

lak 1.22.25

MBH 1/31/25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

9/27/2024

Acct ID: 130170 MTL: 073W01B001500P1 Date: 1/6/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

ts 2-11-25

Situs: 2052 KENNEDY CIR NE # 45 KEIZER, OR 97303

MaSaNh: 13 05 002

Unit: 142159

Year: 2024

25.26

Last Date Appraised: 07/12/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2025 - REPAIR/R MODEL STRUCTURE (MS REMODEL)

Owner: MARTINEZ, JOSE GUTIERREZ

Cycle: Tag Sales Verification Other: _____ Inspection level: 2 3 4 LCB 9 INSP Re-tag for 1/1/26 ✓ Roll Type: MS

RMV Land: 0 RMV Imp: 18780 RMV Total: 18780 MAV: 25560 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 07.12.24, TS

Notations

No notation data available.

update EYB - F/D

OSDs

No OSD data available.

Add FW/PR new

Land

No land data available.

remove condition

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Improvement Detail

MARION County

For Assessment Year 2024

Account ID 130170

Map 073W01B001500P1

Mailing MARTINEZ, JOSE GUTIERREZ
2052 KINNEDY CIR NE # 45
KEIZER OR 97303

Situs 2052 KENNEDY CIR NE # 45 KEIZER OR 97303

Appraiser THERESA SWEARINGEN

Inspected 07/12/2024

Appraisal Area 13-05-002

Stat Class 446 - MANUF STRUCT, CLASS 4 24' WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	Taxable		MAV	Exception	AV	Sqft
								RMV	RMV				
1	24200	1983	1977	100	10	231	Tabled	18,780	18,780	25,560	0	18,780	1,242

Rooms: 3 - BD, 2 - FB

1995

Floor Segments

Description	Yr Bkt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1983	1977	10	4	100		1,242	96,034

1995

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AVERAGE CLASS HEATING/COOLING	1,242	0	1st	AVERAGE CLASS ROOF	1,242	0
1st	AVERAGE CLASS KITCHEN	1	231	1st	AVERAGE CLASS SKIRTING	0	371
1st	BATH - FULL	2	693				

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1977	120		348

Totals

Description	RMV
First Floor	\$10,898
Inventory	\$0
Accessories	\$348
Calculation	Tabled
Trend	167.00 %
Total RMV	\$18,780

Size Breakdown

Finished	Size
	1,242

Comments 24-25: SV; Update Inv, Add 50% condition, TS

12-13 CYCLE WORK #04 UPDATE INVENTORY// 07-08 RECALC SETUP: #42 7/27/06 (27X46)-(1X3)

Add DW 114 - new
PR 114 - new
1995

new Roof, windows
interior - ne

SKETCH/AREA TABLE ADDENDUM

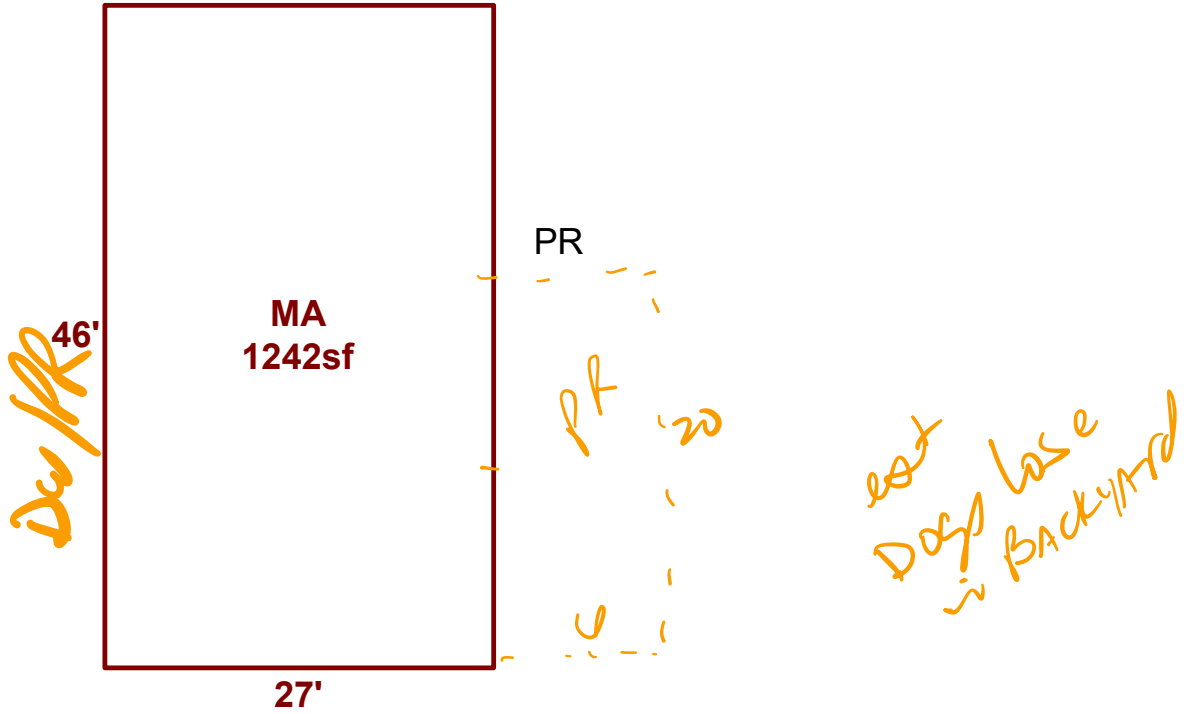
SUBJECT INFO

File No.: 130170 Parcel No.: 073W01B001500
 Property Address: 2052 KENNEDY CIR NE #45
 City: KEIZER County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130170

073W01B001500



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1242.0	146.0	1242.0

APEXED BY LK 8.15.24



COMMENT TABLE 3

(rounded) 1,242

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

Acct ID: 130170 MTL: 073W01B001500P1 Date: 7/12/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2052 KENNEDY CIR NE # 45 KEIZER, OR 97303 MaSaNh: 13 05 002 Unit: 142159 Year: 2024

Red box containing MaSaNh, Unit, Retag: Y N, and Tag info: Tag for Repairs with checkmarks.

Last Date Appraised: 07/19/2012 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: Tag for Repairs Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 22870

RMV Land: 0 RMV Imp: 22870 RMV Total: 22870 MAV: 25560 MSAV: 0 SAV: 0

Comment: KENNEDY MEADOWS, SPACE #45, MS SERIAL # ORFL2AD44482514, X # X00184993, PERSONAL MS

Notations

No notation data available.

Remove t on HVAC

OSDs

No OSD data available.

Add cond. of 50%

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 446 Year Blt: 1983 Eff Year Blt: 1977 Sq.Ft: 1242 % Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 22870
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: First Floor, 4, Finished, 1242, 3, FB-2, 1983, 1977, BATH - 2, KIT, HVAC, ROOF, SKIRT, Exception: Y N

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Row 1: ROOF EXTENSION OR PATIO COVER, 4, 120, 1977, 696, 0, Exception: Y N

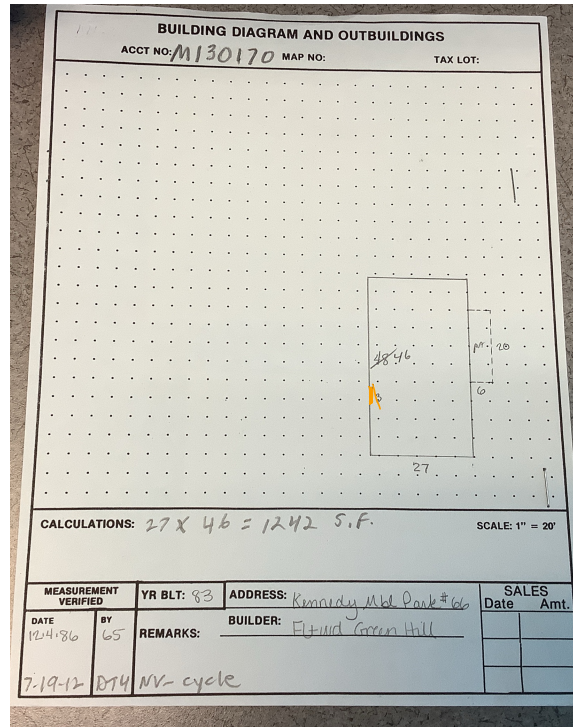
Improvements - Accessory Buildings

No improvement data available for all other stat class types.



WINNER photo

mrs needs repairs need extensive repairs



M130170 073W01B 01500 Appr # BT4 Date 7-19-12 Prop Class 019 re-car Prop Code T46 5
 Situs Address 2052 KENNEDY CR NE, #45 Franchise Code 04 Year For: 2012-2013
 Owner FEND, WILMA LEE

Notes: Inventory updates Cycle Sales Verification Other: _____

RMV Imp: 14,610 RMV Total: 14,610 MSO Total: 14,610

Seg. Type MA Seg. # 1.1 Method M04 Class 4D Area 1242 Eff Area 1242 Length 46 Width 27
 Make: FLEETWOOD Model: GREEN HILL Int'finish: GYPSUM Roof Cover COMP
 Heat: FA Fireplace: Inter. Comp: DW: DSP H+F Bedrooms: 3 Plumbing BATH2
 Year Built 1983 Eff. Year Built 1977 Cond. P F A G E
 Adj Codes MSLCMD Qty 4 % Comp ___ Func ___ Econ ___ RMV 13,740
 Lump Sum ___ Except Code/Year ___ Comments exterior needs new paint
degraded maintenance issues (mold in ceiling), siding issues
Accessory Improvements Not likely to be repaired soon.

Seg. Type PA Seg. # 1.3 Method: R05 Class Area 120 Eff Area 120
 Length 20 Width 6 Foundation Ex. Wall Ex. Wall
 Roof Style Floor Plumbing Roof Cover METAL
 Year Built Eff. Year Built: 1983 Cond. P F A G E % Comp ___ Econ ___ RMV: 640
 Lump Sum ___ Except Code/Year ___ Comments

Out Buildings and Skirting

Seg. Type MHSK Seg. # 1.2 Method: M04 Class Area 146 Eff Area 146
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1983 Eff. Yr. Bilt: 1983
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 230
 Lump Sum ___ Except Code/Year ___ Comments

mold in ceiling & wall near ceiling
not getting worse. (found)

- lots of rot issues in siding
- she thought painting over it would help.