

Summary

Lead Appr: \_\_\_\_\_ Clerk: **lak 8.29.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 8/4/2025

Acct ID: 131053 MTL: 071W01C002400P1 Date: **8/20/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019

Situs: 1307 S WATER ST # 45 SILVERTON, OR 97381 MaSaNh: 12 05 003 Unit: 142504 Year: 2025

Last Date Appraised: 07/25/2011 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BARNES, HERBERT L

Roll Type: MS

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

AV: 67220

RMV Land: 0 RMV Imp: 84550 RMV Total: 84550 MAV: 67220 MSAV: 0

SAV: 0

Comment: SILVERTON MOBILE HOME ESTATES, SPACE #45, MS SERIAL # COF2650AB, X # X00200324, PERSONAL MS

Notations

No notation data available.

**update Roof + 24B** **T/O**

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04020 Stat Class: 467 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1674 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 62x27 RMV: 84550

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: Y N
First Floor	6	Finished	1674	3	FB-2	1988	1988	SKIRT, KIT-, ROOF, HVAC+, BATH - 2	<b>Y</b>

**1994**

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	210	1988	1709	0	<b>Y</b>
GARDEN SHED	6	126	1988	723	0	<b>Y</b>
ROOF EXTENSION OR PATIO COVER	6	90	1988	966	0	<b>Y</b>
ROOF EXTENSION OR PATIO COVER	6	96	1988	1030	0	<b>Y</b>

**1994**

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



**MLS**  
So many updates  
Floors, Paint

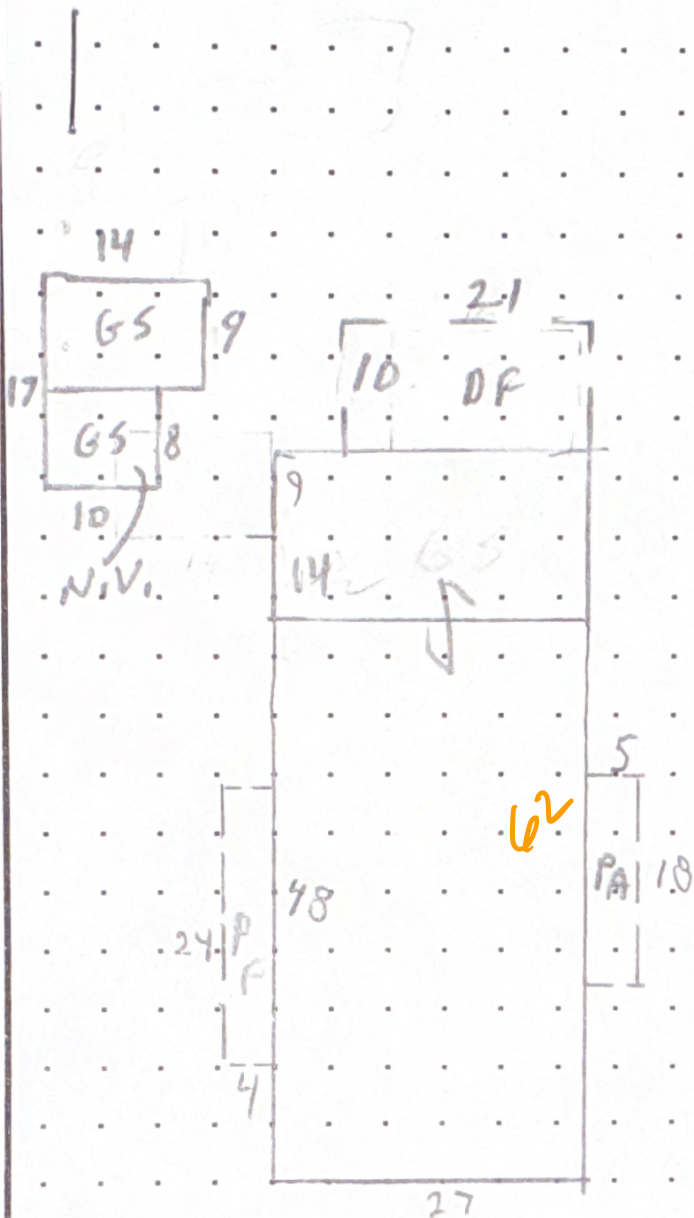
**Mixed windows  
original int.**

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131053

MAP NO:

TAX LOT:



CALCULATIONS: 27 x 62 = 1674

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>88</u>	ADDRESS: <u>SILVERTON MHE #45</u>	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
3-1-93	KRBS	ADDITION NV	MARLETTE COACHMAN		
9/21/94	52				
6-8-05	28				
7-25-11	PT4				



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 131053

MTL: 071W01C002400

MaSaNh/P.Class: 1205003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131053

Date Printed: 8/4/2025

Situs: 1307 S WATER ST # 45 SILVERTON, OR 97381

**Grantor:**

WILGUS, ELDON E & WILGUS, MARTHA M

**Grantee:**

BARNES, HERBERT L

Sale ID: 34738

Deed:

Accts In Sale:

Sale Date: 6/13/2025

Sale Price: 175,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 76,970

Total: 76,970

Ratio (Cert. Total RMV/Sale Price): 44

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

1. Was the property listed on the open market? Days: 37 MLS: 828653 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? \$ unsure 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: \_\_\_\_\_

Domestic Repairs

Comments:

Fair price

Appraiser: D2 Date: 8/20/25