

lak 12.9.24

GM 12-10-24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 11/12/2024

Acct ID: 343067 MTL: 103W12CC12200 Date: 11-27-24 Appr: GM Prop Class: 161 RMV Prop Class: 161
Situs: 752 S GRICE LOOP JEFFERSON OR 97352 MaSaNh: 17 01 000 Unit: 21258 Year: 2025

Last Date Appraised: 06/29/2023 Appraiser: GREG MARKLEY Retag: Y N Tag info:

Owner: COX, JONATHAN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP 816191 AV: 119960

RMV Land: 100000 RMV Imp: 33690 RMV Total: 133690 MAV: 119960 MSAV: 0 SAV: 0

Comment: 23-24: L2 06.29.23 TS

Delete GS

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	14130	0

Land

Site: 1 Code Area: 14130 Size: 6257 Sqft Use Code: 001 Zone: SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 85000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 08-09 NEW SUB, ADDED OSD.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14130 Stat Class: 457 Year Blt: 1996 Eff Year Blt: 2000 Sq.Ft: 1512 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 32520
 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
First Floor	5	Finished	1512	3	FB-2	1996	2000	SKIRT, HVAC+, BATH - 2, ROOF+, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	96	2000	972	0	Y N
GARDEN SHED Delete	5	80	2000	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	2000	4002	0	Y N

Bldg: 1 Code Area: 14130 Stat Class: 108 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1170
 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
CONCRETE DRIVEWAY	1	420	1996	1174	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Improvement Detail

MARION County

For Assessment Year 2024

Account ID 343067

Map 103W12CC1300

Mailing COX, JONATHAN
752 S GRICE LOOP
JEFFERSON OR 97352

Appraiser GREG MARKLEY

Inspected 06/29/2023

Appraisal Area 17-01-000

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Situs 752 S GRICE LOOP JEFFERSON OR 97352

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable		AV	Sqft	
									RMV	MAV Exception			
1	14130	1996	2000	100	49	231	Tabled	146,910	146,910	64,800	0	64,800	1,512

Rooms: 3 - BD, 2 - FB

Description	Floor Segments					Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %		
First Floor	1996	2000	49	5	100	1,512	120,483

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,512	1,027	1st	AVERAGE CLASS KITCHEN	1	2,264
1st	ABOVE CLASS ROOF	1,512	0	1st	AVERAGE CLASS SKIRTING	0	2,067
1st	BATH - FULL	2	3,396				

Accessories				
Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	2000	300		4,263
DECK	2000	96		1,035
GARDEN SHED	2000	80		0

Totals	
Description	RMV
First Floor	\$67,790
Inventory	\$0
Accessories	\$5,298
Calculation	Tabled
Trend	201.00 %
Total RMV	\$146,910

Size Breakdown	
Category	Value
Finished	1,512

Comments 23-24: SV; Update Inv, Qty 5- to 5, AJ, TS



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 343067
MTL: 103W12CC12200
MaSaNh/P.Class: 1701000/161
Appraiser: GREG MARKLEY
MS Acct: 133241

Date Printed: 11/8/2024

Situs: 752 S GRICE LOOP JEFFERSON OR 97352

Grantor:
GIBBESON, ELIZABETH L

Grantee:
COX, JONATHAN

Deed:
Accts In Sale: 1
Sale Date: 7/12/2024
Sale Price: 300,000
Code: 00
Ratio: 45

Total Sale RMV:
Land: 85000
OSD: 15000
Imp: 33690
Grand Total: 133690
249,300

Attempt	Date/Time	Reason
1 st	<i>11-27 9:45</i>	<i>LCB</i>
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: *74* MLS: *816191* 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: *Gm* Date: *11-27-24*

Acct ID: 343067 MTL: 103W12CC12200 Date: 6/22/23 Appr: 02 Prop Class: 161 RMV Prop Class: 161
 Situs: 752 S GRICE LOOP JEFFERSON OR 97352 MaSaNh: 17 01 000 Unit: 21258 Year: 2023
 Last Date Appraised: 08/21/2015 Appraiser: _____ Retag: Y N Tag info: _____
 Owner: GIBBESON, ELIZABETH L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 50170
 RMV Land: 97500 RMV Imp: 1190 RMV Total: 98690 MAV: 50170 MSAV: 0 SAV: 0
 Comment: _____

Notations update OSPA mobile Below ITU
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR Aveat	12500	14130	0

Land

Site: 1 Code Area: 14130 Size: 6257 Sqft Use Code: 001 Zone: SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 85000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 08-09 NEW SUB, ADDED OSD.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14130 Stat Class: 108 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1190
 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
CONCRETE DRIVEWAY	1	420	1996	1188	1

Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MLS sold \$300,000 7/2024 (pics) New paint, will maintain

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 133241

Map 103W12CC12200P1

Mailing GIBBESON, ELIZABETH LINDSEY
PO BOX 821684
VANCOUVER WA 98682

Appraiser THERESA SWEARINGEN

Inspected 08/21/2015

Appraisal Area 17-01-000

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Situs 752 GRICE LOOP # 47 JEFFERSON OR 97352

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	14130	1996	2000	100	49	243	Tabled	74,470	74,470	62,920	0	62,920	1,512

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1996	2000	49	5	100		1,512	122,939

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,512	1,048	1st	AVERAGE CLASS KITCHEN	1	2,310
1st	ABOVE CLASS ROOF	1,512	0	1st	AVERAGE CLASS SKIRTING	0	2,109
1st	BATH - FULL	2	3,465				

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	2000	300		4,263
DECK	2000	96		1,035
GARDEN SHED	2000	80		0

Totals

Description	RMV
First Floor	\$69,172
Inventory	\$0
Accessories	\$5,298
Trend	100.00 %
Total RMV	\$74,470

Size Breakdown

Finished 1,512

Comments 23-24 Removed Un-coded accessory, changed gs to n/v per TSG notes.
15-16 CYCLE WORK INV UPDATE CLASS// 08-09: CYCLE WK. INV-UPDATES. DT4. 08-19-08 03-04;REAPP



6-29-23