

8/13/24 AG L2 LCB

Marion County
2023 Real Property Assessment Report
Account 520833

INPUT lak 9.5.24
MBH 9/9/24

Map 071W02BD01700

Code - Tax ID 04020 - 520833 apexed lk 9.5.24

Tax Status Assessable

Account Status Active

123961P apexed lk 9.5.24 Subtype NORMAL

Legal Descr See Record

Mailing DALE E PRICE FT 50% &
RUBY F PRICE LT 50% &
PO BOX 3879
SUNRIVER OR 97707

Deed Reference # 1993-977 (SOURCE ID:
10670180)

Sales Date/Price 06-04-1993 / \$75,000

Appraiser ALICIA GECK

Property Class 490 MA SA NH

ADD OSDN I/O PER R.W.

RMV Class 90 13 03 000

AG 9/11/24

Site	Situs Address	City
	4750 VICTOR POINT RD NE	SILVERTON

Code Area		RMV	MAV	AV	RMV Exception	CPR %
04020	Land	1,505,390	143,760	143,760	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		1,505,390	143,760	143,760		0
Grand Total		1,505,390	143,760	143,760		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04020	1	<input checked="" type="checkbox"/>			Residential	100	11.80 AC		1,505,390
Code Area Total							11.80 AC		1,505,390

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

MFS placed sometime before 2019, purchase agreement before it was moved was dated 9/12/18. Purchase agreement states that MFS will be moved before 10/15/18.



Can see home was there
3/17/19 on photo.

Left card w/minor
who answered the
door no response to
cell back request

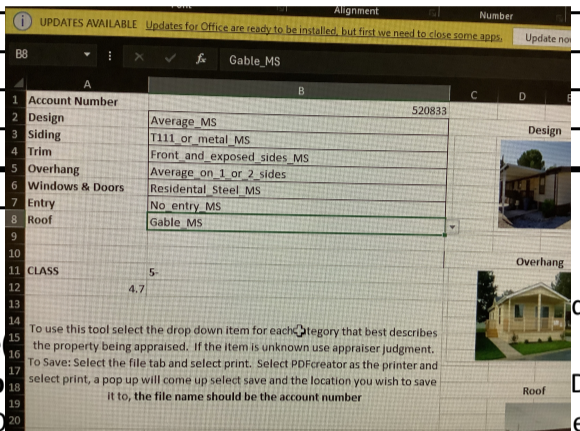
48 MFS
27

Prop ID # 123961P (apexed) lk 9.5.24
 MTL _____
 Tag? **NO** YES _____ Date _____

Prop Class _____ Prop Code _____
 Situs _____
 Brand: _____

Segment MA
 Roof: Roof Roof + AC Statclass 457
 Heat: HVAC HVAC + 2
 Plumbing: _____ Jettub _____ Grdntub _____
 # of Fireplace(s): 1
 Interior comp: Cktp _____ Crng _____ Dsp DW _____
H&F Oven s/d _____ Micro _____ BIREF _____ Trash _____ Other Kit _____
 Bedrooms: _____ Qty 5
 Yr Blt 2003 Eff Yr 2003 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____
 Roof: Roof _____ Roof + _____
 Heat: HVAC _____ HVAC + _____
 Plumbing: _____ Jettub _____ Grdntub _____
 # of Fireplace(s): _____
 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 MHSK Class 5 Lin FT 152
 Skirting Wood Vinyl Fbrgl Metal
 Skirting + Cinder Block Brick
 Yr Blt 2003 Eff Yr 2003 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code New Lump Sum _____
 Comments _____

Segment _____
 Roof: _____
 Heat: _____
 Plumbing: _____
 # of Fireplace _____
 Interior comp: _____
 H&F _____
 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					



J & M Homes, LLC
 15815 S. Pope Lane
 Oregon City, OR 97045
 Phone (503) 435-2300 Fax (503) 435-0888

1120 OLD SHERIDAN RD.
 McMinnville, OR 97128

Purchase Agreement # _____
 Date 9.12.18
 Time 7 A.M / P.M.
 Listing # _____

Purchaser: MATTHEW N. PRICE
 Address: 4570 VICTOR POINT RD.
 City, St, Zip: SILVERTON, OR 97131

Home Phone: _____
 Cell: (503) 576-1433
 Work: MPRICE MUSIC @ GMAIL . COM
 Sales Person TLO

Buyer is responsible for verifying home information.
 Buyer has inspected this home and holds seller harmless of any representations made regarding year, size or model of home.

Make: <u>FLEETWOOD</u>	Model: <u>LAKE POINTE</u>	Size: <u>27x48'</u>	<input type="checkbox"/> New <input checked="" type="checkbox"/> Used
Year: <u>2003</u>	Serial # <u>ORFL246A29163</u>	Beds: <u>3</u>	Baths: <u>2</u>
Park Name: <u>N/A</u>			
Address of Home: <u>14280 SW. HWY. 1800, McMinnville, OR. 97128</u>			

- Base Price ----- \$ 29,900
- Buyers Fees: (Processing Title, Closing) \$ 355.00
- Pro-rated Taxes \$ N/A
- Pro-rated Space Rent \$ N/A
- Total Purchase Price ----- \$ 30,255
- Down Payment ----- Date: 9.12.18 \$ 300
- Unpaid Balance Due: ----- \$ _____
- Closing shall be on or before: 9.28.18

- Sale Contingent Upon:
- 1) CITY OF SILVERTON PLANNING DEPT APPROVAL OF THIS HOME PERMITTED
 - 2) SEPTICS NOW UPDATED + INSTALLED.
 - 3) BUYER WILL ARRANGE + PAY CASH FOR A CONTRACTOR TO REMOVE THE HOME FROM THE CURRENT SITE + PLACE IT AT ABOVE ADDRESS. - HOME TO BE MOVED WITHIN 33 DAYS FROM TODAY = 10.15.18.
 - 4) BUYER TO PAY ANY FEES DUE MARION COUNTY OR THE CITY OF SILVERTON + ARRANGE + PAY FOR A PERMIT TO MOVE THE HOME.

This agreement supersedes all previous agreements. NO VERBAL COMMITMENTS WILL BE HONORED.

Re-Sale / Pre owned Manufactured Homes have no warranty and are sold "AS-IS and WHERE IS with no warranties, expressed or implied." If buyer would like a Home Inspection, it will be their responsibility to pay for the inspection.

Purchaser agrees to make application for tenancy to park within NA days of acceptance of Offer/Financing Approval
 Possession date to be (NO PRO RATES) and all prorates to be as of that date. Sale is contingent up Buyer obtaining financial and park approval. INIT. _____ INIT. _____

Purchaser: [Signature] Purchaser: _____

Offer Accepted: _____ Date: _____

NATURE OF FILING (check all that applies)

<input type="checkbox"/> Change security interest	<input checked="" type="checkbox"/> Change ownership	<input type="checkbox"/> Demolition	Date of demolition:
<input type="checkbox"/> Recording as real property	<input type="checkbox"/> Removing from real property status	<input type="checkbox"/> Trip permit	<input type="checkbox"/> Converted to storage
<input type="checkbox"/> Other:			

APPLICANT INFORMATION

<input type="checkbox"/> Dealer/seller	<input type="checkbox"/> Lender	<input type="checkbox"/> Escrow/title agent	<input checked="" type="checkbox"/> Owner/buyer	<input type="checkbox"/> Legal representative
Name: <i>Tom Schmidt</i>				
Address (including city, state, and ZIP): <i>13940 SW Hwy 18 N. Newcastle OR 97124</i>				
Phone: <i>503-434-1068</i>				
Email: <i>tschmidt@ONLIVENW.com</i>				

HOME INFORMATION (* required)

Home ID number (if known): <i>100246</i>	DMV X-plate number (if known): <i>X 250282</i>
Has no home ID or X-plate because:	<input type="checkbox"/> Moving in from another state
	<input type="checkbox"/> Coming out of county deed records
	<input type="checkbox"/> Other:

Manufacturer: <i>FLEETWOOD</i>	Model: <i>unknown</i>	Year: <i>2003</i>
Manufacturer serial number	HUD number	
<i>ORFL248A29163L513</i>		
<i>ORFL248B29163L513</i>		

*Number of sections: <i>2</i>	*Square footage: <i>1296</i>	*Number of bedrooms: <i>3</i>	*Number of bathrooms: <i>2</i>
*Type of roofing: <i>COMP</i>	*Type of siding: <i>VERTICAL CERAMIC</i>	*Heating: <i>Electric</i>	*Cooling: <i>Ht. Pump</i>
*Date of sale: <i>09/27/2018</i>	*Sales price: <i>\$29,900</i>	*Includes land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

DEALER INFORMATION (if no dealer, leave blank)

Dealer name:	Dealer license number:	Dealer address and phone:

This manufactured structure is free and clear of all mortgages, deeds of trust, security interests, and liens. I have the legal right to sell this manufactured structure.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Dealer name (print):	Dealer signature:	Date:

TRANSPORTER INFORMATION (if not moving, leave blank)

Transporter name: <i>MARTIN DUNN</i> <i>503-991-1808</i>	Transporter address and phone: <i>503-991-1808</i> <i>COB#125149 MOI #1576</i>
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