

Acct ID: 132488 MTL: 073W04A000100P1 Date: **2/25/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019
 ts **3-14-25** 2/7/2025

Situs: 5135 NORDIC CT N KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 132488 Year: 2025

Last Date Appraised: 06/11/2012 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: SMITH, CYNTHIA Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 55720

RMV Land: 0 RMV Imp: 57850 RMV Total: 57850 MAV: 55720 MSAV: 0 SAV: 0

Comment: SPRING MEADOWS ESTATES, MS SERIAL # ORFLN48AB15812OG, X # X00221718, PERSONAL MS

Notations **update DMV I/D**

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 457 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1296 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 57850
 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	1296	3	FB-2	1993	1993	SKIRT, ROOF, KIT, BATH - 2, HVAC+	Y N
Carport Detached PR	3	Unfinished	330	0	0	1992	1993		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK Delete	5	120	1993	1056	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS W.M.

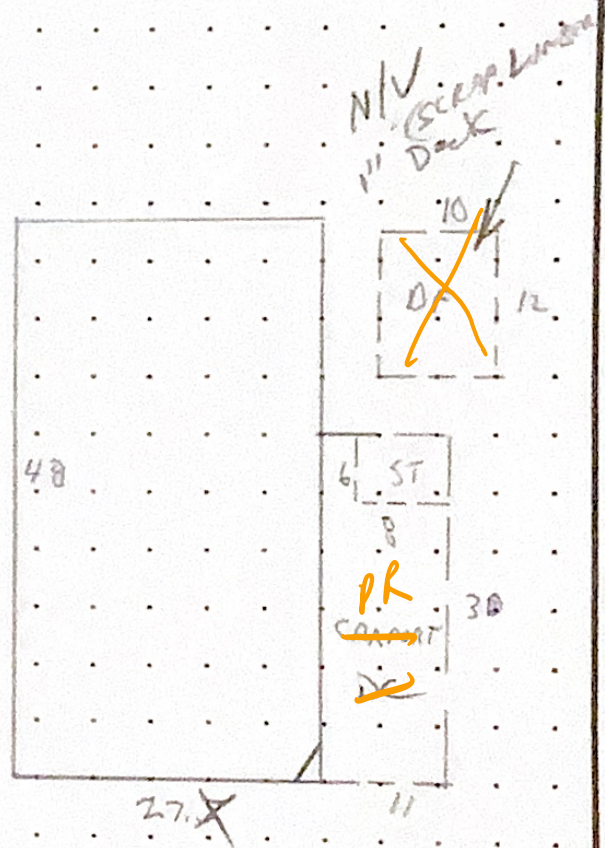
Original W.M.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M132488*
X 221718

MAP NO: *073W02 A*

TAX LOT: *100*



CALCULATIONS: $27 \times 48 = 1296 \text{ S.F.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
8-16-93	KRB65	93	<i>SPRING MEADOWS</i> 5135 NORDIC		
5-15-95	79	REMARKS:	BUILDER: <i>OAK GROVE (FLTWD)</i>		
6-11-12	DT4 NV				



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132488

MTL: 073W04A000100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132488

Date Printed: 2/6/2025

Situs: 5135 NORDIC CT N KEIZER, OR 97303

Grantor:

HENRY, CLAIR J & HENRY, RODALYN Q

Grantee:

SMITH, CYNTHIA

Sale ID: 31119

Tax Statement RMV

Deed:

Land & OSD: 0

Accts In Sale: 1

Imp: 70,210

Sale Date: 9/25/2024

Total: 70,210

Sale Price: 116,600

Ratio (Cert. Total RMV/Sale Price): 60

Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Cynthia Phone/email: _____

1. Was the property listed on the open market? Days: 76 MLS: 819407 Y N

2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____

3. Did the seller pay closing costs or make other concessions? \$ Paid for warranty Y N

4. Was the sale between related parties? (business or family) Y N

5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N

6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

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

mold from washer leaking, also in Bath
mold & leak in main Bath.

Repairs in Progress

Comments:

asking 120,000

Appraiser: 02 Date: 2/25/25

M132488 073W04A 00100 Appr #: DT4 Date 8-11-12 Prop Class 019 Prop Code T67 T57
 Situs Address 5135 NORDIC CT N Franchise Code 04 Year For: 2012-2013
 Owner HENRY,CLAIR J

Green Trim

Notes: Inventories and class update
 Tags Cycle Sales Verification Other: _____
 RMV Imp: 25,290 RMV Total: 25,290 M50 Total: 25,290

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1296 Eff Area 1296 Length 48 Width 27
 Make: FLEETWOOD Model: OAK GROVE Intfinish: DRYWL Roof Cover COMP OK
 Heat: HP Fireplace: Inter. Comp: DW;DSP H&F Bedrooms: 3 Plumbing BATH2
 Year Built 1993 Eff. Year Built 1993 Cond. P F A G E
 Adj Codes MSLCMD;MSD-QLTY Qty 5 % Comp ___ Func ___ Econ ___ RMV 20,800
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type DF Seg. # 1.4 Method: F;N Class Area 120 Eff Area 120
 Length 12 Width 10 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings and Skirting

Seg.Type MHSK Seg. # 1.2 Method: M04 Class Area 151 Eff Area 151
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1993 Eff. Yr. Blt: 1993
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 600
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type ST Seg. # 1.3 Method: F;N Class Area 48 Eff Area 48
 Length 8 Width 6 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type DC Seg. # 2.1 Method: R05 Class 3 Area 330 Eff Area 330
 Length 30 Width 11 Foundation Ex. Wall Roof Cover COMP
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1992 Eff. Yr. Blt: 1992
 Cond. P F A G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 3,890
 Lump Sum ___ Except Code/Year ___ Comments _____

