

Please see note AE 7.25.25lak 7.29.25

Summary

Lead Appr: Clerk: Lead Clerk: MBH 8/6/25Appr: Print Date: 5/19/2025

Acct ID: 132655MTL: 081W30C001202P1Date: 6/25/25Appr: 02ts 8-7-25RMV Prop Class: 019

Situs: 311 ASPEN DR # 5 AUMSVILLE, OR 97325MaSaNh: 17 05 000Unit: 143320Year: 2025

Last Date Appraised: 06/25/2015Appraiser: THERESA SWEARINGENRetag: Y NTag info: Drawn 7.25.25

Owner: DUNIGAN, LOGAN DANIELRoll Type: MS

Cycle Tag Sales VerificationOther: Inspection level: 1 2 3 4 LCB TTO INSPAV: 43300

RMV Land: 0RMV Imp: 49370RMV Total: 49370MAV: 43300MSAV: 0SAV: 0

Comment: MILL CREEK ESTATES, SPACE #5, MS SERIAL # ORFLP48AB16943GH, X # X00225109, PERSONAL MS

Notations

No notation data available.

update size, E4B I/D

OSDs

No OSD data available.

Land

No land data available.

Add new gp & PR/PW - new

Improvements - Residence / Manufactured Structures

Bldg: 1Code Area: 05058Stat Class: 457Year Blt: 1994Eff Year Blt: 1992Sq.Ft: 1296% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLEDimensions: 48x27RMV: 49370

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust: 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	1994	1992	SKIRT, ROOF HVAC+, KIT-, BATH - 2Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	5	132	1992	480	0	Exception: Y N
MULTI-PURPOSE BUILDING	4	80	0	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	1992	3393	0	Exception: Y N

Improvements - Accessory Buildings

No			
Segment	AGF	PR	DW
Class			
Dimensions/Size	120	96	96
Foundation			
Exterior Wall			
Interior Finish			
Roof Cover			
Roof Style			
Flooring			
Plumbing			
Heat			
Electric			
Misc.			
Year Built			
Eff. Year	2024	1998	1998
Condition			
% Complete			
Lump Sum			
Exception Code	NEW	NEW	NEW



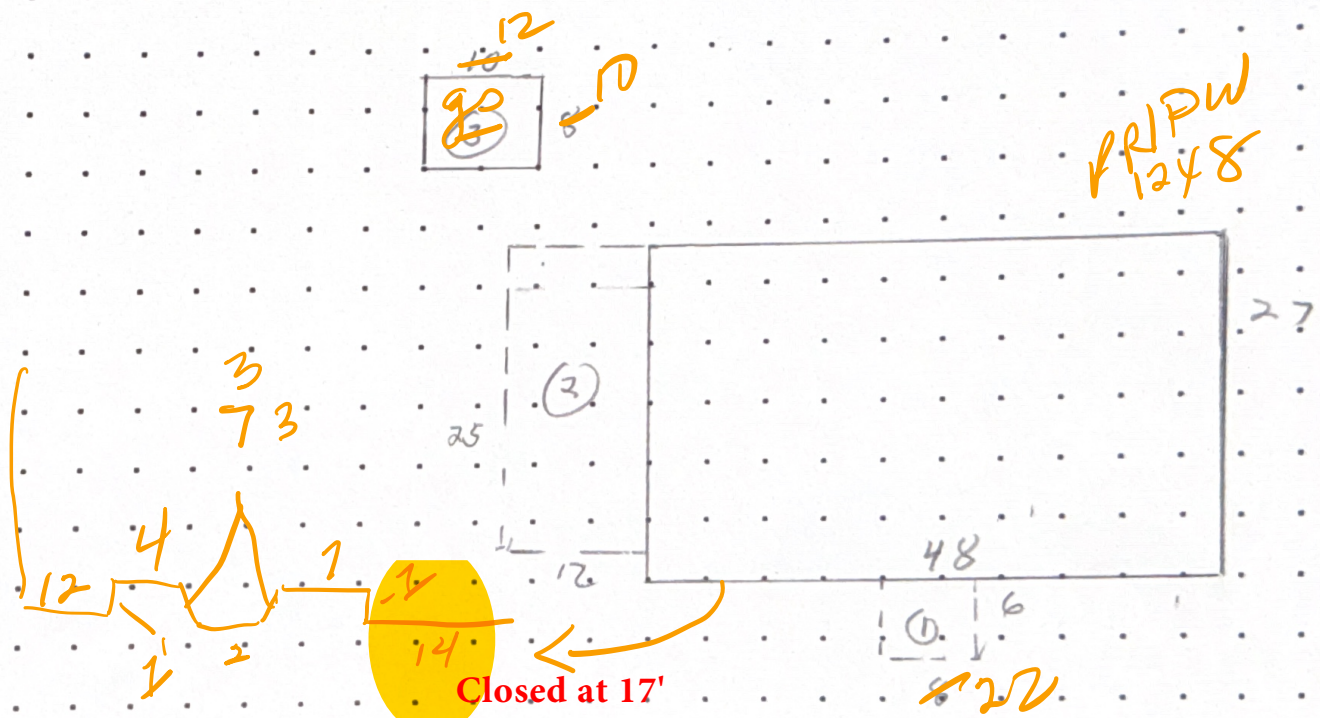
Realtor. w/ MS no info

photos new siding, new floors, paint new cabinets

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M-132655 MAP NO:

TAX LOT:



CALCULATIONS: $27 \times 48 = 1296 \text{ SF}$

SCALE: 1" = 20'

Mill CRPPM Estg ves^u 5

MEASUREMENT VERIFIED		YR BLT: 94	ADDRESS: 311 ASPEN DR	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: GREENHILL FLOORWORK		
8/18/94	52				
7/2/02	28				
6-25-15	DTY				
		CYCLE - NV			



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 5/19/2025

Appraiser Sales Verification From

Primary Acct: 132655
MTL: 081W30C001202
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 132655

Situs: 311 ASPEN DR # 5 AUMSVILLE, OR 97325

Grantor:
BRAVO CABRERA, MIGUEL

Grantee:
DUNIGAN, LOGAN DANIEL

Sale ID: 33883 Tax Statement RMV
Deed: 33883 Land & OSD: 0
Accts In Sale: 1 Imp: 59,480
Sale Date: 3/14/2025 Total: 59,480
Sale Price: 125,900 Ratio (Cert. Total RMV/Sale Price): 47
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Log An Phone/email: _____

1. Was the property listed on the open market? Days: 42 MLS: 826675 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: ask my 129,900 Felt Paid Fair price

Appraiser: 02 Date: 6/25/26



M132655 6-25-15

M132655 081W30C 01202 Appr #: DT4 Date 6-25-15 Prop Class 019 Prop Code 757
Situs Address 311 ASPEN DR, #5 Franchise Code 04 Year For: 2015-2016
Owner ABBOTT, EDITH A PIC 15

Notes: Inventory update
RMV Imp: 25,200 RMV Total: 25,200 M50 Total: 25,200

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1296 Eff Area 1296 Length 48 Width 27
Make: FLEETWOOD Model: GREEN HILL Intfinish: DRYWL Roof Cover COMP
Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW;H&F Bedrooms: 3
Year Built 1994 Eff. Year Built 1992 Cond. P F A G E
Adj Codes MSLCMD;MSD-QLTY Qty 5 % Comp ___ Func ___ Econ ___ RMV 22,140
Lump Sum ___ Except Code/Year ___ Comments very worn roof

Accessory Improvements CLASS chg = appr adjustment.

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 56 Eff Area 56
Length 8 Width 7 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1994 Cond. P F A G E % Comp ___ Econ ___ RMV: 270
Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class Area 300 Eff Area 300
Length 25 Width 12 Foundation Ex. Wall Roof Cover METAL
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1994 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,140
Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT 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. Blt. Eff. Yr. Blt: 1994
Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 650
Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MP MULTI/MISC PUR Seg. # 2.1 Method: F;N Class 4 Area 80 Eff Area 80
Length 10 Width 8 Foundation FRAME Ex. Wall PLYWD Roof Cover COMP
Roof Style Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
Lump Sum ___ Except Code/Year ___ Comments ___