

Summary

Lead Appr: _____ Clerk: **corr 12.6.24** Lead Clerk: **MBH 12/12/24** Appr: _____

Print Date:

9/27/2024

Acct ID: 129354 MTL: 063W35CB00300P1 Date: **10-4-24** Appr: **02** Prop Class: 019 RMV Prop Class: 019

Situs: 5355 RIVER RD N # 94 KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 141814 Year: 2024

Last Date Appraised: 05/30/2024 Appraiser: THERESA SWEARINGEN Retag: Y **N** Tag info: 2025 - Tags/Permit (Miscellaneous)

Owner: SCHORTMANN, KAREN Roll Type: MS

Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 36760

RMV Land: 0 RMV Imp: 83580 RMV Total: 83580 MAV: 36760 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 05.30.24 TS

25.26

Notations

No notation data available.

update EFB new

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1980 Eff Year Blt: 1997 Sq.Ft: 1144 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 83580

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	1144	2	FB-2	1980	1997	BATH - 2, KIT+, HVAC+, ROOF, SKIRT	Y

2002

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	200	1997	1760	0	Y
ROOF EXTENSION OR PATIO COVER	5	232	1997	2691	0	Y

2002

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 5/29/2024

Acct ID: 129354 MTL: 063W35CB00300P1 Date: *5/30/24* Appr: *OL* ts Prop Class: 019 Prop Class: 019

Situs: 5355 RIVER RD N # 94 KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 141814 Year: 2024

Last Date Appraised: 07/09/2012 Appraiser: THERESA SWEARINGEN Retag: *Y* N Tag info: *From office* **Remode**

Owner: WOW RENOVATIONS LLC Roll Type: MS

Cycle Tag *Sales Verification* Other: _____ Inspection level: 1 *2* 3 4 LCB TTO INSP AV: 25800

RMV Land: 0 RMV Imp: 25800 RMV Total: 25800 MAV: 36760 MSAV: 0 SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #94, MS SERIAL # ME3044AB, X # X00168746, PERSONAL MS

Notations

No notation data available.

update EYB

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1144 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 25800

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	1144	2	FB-2	1980	1980	HVAC+, KIT+, BATH - 2, SKIRT, ROOF	<i>Y</i> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	200	1980	880	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	232	1980	1346	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*Current list 25-26
New Floors, Paint EYB to
CT's, (A/B's) 2022 w/ except.
Removed walls + new kit + baths*

*V. wind
Paint
w/m.*

*Photos
Dis fit
w/m.*

*MCS
new decks.
Floors, Paint, wind*



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 129354 MLS#: 809191 Instrument # _____

Situs: 5355 River Rd N #94
Keok

LCB
1:35

Sale Type: _____ Sale Price: 53,000 Sale Date: 11/9/23

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other)
2. Was a realtor involved?
3. Was the sale between related parties? (business/family/other)
4. Did you shop around? How long? _____
5. Was there trade involved? Estimated value: _____
6. Was there any personal property, crops, livestock or timber included
in the sale price? (car, boat, furniture, etc.) Estimated value: _____
7. Did you pay any back taxes?
8. Did the seller pay any closing costs or any other concessions? \$ _____
9. Were you under any pressure to buy / sell the property?
10. Do you feel the price paid was fair market value?
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 \$ _____


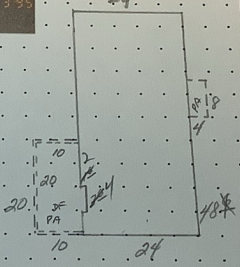
Appraiser _____ Date _____
13. Have any improvements been made to the property since time of purchase?

Description _____

#

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M129354** MAP NO: _____ TAX LOT: _____

CALCULATIONS: _____ **SCALE:** 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 80	ADDRESS: M McNary Oaks #94	SALES Date	Amt.
DATE	BY	REMARKS:	BUILDER: REX		
12-15-86	65				
5-3-95	79				
9-9-12	074	NV-cycle			

M129354 063W35CB00300 Appr# **074** Date **7-9-12** tan/brown (pic) 25
 Situs Address 5355 RIVER RD N, #94 Franchise Code 04 Year For: 2012-2013
 Owner AMES, JAMES P & Other: **white porch rails**

Notes: **No value change** Sales Verification _____ Other: _____

RMV Imp: 14,460 RMV Total: 14,460 M50 Total: 7,340

Seg. Type MA	Seg. # 1.1	Method M04	Class 5D	Area 1144	Eff Area 1144	Length	Width
Make: COMMODORE	Model: REX	Int. Comp: DW; DSP; CKTP; OVEN-S	Bedrooms: 2	Plumbing BATH2	Roof Cover COMP		
Heat: HP	Fireplace:	Year Built 1980	Cond. P F G E				
Adj Codes MSLCMD	Qty 5		% Comp	Func	Econ	RMV 12,620	
Lump Sum	Except Code/Year		Comments some vinyl windows, otherwise original.				

Accessory Improvements

Seg. Type PA	Seg. # 1.3	Method: R05	Class	Area 232	Eff Area 232
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built: 1980	Cond. P F G E	% Comp	Econ	RMV: 1,050
Lump Sum	Except Code/Year		Comments		

Seg. Type DF	Seg. # 1.4	Method: R05	Class	Area 200	Eff Area 200
Length 20	Width 10	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built: 1980	Cond. P F G E	% Comp	Econ	RMV: 600
Lump Sum	Except Code/Year		Comments		

Out Buildings and Skirting

Seg. Type MHSK	Seg. # 1.2	Method: M04	Class	Area 144	Eff Area 144
Length	Width	Foundation	Ex. Wall METAL	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt. 1980	Eff. Yr. Blt: 1980	
Cond. P F G E	Adj. Codes	% Comp	Func	Econ	RMV: 190
Lump Sum	Except Code/Year		Comments		