

Summary

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

Print Date: 5/13/2025

Acct ID: 597997

MTL: 041W13CA00800

Date: 6/25/25

Appr: AG

Prop Class: 161

RMV Prop Class: 161

Situs: 20982 FILBERT ST NE AURORA OR 97002

MaSaNh: 12 03 005

Unit: 25697

Year: 2025

Last Date Appraised: 06/14/2023

Appraiser: ALICIA GECK

Retag: Y N

Tag info:

Owner: PAINTER, BRAD

Roll Type: R

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO INSP

AV: 62780

RMV Land: 78000

RMV Imp: 28970

RMV Total: 106970

MAV: 62780

MSAV: 0

SAV: 0

Comment: 23-24: L3 06.14.23 GM

Imp: #3 VALUED WITH MH ADD REMAINING VE TO LAND ACCT 04-05:CORRECTION TO TSG BASED ON REGGIS ZONE PROJECT

Notations

No notation data available.

N/C

OSDs

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

Land

Site: 1

Code Area: 15069

Size: 4950 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 63000

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 07-08: RECALC SETUP; APPR. LB 52, 07/24/06.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15069

Stat Class: 442

Year Blt: 1964

Eff Year Blt: 1964

Sq.Ft: 800

% Complete: 100

Desc: MANUF STRUCT, CLASS 4 10'WIDE SINGLE

Dimensions:

RMV: 21370

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: Y N
First Floor	4	Finished	800	2	FB-1	1964	1964	BATH - 1, FP - 1, KIT-, ROOF+, SKIRT, HVAC	

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: 1964

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 7600

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	Exception: Y N
YARD IMPROVEMENTS FAIR	3	1	1964	7597	1	



R97997

041W13CA00800





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 597997
MTL: 041W13CA00800
MaSaNh/P.Class: 1203005/161
Appraiser: ALICIA GECK
MS Acct: 126355

Date Printed: 5/12/2025

Situs: 20982 FILBERT ST NE AURORA OR 97002

Grantor:
20982 FILBERT ST NE LLC

Grantee:
PAINTER, BRAD

Sale ID: 33742
Deed: 20258590
Accts In Sale: 1
Sale Date: 03/27/2025
Sale Price: 80,000
Condition Code: 00

Tax Statement RMV
Land & OSD: 78,000
Imp: 12,610
Total: 90,610
Ratio (Cert. Total RMV/Sale Price): 113

+MPS = 30690
121,300
152

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ 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? Y N
Describe: _____ Est. \$: _____
- 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: *looks like fair condition*
- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: *Left call back, no response*

Appraiser: *AG* Date: *6/25/25*