

lak 8.29.25

Summary

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

Print Date: 8/4/2025

Acct ID: 130902

MTL: 073W03BB00501P1

Date: 8/20/25

Appr: 02

ts 9-4-25

Prop Class: 019

RMV Prop Class: 019

Situs: 1395 FIRVIEW PL N KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 142442

Year: 2025

Last Date Appraised: 06/11/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: GARMAN, MICHELLE

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 52160

RMV Land: 0

RMV Imp: 70920

RMV Total: 70920

MAV: 52160

MSAV: 0

SAV: 0

Comment: BRIARWOOD ESTATES M.H.P., SPACE #51, MS SERIAL # ORFLR48AB20152GH13, X # X00197886, PERSONAL MS

Notations

No notation data available.

update INV I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24200	Stat Class: 457	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 1296	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 48x27		RMV: 70920	
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	1995	SKIRT, BATH - 2, KIT-, ROOF+, HVAC+
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1995	465	0
GARDEN SHED	5	80	1995	0	0
ROOF EXTENSION OR PATIO COVER	5	480	1995	4594	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mcs
with
new CT's
& pictures

photo
with
original
AC



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130902

MTL: 073W03BB00501

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 130902

Date Printed: 8/4/2025

Situs: 1395 FIRVIEW PL N KEIZER, OR 97303

Grantor:
SHEPPARD, MARY C

Grantee:
GARMAN, MICHELLE

Sale ID: 34310
Deed:
Accts In Sale:
Sale Date: 5/21/2025
Sale Price: 134,900
Condition Code: 00

Tax Statement RMV
Land & OSD: 0
Imp: 76,150
Total: 76,150
Ratio (Cert. Total RMV/Sale Price): 56.52

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Michelle Phone/email: _____

1. Was the property listed on the open market? Days: 86 MLS: 825849 ☒ Y ☐ N

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

3. Did the seller pay closing costs or make other concessions? \$ est 12,000 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: HAD inspection
new roof & siding repairs minor issue

Appraiser: 02 Date: 8/20/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

M130902

MAP NO:

TAX LOT:



CALCULATIONS:

27 X 48 = 1296 S.F.

SCALE: 1" = 20'

1291.2 / 1289

MEASUREMENT
VERIFIED

YR BLT: *95*

ADDRESS: *1395 FIRVIEW PL N.*

SALES
Date Amt.

DATE
5-22-95

BY
79

REMARKS:

BUILDER: *Fleetwood Greenhill*

6-11-12 DT4 NV-CYCLE