

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 11/6/2025

Acct ID: 132449

MTL: 091W020000700P1

Date: 11/19/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1513 FERN RIDGE RD SE # 25 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 143217

Year: 2026

Last Date Appraised: 03/18/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: HUMPHREYS, APRIL LAURINE

Last Sales Date: 03/18/2025

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 65070

RMV Land: 0

RMV Imp: 69400

RMV Total: 69400

MAV: 65070

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 03.18.25 TS

Improvements - Residence / Manufactured Structures

update Roof I/O

Bldg: 1

Code Area: 29040

Stat Class: 457

Year Blt: 1992

Eff Year Blt: 1997

Sq.Ft: 1404

% Complete: 100.00

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

Dimensions: 52x27

RMV: 69400

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: 0

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1404	3	FB-2	1992	1997	BATH - 2, HVAC, SKIRT, ROOF, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	112	1997	1133	0	Y N
DECK	5	185	1997	1872	0	Y N
GARDEN SHED	5	80	0	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	48	1997	640	0	Y N
ROOF EXTENSION OR PATIO COVER	5	50	1997	667	0	Y N
ROOF EXTENSION OR PATIO COVER	5	480	1997	6403	0	Y N





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 132449

MTL: 091W020000700

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132449

Date Printed: 11/6/2025

Situs: 1513 FERN RIDGE RD SE # 25 STAYTON, OR 97383

Grantor:  
BATESON, SHELLY

Grantee:  
HUMPHREYS, APRIL LAURINE

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 3/18/2025 Total: 87870  
Sale Price: 125900 Ratio (Cert. Total RMV/Sale Price): 70  
Condition Code: 00

Attempt	Date/Time	Reason
1 <sup>st</sup>	11/19/25 10:30	LCB
2 <sup>nd</sup>		

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

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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: 11/25/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 132449		Parcel No.: 091W020000700			
Property Address: 1513 FERN RIDGE RD SE #25					
City: STAYTON		County:	State: OR	ZipCode: 97383	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
<div>132449 091W020000700  PR/DW  DW 52' MA 1404 sf PR/DW 27' PR GS N/V</div>					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1404.0	158.0	1404.0
Net LIVABLE                      cnt                      1                      (rounded)                      1,404					
COMMENT TABLE 1					
DRAWN BY LK 9.11.25					
COMMENT TABLE 2			COMMENT TABLE 3		
3.18.25 SV TS					