

Acct ID: 597974 MTL: 041W13CA05200 Date: **1/9/26** Appr: **AG** Prop Class: 161 RMV Prop Class: 161
 Situs: 20815 WALNUT ST NE AURORA OR 97002 MaSaNh: 12 03 005 Unit: 25674 Year: 2025
 Last Date Appraised: 06/14/2023 Appraiser: ALICIA GECK Retag: Y **N** Tag info: 2026 **Pull Tag** Tags/Permit (MS PLACEMENT)
 Owner: IMPERIO INVESTMENTS LLC Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 68240
 RMV Land: 86190 RMV Imp: 68160 RMV Total: 154350 MAV: 68240 MSAV: 0 SAV: 0
 Comment: 23-24: L3 06.14.23 GM

update apex
LK 1.29.26

Old mfs gone, Add new mfs w/except. update YI + OSO

Notations No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	15069	0

FAIR

Land

Site: 1 Code Area: 15069 Size: 5000 Sqft Use Code: 001 Zone: 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. LB 52, 08/01/06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15069 Stat Class: 444 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 784 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 56x14 RMV: 41520
 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	4	Finished	784	2	FB-1	1976	1976	HVAC, SKIRT, ROOF+, KIT-, BATH - 1	Y N

GONE

Accessories

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

Bldg: 1 Code Area: 15069 Stat Class: 107 Year Blt: Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 26640
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1976 2025 I/O	14638	1

FAIR

Bldg: 1 Code Area: 15069 Stat Class: 441 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 8' WIDE SINGLE Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0



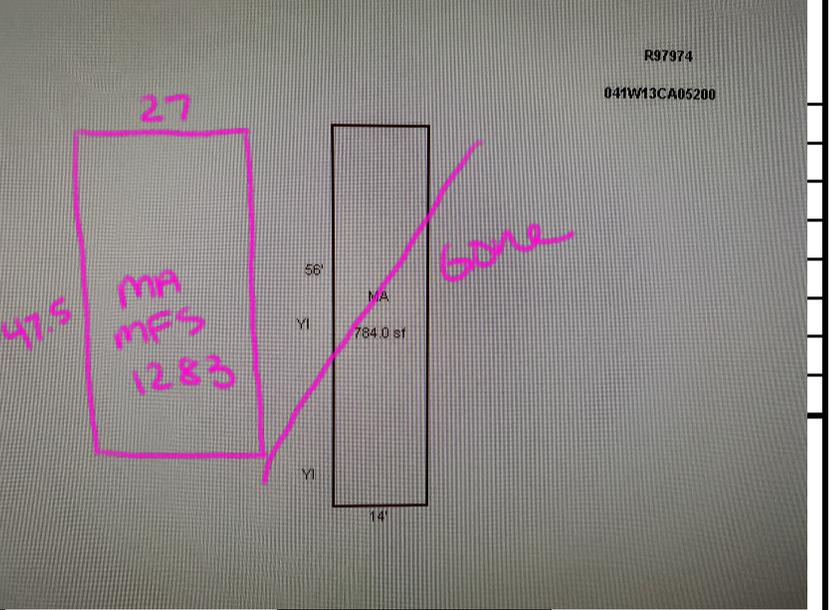
For Sale \$425,000
trayed ceiling small kitchen Double Sinks

Prop ID # 612144
 MTL _____
 Tag? NO YES _____ Date _____

Prop Class 109 Prop Code 109
 Situs _____
 Brand: _____

Segment MFA
 Roof: Roof Roof + stat 447
 Heat: HVAC HVAC + SBFT 1283#
 Plumbing: _____ Jettub _____ Grdntub _____
 # of Fireplace(s): _____
 Interior comp: Cktp _____ Crng _____ Dsp kit DW
H&F Oven s/d _____ Micro _____ BIREF _____ Trash _____ Other _____
 Bedrooms: _____ 3 Qty 4+
 Yr Blt 25 Eff Yr 25 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____
 Roof: _____ Roof _____ Roof + _____
 Heat: _____ HVAC _____ HVAC + _____
 Plumbing: _____ Jettub _____ Grdntub _____
 # of Fireplace(s): _____



Segment MHSK Class 4+ Lin FT 199
 Skirting Wood Vinyl _____ Fbrgl _____ Metal _____
 Skirting + _____ Cinder Block _____ Brick _____
 Yr Blt 25 Eff Yr 25 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Interior comp: Cktp _____ Crng _____ Dsp _____ DW _____
 H&F _____ Oven s/d _____ Micro _____ BIREF _____ Trash _____ Other _____
 Bedrooms: _____ Qty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment					Land and/or OSD
Class					
Dimensions/Size					
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built					
Eff. Year					
Condition					Check other side ---->
% Complete					
Lump Sum					
Exception Code					



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 597974
MTL: 041W13CA05200
MaSaNh/P.Class: 12/161 -
MANUFACTURED
STRUCTURE
SUBDIVISION
IMPROVED

Date Printed: 7/11/2025

Situs: 20815 WALNUT ST NE AURORA OR 97002

Appraiser:
MS Acct:

Grantor:
SCHULTZ, MICHAEL R

Grantee:
IMPERIO INVESTMENTS LLC

Sale ID: Tax Statement RMV
Deed: CLERK 2025- Land & OSD: 71190
10722
Accts In Sale: Imp: 68160
Sale Date: 4/14/2025 Total: 154350
Sale Price: 165000 Ratio (Cert. Total RMV/Sale Price):
0.9399999999999995

Attempt	Date/Time	Reason
1 st		
2 nd		

Condition Code: 00 -
UNCONFIRMED

Contact: Vacant

Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: could not find listing 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. | Describe: Torn down since sale Y N
- Have any improvements been made since the time of sale? If yes, describe: new mfs Y N

Comments: mfs has been torn down new mfs built

saved for tags

Appraiser: AG Date: 1/9/26