

lak 3.21.25

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 3/10/2025

Acct ID: 133128 MTL: 091W020000700P1 Date: 3/18/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 1557 FERN RIDGE RD SE # 30 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 143502 Year: 2025

Last Date Appraised: 12/21/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: THOMAS, ANTOINETTE THERESA Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 56020

RMV Land: 0 RMV Imp: 68280 RMV Total: 68280 MAV: 56020 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.21.22 TS

*N/C*

**Notations**

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: 457 + Year Blt: 1995 Eff Year Blt: 1997 Sq.Ft: 1296 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 68280

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

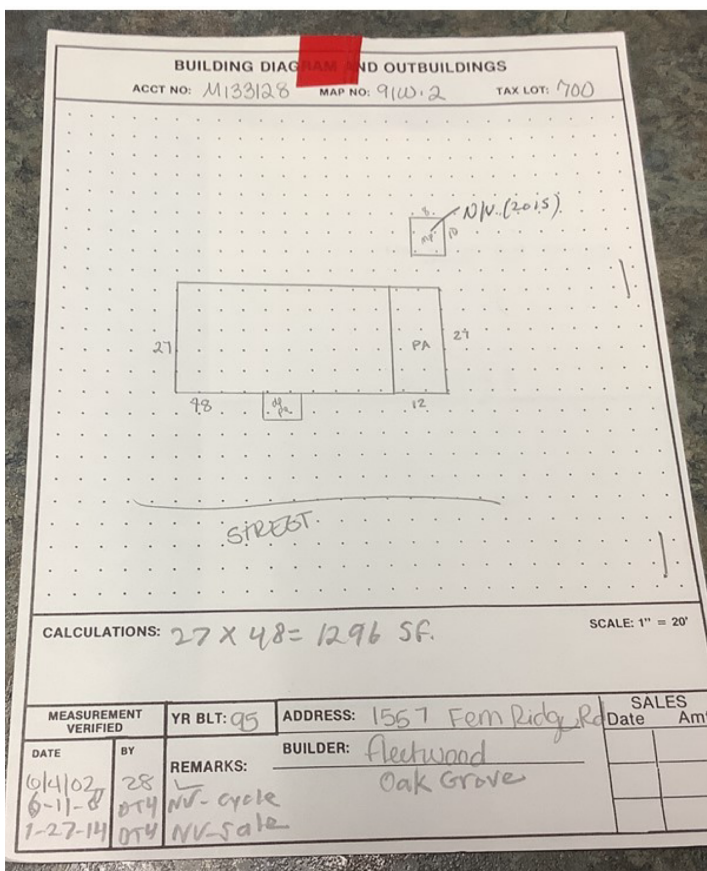
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1296	3	FB-2	1995	1997	KIT, SKIRT, ROOF+, HVAC+, BATH - 2 Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1997	507	0 Exception: Y N
MULTI-PURPOSE BUILDING	5	80	1997	0	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	48	1997	668	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	324	1997	4510	0 Exception: Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



*2022 sale*

23-21 SV

L 2

12-21-22 LCB

MLS 789191 P.ct ✓

# Improvement Detail

MARION County

lak

## For Assessment Year 2023

**Account ID** 133128

**Map** 091W020000700P1

**Appraiser** THERESA SWEARINGEN

**Inspected** 07/20/2015

**Mailing** THOMAS, ANTOINETTE THERESA  
1557 FERN RIDGE RD  
STAYTON OR 97383

**Appraisal Area** 07-05-000

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

**Situs** 1557 FERN RIDGE RD SE #30 STAYTON OR 97383

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	29040	1995	1995	100	32	243	Tabled	43,900	43,900	52,810	0	43,900	1,296

Rooms: 3 - BD, 2 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1995	1995	32	5+	100		1,296	112,443

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	2,333	1st	HEAT PUMP ✓	1,296	1,008
1st	DISHWASHER ✓	1	560	1st	HOOD & FAN ✓	1	319
1st	DISPOSAL	1	148	1st	ROOF COVER - COMPOSITION	1,296	0
1st	DRYWALL	0	0	1st	SKIRTING - WOOD ✓	150	528

### Accessories

Description	Eff Yr	Size	Qty	RMV
<del>UNCODED ACCESSORY</del>			<del>1</del>	<del>0</del>
ALUMINUM PATIO COVER	1995	324		1,866
WOOD DECK	1995	48		338
ALUMINUM PATIO COVER	1995	48		276
MULTI-PURPOSE BUILDING	1995	80		538

### Totals

Description	RMV	Size Breakdown
First Floor	\$40,877	Finished 1,296
Inventory	\$0	
Accessories	\$3,018	
Trend	100.00 %	
<b>Total RMV</b>	<b>\$43,900</b>	

**Comments** 15-16 CYCLE WORK INV UPDATE// 14-15 S.V. & EYB CHANGED #04// 08-09: CYCLE WK. DT4. 6/11/08. 02-03;REAPP

update class, inv & eyb  
T/D

**Comments:**

15-16 CYCLE WORK INV UPDATE// 14-15 S.V. & EYB CHANGED #04// 08-09: CYCLE WK. DT4. 6/11/08. 02-03;REAPP

M133128 091W02 00700 Appr # 14 Date 7-20-15 Prop Class 019 Franchise Code 04 Year For: 2015-2016  
 Status Address: 1557 FERN RIDGE RD SE Owner: MARTINEZ, JELICIA K  
 Notes: Investing Capital - RV for RV Other: 2008 PIC  
 RMV Imp: 25,720 RMV Total: 25,720 MSO Total: 25,720

Seg. # 1.1 Method: M04 Class: S0 Area: 1296 Eff Area: 1296 Length: 48 Width: 27  
 Make: FLYWD Model: OAK GROVE Infinish: DRYW. Roof Cover: COMP  
 Plumbing: BATH Heat: HP Fireplace: Insr. Comp: DWSPJAKE Bedrooms: 3  
 Year Built: 1995 Eff. Year Built: 1995 Cond. P F A G E % Comp Econ RMV: 21,440  
 Adj. Codes: MSLCMD City: % Comp Func Econ RMV: 21,440  
 Lump Sum Except Code/Year Comments

**Accessory Improvements**

Seg. # 1.3 Method: R05 Class Area: 324 Eff Area: 324  
 Length: 27 Width: 12 Foundation: Ex. Wall Roof Cover:  
 Roof Style: Floor Plumbing  
 Year Built: 1995 Eff. Year Built: 1995 Cond. P F A G E % Comp Econ RMV: 2,310  
 Lump Sum Except Code/Year Comments

Seg. # 1.4 Method: R05 Class Area: 48 Eff Area: 48  
 Length: 8 Width: 6 Foundation: Ex. Wall Roof Cover:  
 Roof Style: Floor Plumbing  
 Year Built: 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp Econ RMV: 380  
 Lump Sum Except Code/Year Comments

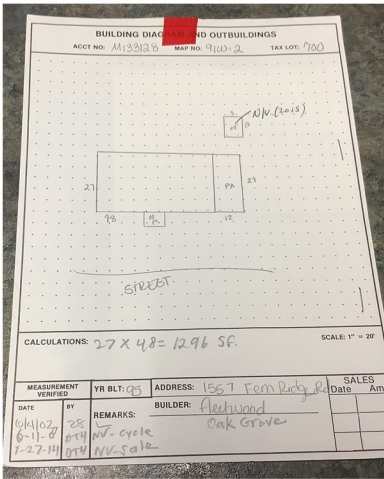
Seg. # 1.5 Method: R05 Class Area: 48 Eff Area: 48  
 Length: 8 Width: 6 Foundation: Ex. Wall Roof Cover: METAL  
 Roof Style: Floor Plumbing  
 Year Built: 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp Econ RMV: 420  
 Lump Sum Except Code/Year Comments

**Out Buildings and Skirting**

Seg. # 1.2 Method: M04 Class Area: 150 Eff Area: 150  
 Length: Width: Foundation: Ex. Wall: WOOD Roof Cover:  
 Roof Style: Floor Plumbing  
 Heat: Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt.: 1995  
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 650  
 Lump Sum Except Code/Year Comments

Seg. # 2.1 Method: F09 Class 4 Area: 80 Eff Area: 80  
 Length: 10 Width: 8 Foundation: MASNR Ex. Wall: PLYWD Roof Cover: COMP  
 Roof Style: Floor: DIRT Plumbing  
 Heat: Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt.: 1995  
 Cond. P F A G E Adj. Codes: ELCM % Comp Func Econ RMV: 620  
 Lump Sum Except Code/Year Comments

MIS  
 newly below kits  
 some floors  
 pictures  
 w/in.  
 class skylights







**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 133128  
MTL: 091W020000700  
MaSaNh/P.Class: 705000/19  
MH Acct: 133128

Date Printed: 12/1/2022

Situs: 1557 FERN RIDGE RD SE #30 STAYTON, OR 97383

Grantor:  
BARTSHE, PATRICK

Grantee:  
THOMAS, ANTOINETTE THERESA

Deed: MS  
Accts In Sale: 1  
Sale Date: 4/21/2022  
Sale Price: 103,000  
Code: 0  
Ratio: 2060

Total Sale RMV:  
Land: 0  
OSD:  
Imp: 20150  
Grand Total: 20150  
62,580

Attempt	Date/Time	Reason
1 <sup>st</sup>	12/21/22 1:20	LCB
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 57 MLS: 789191 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: 02 Date: 1/12/22



23-21 SV

L 2

12-21-22 LCB

MLS 789191 P.ct ✓

# Improvement Detail

MARION County

lak

## For Assessment Year 2023

**Account ID** 133128

**Map** 091W020000700P1

**Appraiser** THERESA SWEARINGEN

**Inspected** 07/20/2015

**Mailing** THOMAS, ANTOINETTE THERESA  
1557 FERN RIDGE RD  
STAYTON OR 97383

**Appraisal Area** 07-05-000

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

**Situs** 1557 FERN RIDGE RD SE #30 STAYTON OR 97383

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	29040	1995	1995	100	32	243	Tabled	43,900	43,900	52,810	0	43,900	1,296

Rooms: 3 - BD, 2 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1995	1995	32	5+	100		1,296	112,443

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	2,333	1st	HEAT PUMP ✓	1,296	1,008
1st	DISHWASHER ✓	1	560	1st	HOOD & FAN ✓	1	319
1st	DISPOSAL	1	148	1st	ROOF COVER - COMPOSITION	1,296	0
1st	DRYWALL	0	0	1st	SKIRTING - WOOD ✓	150	528

### Accessories

Description	Eff Yr	Size	Qty	RMV
<del>UNCODED ACCESSORY</del>			<del>1</del>	<del>0</del>
ALUMINUM PATIO COVER	1995	324		1,866
WOOD DECK	1995	48		338
ALUMINUM PATIO COVER	1995	48		276
MULTI-PURPOSE BUILDING	1995	80		538

### Totals

Description	RMV
First Floor	\$40,877
Inventory	\$0
Accessories	\$3,018
Trend	100.00 %
<b>Total RMV</b>	<b>\$43,900</b>

### Size Breakdown

Finished	1,296
----------	-------

**Comments** 15-16 CYCLE WORK INV UPDATE// 14-15 S.V. & EYB CHANGED #04// 08-09: CYCLE WK. DT4. 6/11/08. 02-03;REAPP

update class, inv & eyb  
T/D

**MARION COUNTY ASSESSOR**  
**Manufactured Structure Assessment Report**  
**FOR ASSESSMENT YEAR 2023**  
**NOT OFFICIAL VALUES**

12/8/2022 3:35:00 PM

<b>Account #</b>	133128	<b>Tax Status</b>	ASSESSABLE
<b>Code - Tax #</b>	29040	<b>Acct Status</b>	ACTIVE
<b>Mailing Address</b>	THOMAS, ANTOINETTE THERESA 1557 FERN RIDGE RD STAYTON OR 97383	<b>Subtype</b>	PERSONAL
		<b>Home ID</b>	281068
		<b>X Number</b>	X00233983

<b>Situs Address</b>	<b>Situs City</b>	<b>Tax Notation</b>	RETURNED MAIL
1557 FERN RIDGE RD SE #30	STAYTON	<b>Appraiser</b>	THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
29040	IMPR.	\$43,900	\$52,810	\$43,900	100%	IMPR.

Manufactured Structure Information			
<b>VIN #</b>	ORFLS48B213460G13	<b>Stat Class</b>	457
<b>Brand</b>	FLTWD	<b>Quality</b>	100
<b>Model</b>	OAK GROVE	<b>Condition</b>	
<b>Year Built</b>	1995	<b>MA / SA / NH</b>	07 / 05 / 000
<b>Sticker #</b>		<b>Bedrooms / Baths</b>	3 / 2

Real Property Information			
<b>Real Account ID</b>	533856	<b>MA / SA / NH</b>	07 / 07 / 000
<b>Map</b>	091W020000700	<b>Property Class</b>	707
<b>Unit</b>	72867	<b>RMV Class</b>	707
<b>Park Name</b>	BOULDERS,THE		
<b>Comments</b>	LEVEL 3 LS89 092920//		

**Floors**

Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	5	1,296	S		40,877
DIMENSIONS: 27 X 48					

**Inventory**

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	2333	DISHWASHER	1	560
SKIRTING - WOOD	150	528	DISPOSAL	1	148
HEAT PUMP	1296	1008	HOOD & FAN	1	319
DRYWALL	1	0	ROOF COVER - COMPOSITION	1	0
<b>Total Inventory RMV</b>					4896

**Accessories**

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1995	324		1866
ALUMINUM PATIO COVER	1995	48		276
MULTI-PURPOSE BUILDING	1995	80		538
UNCODED ACCESSORY		0	1	0
WOOD DECK	1995	48		338
<b>Total Accessories RMV</b>				3018

**Exemptions / Special Assessments / Potential Liability**

**Type**  
SPECIAL ASSESSMENT(S):  
**TYPE** MFD COMMUNITIES RES CTR **Amount** \$10.00  
NOTATION(S):  
**DESCRIPTION** RETURNED MAIL

**Comments:**

15-16 CYCLE WORK INV UPDATE// 14-15 S.V. & EYB CHANGED #04// 08-09: CYCLE WK. DT4. 6/11/08. 02-03;REAPP

M133128 091W02 00700 Appr # 14 Date 7-20-15 Prop Class 019 Franchise Code 04 Year For: 2015-2016  
 Status Address: 1557 FERN RIDGE RD SE Owner: MARTINEZ, JELICIA K  
 Notes: Investing Capital - RV for RV Other: 2008 PIC  
 RMV Imp: 25,720 RMV Total: 25,720 MSO Total: 25,720

Seg. # 1.1 Method: M04 Class: S0 Area: 1296 Eff Area: 1296 Length: 48 Width: 27  
 Make: FLYWD Model: OAK GROVE Interior Finish: DRYW. Roof Cover: COMP  
 Plumbing: BATH Heat: HP Fireplace: Inter. Comp: DWSPJAKE Bedrooms: 3  
 Year Built: 1995 Eff. Year Built: 1995 Cond. P F A G E % Comp Econ RMV: 21,440  
 Adj. Codes: MSLCMD City: % Comp Func Econ RMV: 21,440  
 Lump Sum Except Code/Year Comments

**Accessory Improvements**

Seg. # 1.3 Method: R05 Class Area: 324 Eff Area: 324  
 Length: 27 Width: 12 Foundation: Ex. Wall Roof Cover:  
 Roof Style: Floor Plumbing  
 Year Built: 1995 Eff. Year Built: 1995 Cond. P F A G E % Comp Econ RMV: 2,310  
 Lump Sum Except Code/Year Comments

Seg. # 1.4 Method: R05 Class Area: 48 Eff Area: 48  
 Length: 8 Width: 6 Foundation: Ex. Wall Roof Cover:  
 Roof Style: Floor Plumbing  
 Year Built: 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp Econ RMV: 280  
 Lump Sum Except Code/Year Comments

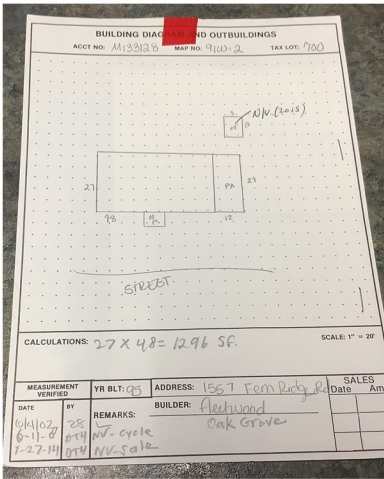
Seg. # 1.5 Method: R05 Class Area: 48 Eff Area: 48  
 Length: 8 Width: 6 Foundation: Ex. Wall Roof Cover: METAL  
 Roof Style: Floor Plumbing  
 Year Built: 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp Econ RMV: 420  
 Lump Sum Except Code/Year Comments

**Out Buildings and Skirting**

Seg. # 1.2 Method: M04 Class Area: 150 Eff Area: 150  
 Length: Width: Foundation: Ex. Wall: WOOD Roof Cover:  
 Roof Style: Floor Plumbing  
 Heat: Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt.: 1995  
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 650  
 Lump Sum Except Code/Year Comments

Seg. # 2.1 Method: F09 Class 4 Area: 80 Eff Area: 80  
 Length: 10 Width: 8 Foundation: MASNR Ex. Wall: PLYWD Roof Cover: COMP  
 Roof Style: Floor: DIRT Plumbing  
 Heat: Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt.: 1995  
 Cond. P F A G E Adj. Codes: ELCM % Comp Func Econ RMV: 620  
 Lump Sum Except Code/Year Comments

MIS  
 newly below kits  
 some floors  
 pictures  
 w/m.  
 class skylights







**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 133128  
MTL: 091W020000700  
MaSaNh/P.Class: 705000/19  
MH Acct: 133128

Date Printed: 12/1/2022

Situs: 1557 FERN RIDGE RD SE #30 STAYTON, OR 97383

Grantor:  
BARTSHE, PATRICK

Grantee:  
THOMAS, ANTOINETTE THERESA

Deed: MS  
Accts In Sale: 1  
Sale Date: 4/21/2022  
Sale Price: 103,000  
Code: 0  
Ratio: 2060

Total Sale RMV:  
Land: 0  
OSD:  
Imp: 20150  
Grand Total: 20150  
62,580

Attempt	Date/Time	Reason
1 <sup>st</sup>	12/21/22 1:20	LCB
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 57 MLS: 789191 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: 02 Date: 1/12/22







M133128 3-17-15





M133128 3-17-15