

lak 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 350544

MTL: 063W34CA00100P1

Date: 2/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5510 WINDSOR ISLAND RD N # 13 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 350544

Year: 2025

Last Date Appraised: 08/08/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CLENDENNEN, CHERYL A

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 63810

RMV Land: 0

RMV Imp: 135510

RMV Total: 135510

MAV: 63810

MSAV: 0

SAV: 0

Comment: 22-23: L2, 8.8.22 TS//

Notations

No notation data available.

update class E/D

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 457

Year Blt: 2013

Eff Year Blt: 2013

Sq.Ft: 1512

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 56x27

RMV: 135510

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

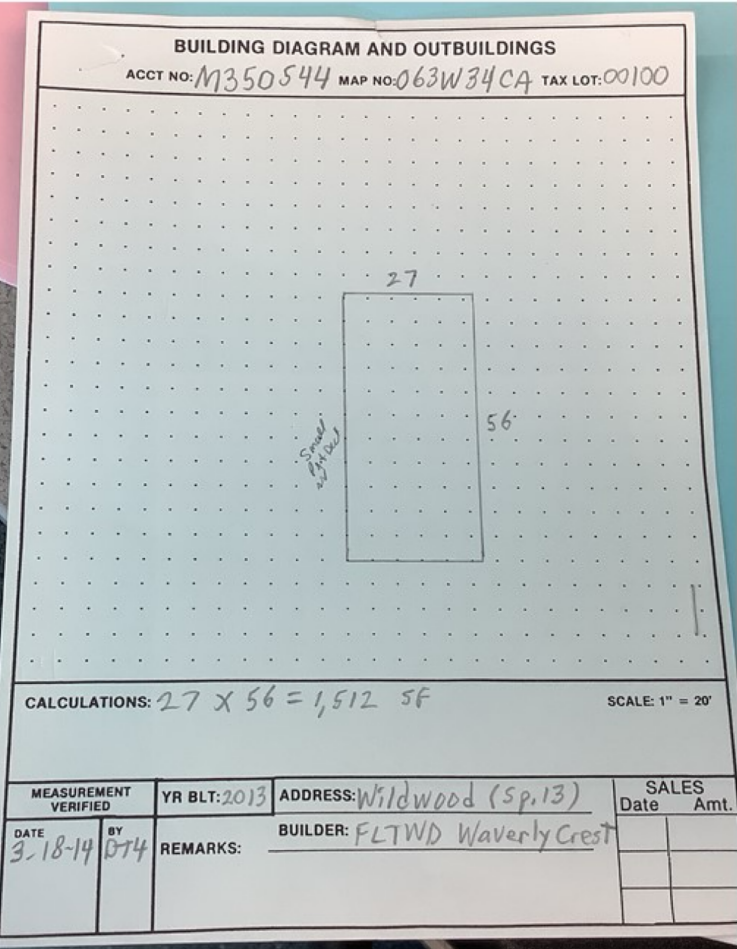
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1512	3	FB-2	2013	2013	SKIRT, ROOF+, HVAC+, KIT, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	126	2013	3325	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
new floors
original clean



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 350544
MTL: 063W34CA00100
MaSaNh/P.Class: 1305003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 350544

Date Printed: 2/6/2025

Situs: 5510 WINDSOR ISLAND RD N # 13 KEIZER, OR 97303

Grantor:
HORSTMAN, DONALD E

Grantee:
CLENDENNEN, CHERYL A

Sale ID: 31014
Deed:
Accts In Sale: 1
Sale Date: 9/26/2024
Sale Price: 170,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 229,900
Total: 229,900
Ratio (Cert. Total RMV/Sale Price): 135

Attempt	Date/Time	Reason
1 st	2/25/25 1:05	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 118 MLS: 817573 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? \$ _____ 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: _____

Comments:

Appraiser: 02 Date: 3/12/25

SV 22.23 #2 L2

8/8/22

TTD

MUS -
D.J. ✓

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 350544

Map 063W34CA00100P1

Mailing HORSTMAN, DONALD E
MCDONNELL-HORSTMAN, MELODI K
5510 WINDSOR ISLAND RD N # 13
KEIZER OR 97303

Appraiser THERESA SWEARINGEN

Inspected 05/28/2015

Appraisal Area 03-05-003

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

Situs 5510 WINDSOR ISLAND RD N #13 KEIZER OR 97303

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24200	2013	2013	100	83	194	Tabled	98,050	98,050	58,410	0	58,410	1,512

Rooms: 3 - BD, 2 - FB

Description	Floor Segments						Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %		
First Floor	2013	2013	83	5 +	100		1,512	104,220

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	4,976	1st	HEAT PUMP	1,512	2,257
1st	DISHWASHER	1	1,194	1st	HOOD & FAN	1	680
1st	DISPOSAL	1	315	1st	ROOF COVER - ARCHITECTURAL COMP	1,512	0
1st	DRYWALL	1,512	0	1st	SKIRTING - VINYL	166	2,129

Totals

Description	RMV
First Floor	\$98,053
Inventory	\$0
Accessories	\$0
Trend	100.00 %
Total RMV	\$98,050

Size Breakdown

Finished	1,512
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Comments 15-16 S.V. N.C.// NEW FOR 14-15

Add PA 126 # I/O
update INV I/O

input 8-16-22 mjlw

ts 8-17-22

BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO. M350544 MAP NO. 663W34CH TAX LOT. 00100

CALCULATIONS: $27 \times 56 = 1,512$ SF SCALE: 1" = 30'

MEASUREMENT VERIFIED	YR. BLT. 2013	ADDRESS <u>Wildwood (Sp. 13)</u>	SALES Date Amt.
DATE 3-18-14	BY D74	REMARKS: <u>BUILDER: FLEETWOOD Waverly Crest</u>	

M350544 603W34CA00100 App # 0114 Date 5-28-15 PIC Sale Prop Code T57
 Site Address: 5510 WINDSOR ISLAND RD N, #13 Franchise Code 04 Year For: 2015-16
 Owner: GREENE, JIM M & Other: (PIC)

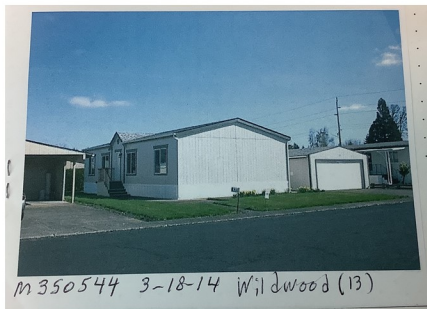
Notes: No change Tags Cycle Sales Verification Other: (PIC)

RMV Imp: 52,400 RMV Total: 52,400 MSO Total: 52,400

Seg. Type MA	Seg. # 1.1	Method M04	Class 5D	Area 1512	Eff. Area 1512	Length 56	Width 27
Make: FLEETWOOD	Model: WAVERLY CREST		Finish: DRYW/L		Roof Cover ARCMV		
Plumbing BATH2	Heat: HP	Fireplace:	Inter. Comp: DSP-IDW-31&F		Bedrooms: 3		
Year Built 2013	Eff. Year Built 2013		Cond. P F A G E	% Comp	Func	Econ	RMV 50,380
Adj. Codes MSLCMD-MSD-QITY	Qty						
Lump Sum	Except Code/Year		Comments				

Accessory Improvements

Seg. Type MHSK	Seg. # 1.2	Method: M04	Class	Area 166	Eff. Area 166
Length	Width	Foundation	Ex. Wall VINYL	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 2013	Eff. Yr. Blt. 2013
Cond. P F A G E	Adj. Codes		% Comp	Func	Econ
Lump Sum	Except Code/Year		Comments		RMV: 2,020



Original
w.n.

