

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

ts **12-22-25** 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

Improvements - Residence / Manufactured Structures

update EIB

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- Exception: Y N

Accessories

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

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

PARK DC

PR

MA
475sf

47.5'

10'

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY LK 9.24.25		
MFH	MA	1.0	475.0	115.0	475.0			
						COMMENT TABLE 2	COMMENT TABLE 3	
						5.2.25 CYCLE SH		
Net LIVABLE						cnt	1 (rounded)	475

Apex

lak 5.22.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: SA 6/4/25

Print Date: 4/9/2025

Acct ID: 124604

MTL: 063W26AC05700P1

Date: 5/2/25

Appr: 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

Comment: 23-24: L2 05.26.23 TS

825957

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: 470

% 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	Exception: Y N
First Floor	4	Finished	470	2	FB-1	1966	1997	SKIRT, HVAC, ROOF+, KIT-, BATH - 1	N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 124604

MTL: 063W26AC05700

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 124604

Date Printed: 11/6/2025

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? 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: 11/10/25