
 T&T

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 124604 Parcel No.: 063W26AC05700

Property Address: 959 OAKWOOD ST NE

City: KEIZER

County:

State: OR

ZipCode: 97303

Owner:

Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

124604

063W26AC05700

PR/DW



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| MFH | MA | 1.0 | 475.0 | 115.0 | 475.0 |

COMMENT TABLE 1

DRAWN BY LK 9.24.25

Net LIVABLE cnt 1 (rounded) 475

COMMENT TABLE 2

5.2.25 CYCLE SH

COMMENT TABLE 3

Acct ID: 124604

MTL: 063W26AC05700P1

Date: 5/21/25Appr: SA

Prop Class: 019

RMV Prop Class: 019

Situs: 959 OAKWOOD ST NE KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 140105

Year: 2025

Last Date Appraised: 05/26/2023

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CALDERON ZEPEDA, DENISSE V

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 8180

RMV Land: 0

RMV Imp: 15450

RMV Total: 15450

MAV: 8180

MSAV: 0

SAV: 0

825957

Comment: 23-24: L2 05.26.23 TS

update inventory.**Notations**

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--|------------------|-----------------|----------------|--------------------|-------------------|-----------------|
| Bldg: 1 | Code Area: 24200 | Stat Class: 442 | Year Blt: 1966 | Eff Year Blt: 1997 | Sq.Ft: <u>470</u> | % Complete: 100 |
| Desc: MANUF STRUCT, CLASS 4 10'WIDE SINGLE | | | | Dimensions: 47x10 | RMV: 15450 | |
| Func Obsc: 100 | Econ %: 100 | Other %: 60 | Exception: 0 | Adjust: | Adjust RMV: 0 | |

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------|-------|---------------|--------------------------|------|-------|--------|------------|------------------------------------|
| First Floor | 4 | Finished | <u>470</u> <u>475</u> | 2 | FB-1 | 1966 | 1997 | SKIRT, HVAC, ROOF+, KIT-, BATH - 1 |
| | | | | | | | | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------------------|-------|-----------|------------|-----|----------------|
| ROOF EXTENSION OR PATIO COVER | 4 | 80 | 1997 | 673 | 0 |
| | | | | | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 124604
MTL: 063W26AC05700
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 124604

Situs: 959 OAKWOOD ST NE KEIZER, OR 97303

Grantor:
CALDERON ZEPEDA, DENISSE V

Grantee:
CRUZ FIGUEROA, BRENDA ITZEL

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 6/16/2025 **Total:** 18670
Sale Price: 52000 **Ratio** (Cert. Total RMV/Sale Price): 36
Condition Code: 00

| Attempt | Date/Time | Reason |
|-----------------|-----------|--------|
| 1 st | | |
| 2 nd | | |

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 110 MLS: 825957 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... Y N

6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. |
Describe: _____ Y N

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

Comments:

Appraiser: 02 Date: 11/10/25