

Summary

LAK 12.16.25

Lead Appr: Clerk: Lead Clerk: Appr:

Print Date: 11/6/2025

Acct ID: 132957 MTL: 091W020000700P1 Date: 11/13/25 Appr: OR Prop Class: 019 RMV Prop Class: 019

Situs: 1577 FERN RIDGE RD SE # 43 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 132957 Year: 2026

Last Date Appraised: 03/18/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: WREN, CALEB ROY Last Sales Date: 09/19/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 53650

RMV Land: 0 RMV Imp: 85140 RMV Total: 85140 MAV: 53650 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 03.18.25 TS

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29040 Stat Class: 457 - Year Blt: 1995 Eff Year Blt: 2002 Sq.Ft: 1188 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 85140

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 -	Finished	1188	2	FB-2	1995	2002	BATH - 2, KIT, HVAC+, ROOF+, SKIRT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	160	2002	2358	0
MULTI-PURPOSE BUILDING	5	80	2002	0	0
ROOF EXTENSION OR PATIO COVER	5	160	2002	3109	0
ROOF EXTENSION OR PATIO COVER	5	312	2002	6062	0
					Exception: Y N

done in cycle

MS
new roof
w.r

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 132957		Parcel No.: 091W020000700			
Property Address: 1577 FERN RIDGE RD SE #43					
City: STAYTON		County:	State: OR	ZipCode: 97383	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
<div><div>132957 091W020000700</div><div><div>MP N/V</div><div>PR/DW</div><div><div>PR</div><div>MA 1188 sf</div><div>27'</div><div>44'</div></div></div></div>					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1188.0	142.0	1188.0
COMMENT TABLE 1					
DRAWN BY LK 9.11.25					
		3.18.25 SV TS			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132957

MTL: 091W020000700

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132957

Date Printed: 11/6/2025

Situs: 1577 FERN RIDGE RD SE # 43 STAYTON, OR 97383

Grantor:
HAUN, JEFF

Grantee:
WREN, CALEB ROY

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 9/19/2025 Total: 107960
Sale Price: 87500 Ratio (Cert. Total RMV/Sale Price): 123
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 50 MLS: 829529 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:

WAS ASKING \$99,500

Appraiser: 02 Date: 11/13/25



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132957

MTL: 091W020000700

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132957

Date Printed: 11/6/2025

Situs: 1577 FERN RIDGE RD SE # 43 STAYTON, OR 97383

Grantor:
COOPER, RYAN E.J.

Grantee:
HAUN, JEFF

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/18/2025 Total: 107960
Sale Price: 50000 Ratio (Cert. Total RMV/Sale Price): 216
Condition Code: 00 *26*

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: *Redfin*

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:

Roof & Siding Replaced 2013

Appraiser: *02* Date: *11/13/25*