

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

10/2/2024

Acct ID: 132494 MTL: 091W020000700P1 Date: 10-4-24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 132494 Year: 2024 2526

Last Date Appraised: 08/29/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HOUGHTON, DONNA Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 0 LCB TTO INSP AV: 45610

RMV Land: 0 RMV Imp: 86060 RMV Total: 86060 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: Other VE removed; L2 08.29.24 TS

Notations

No notation data available.

done in

OSDs

No OSD data available.

VE - cycle.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29040 Stat Class: 457 + Year Blt: 1993 Eff Year Blt: 1997 Sq.Ft: 1188 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 86060

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 45610 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	1188	2	FB-2	1993	1997	BATH - 2, KIT-, SKIRT, HVAC, ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	112	1997	986	0	Y N
ROOF EXTENSION OR PATIO COVER	5	112	1997	1299	0	Y N
ROOF EXTENSION OR PATIO COVER	5	260	1997	3016	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Acct ID: 132494 MTL: 091W020000700P1 Date: **8/29/24** Appr: **DZ** Prop Class: 019 RMV Prop Class: 019
 ra 9-9-24 8/26/2024

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 132494 Year: 2024

Last Date Appraised: 07/20/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HOUGHTON, DONNA Roll Type: MS

Cycle Tag Sales Verification Other: **VE** Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 47700

RMV Land: 0 RMV Imp: 65720 RMV Total: 65720 MAV: 47700 MSAV: 0 SAV: 0

Comment: BOULDERS,THE, SPACE #27, MS SERIAL # BD11813AB, X # X00221837, PERSONAL MS

Notations **Re-mav - VE - Exemption**

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29040 Stat Class: ~~467~~ **457** Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1188 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 65720
 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	51	Finished	1188	2	FB-2	1993	1993	BATH - 2, KIT-, HVAC, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	112 56	1993	370	0	Exception: Y N
MULTI-PURPOSE BUILDING	4	80	1993	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	112 56	1993	487	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	260	1993	2262	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mve st man b
AJ
newest
w/m.
MS well kept
2/2

M132494 BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO: X221837 MAP NO: TAX LOT:

CALCULATIONS: 27 X 44 = 1188 **SCALE:** 1" = 20'

The BOULDERS
MEASUREMENT VERIFIED YR BLT: 93 **ADDRESS:** 1569 FERN RIDGE **SALES**
DATE 8/9/93 **BY** *hides* **REMARKS:** **BUILDER:** Golden West Country Estate
 6/15/02 28 ✓
 7-20-15 014 NV-cycle



091W02 00700 Appr #: 014 Date 7-20-15 Prop Class 019 1167 Final Prop Code 167
 Site Address 1569 FERN RIDGE RD SE Franchise Code 04 Year For: 2015-2016
 Owner HEARD,ARLA
 Notes: *Inventory update - NV-MP* Other: *2008 FICHE 2*
 RMV Imp: 25,860 RMV Total: 25,860 MSO Total: 25,860

Seg. Type MA Seg. # 1.1 Method M04 Class 6D Area 1188 Eff Area 1188 Length 44 Width 27
 Make: GOLDENWEST Model: COUNTRY ESTATE Int. Finish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW, DSP, H&F Bedrooms: 2
 Year Built 1993 Eff. Year Built 1993 Cond. P F A G E % Comp Econ RMV 22,050
 Adj Codes MSLC, MD, MISC, CITY Qty 6-
 Lump Sum Except Code/Year Comments
class chg = appr. judgement

Accessory Improvements

Seg. Type PA MED STRUCT Seg. # 1.3 Method: R05 Class Area 260 Eff Area 260
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1993 Cond. P F A G E % Comp Econ RMV: 1,850
 Lump Sum Except Code/Year Comments *carport*

Seg. Type DF MED STRUCT Seg. # 1.4 Method: R05 Class Area 56 Eff Area 56
 Length 8 Width 7 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1993 Cond. P F A G E % Comp Econ RMV: 270
 Lump Sum Except Code/Year Comments *front porch*

Seg. Type PA MED STRUCT Seg. # 1.5 Method: R05 Class Area 56 Eff Area 56
 Length 8 Width 7 Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp Econ RMV: 490
 Lump Sum Except Code/Year Comments *front porch cover*

Out Buildings and Skirting

Seg. Type MHSK MED STRUCT Seg. # 1.2 Method: M04 Class Area 142 Eff Area 142
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1993
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 620
 Lump Sum Except Code/Year Comments

Seg. Type MP MULTIMISC PUR Seg. # 2.1 Method: P09 Class 4 Area 80 Eff Area 80
 Length 10 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1993 Eff. Yr. Blt: 1993
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 580
 Lump Sum Except Code/Year Comments *NTV*

Appr Comments -
 - small (min. sq. ft)
 - simple architecture
 - heavier trim



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 132494 MLS#: 814781 Instrument # _____

Situs: 1569 Fern Ridge Dr

Sale Type: 33 Sale Price: 110,000 Sale Date 6-3-24

Verified With: Donna (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) Yes No
2. Was a realtor involved? Yes No
3. Was the sale between related parties? (business/family/other) Yes No
4. Did you shop around? How long? _____ Yes No
5. Was there trade involved? Estimated value: _____ Yes No
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ Yes No
7. Did you pay any back taxes? Yes No
8. Did the seller pay any closing costs or any other concessions? \$ _____ Yes No
9. Were you under any pressure to buy / sell the property? Yes No
10. Do you feel the price paid was fair market value? Yes No
11. Condition at sale: Poor Fair Average Good Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Have any improvements been made to the property since time of purchase? Yes No

Description HAD to Add tie downs to home



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132494
 MTL: 091W020000700
 MaSaNh/P.Class: 1705000/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 132494

Date Printed: 10/2/2024

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383

Grantor:
LEFFLER, VICKI

Grantee:
HOUGHTON, DONNA

Deed: MS
 Accts In Sale: 1
 Sale Date: 6/3/2024
 Sale Price: 110,000
 Code: 33
 Ratio: 78

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 86060

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ 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: _____

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

Comments:

Appraiser: _____ Date: _____