

APEXED BY LK 8.15.24

lak 7.30.24

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 133778 MTL: 081W30C001200P1 Date: 7/10/24 Appr: 02 ts 8-5-24 RMV Prop Class: 019

Situs: 925 YORK ST # 38 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 143781 Year: 2024

Last Date Appraised: 07/06/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BERG, TAYLOR JAN

Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 53340

RMV Land: 0 RMV Imp: 58990 RMV Total: 58990 MAV: 53340 MSAV: 0 SAV: 0

Comment: Uncoded accessory clean-up 5/1/23

update EQB to 07/10

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05050 Stat Class: 457 + Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1512 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 58990

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	5 +	Finished	1512	3	FB-2	1996	1996	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	Y N

Bath +

1998

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	1996	401	0	Y N
MULTI-PURPOSE BUILDING	5	80	1996	638	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	1996	3306	0	Y N

1998

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS 4/2 Soaking Tub

Photos w. in- but fr new vanity

BUILDING DIAGRAM AND OUTBUILDINGS

NO: X241707 MAP NO: TAX LOT:

CALCULATIONS: $27 \times 56 = 1512$ **SCALE:** 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>97</u>	ADDRESS: <u>925 York St</u>	SALES	
DATE	BY	REMARKS:	BUILDER: <u>Modular</u>	Date	Amt.
<u>6-97</u>	<u>18</u>				
<u>6-20-02</u>	<u>28</u>				

Windemere Meadows #38

M133778 081W30C 01200 Appr. # 174 Date 7-6-15 Prop Class 019 Prop Code TS7
 Situs Address 925 YORK ST SE, #38 Franchise Code 04 Year For: 2015-2016
 Owner SPENCER, ROBERT K
 Notes: Inventory update - NV - MP (GS) 2 pics. 17

RMV Imp: 27,770 RMV Total: 27,770 MSO Total: 27,770

Seg. Type MA	Seg. # 1.1	Method M04	Class 5D	Area 1512	Eff Area 1512	Length 56	Width 27	
Make: MODULINE	Model:	Heat: FA	Fireplace:	Inter. Comp: DW, H&F	Roof Cover ARCMP	Bedrooms: 3		
Year Built 1996	Eff. Year Built 1996	Cond. P F A G E	% Comp	Func	Econ	RMV 24030		
Adj Codes MSLCMD;MSD+QLTY	Qty: <u>5</u>	Comments: <u>solid wood cabinets (on file)</u>						

Accessory Improvements

Seg. Type PA	MFD STRUCT	Seg. # 1.3	Method: R05	Class	Area 300	Eff Area 300	
Length 25	Width 12	Foundation	Ex. Wall	WOOD	Roof Cover	METAL	
Year Built	Eff. Year Built: 1996	Cond. P F A G E	% Comp	Func	Econ	RMV: 2,140	
Lump Sum	Except Code/Year	Comments					

Seg. Type DF	MFD STRUCT	Seg. # 1.4	Method: R05	Class	Area 48	Eff Area 48	
Length 8	Width 6	Foundation	Ex. Wall		Roof Cover		
Year Built	Eff. Year Built: 1996	Cond. P F A G E	% Comp	Func	Econ	RMV: 230	
Lump Sum	Except Code/Year	Comments					

Out Buildings and Skirting

Seg. Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04	Class	Area 166	Eff Area 166	
Length	Width	Foundation	Ex. Wall	WOOD	Roof Cover		
Year Built	Eff. Year Built: 1996	Cond. P F A G E	% Comp	Func	Econ	RMV: 720	
Lump Sum	Except Code/Year	Comments					

Seg. Type MP	MULTI/MISC PUR	Seg. # 2.1	Method: F09	Class 4	Area 80	Eff Area 80	
Length 10	Width 8	Foundation	Ex. Wall		Roof Cover	COMP	
Year Built	Eff. Year Built: 1997	Cond. P F A G E	% Comp	Func	Econ	RMV: 660	
Lump Sum	Except Code/Year	Comments					



M133778 7-06-15



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 133778
 MTL: 081W30C001200
 MaSaNh/P.Class: 1705000/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 133778

Situs: 925 YORK ST # 38 AUMSVILLE, OR 97325

Grantor:
CHRISTENSEN, CLOVER DEE

Grantee:
BERG, TAYLOR JAN

Deed: MS
 Accts In Sale: 1
 Sale Date: 1/10/2024
 Sale Price: 110,000
 Code: 00
 Ratio: 54

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 58990

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Taylor Phone/email: _____

- Was the property listed on the open market? Days: 75 MLS: 811234 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? \$ 2,000 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... M/A Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

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

Comments: covered up issues - small

would have offer \$110,000 for repairs if issues

Appraiser: 02 Date: 7/17/24