

Summary

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

Print Date: 11/6/2025

Acct ID: 127838

MTL: 073W01B001500P1

Date: 11/18/25

Appr: 02

ts 12-24-25

Prop Class: 019

RMV Prop Class: 019

Situs: 2077 KENNEDY CIR NE # 69 KEIZER, OR 97303

MaSaNh: 13 05 002

Unit: 141203

Year: 2026

Last Date Appraised: 07/11/2017

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: MORALES, VANESSA

Last Sales Date: 07/29/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 22640

RMV Land: 0

RMV Imp: 41700

RMV Total: 41700

MAV: 22640

MSAV: 0

SAV: 0

Comment: KENNEDY MEADOWS, SPACE #69, MS SERIAL # 1310828SF7485, X # X00140691, PERSONAL MS

Improvements - Residence / Manufactured Structures

update INV

Bldg: 1

Code Area: 24200

Stat Class: 454

Year Blt: 1978

Eff Year Blt: 1996

Sq.Ft: 840

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Dimensions: 60x14

RMV: 41700

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	840	2	FB-1	1978	1996	SKIRT, KIT-, BATH - 1, ROOF+, HVAC+

Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	200	1996	2552	0

Exception: Y N

300



ms
w.m,

photos
v. wind
TH side
rewired
roof



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127838

MTL: 073W01B001500

MaSaNh/P.Class: 1305002/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127838

Date Printed: 11/6/2025

Situs: 2077 KENNEDY CIR NE # 69 KEIZER, OR 97303

Grantor:
SOSA, SAUL

Grantee:
MORALES, VANESSA

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/29/2025 Total: 50760
Sale Price: 66500 Ratio (Cert. Total RMV/Sale Price): 76
Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/18/25 1:50	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 95 MLS: 828122 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: _____

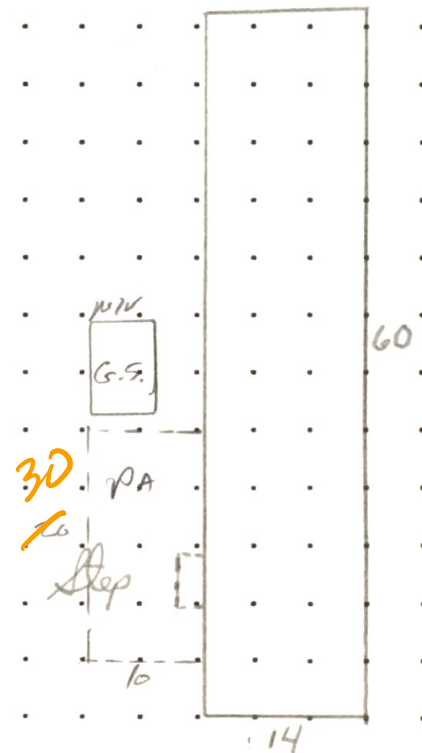
Comments:

Appraiser: 02 Date: 11/25/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M127838* MAP NO:

TAX LOT:



CALCULATIONS: $14 \times 60 = 840.5F.$

SCALE: 1" = 20'

Kennedy Mobile Home Park

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
1-8-85	<i>Lord</i>	78	<i>2077 Kennedy Cir NE</i>		
5-11-95	82		BUILDER: <i>Guerdon Kingwood</i>		
7-19-12	<i>BY</i>		REMARKS: <i>NV-cycle</i>		



Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres

Companion Accounts

Date 7/13/17 Clerk TS

ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☐ Appraiser response please chg to E4B 1996. TS DT4 7-14-17

☐ Reviewed by lead appraiser/comments _____

Seg.Type MA	Seg. # 1.1	Method M04	Class 5S	Area 840	Eff Area 840	Length 60	Width 14
Make: GUERDON	Model: KINGSWOOD	Intfinish: PANEL	Roof Cover METAL				
Plumbing BATH1	Heat: FA	Fireplace:	Inter. Comp: H&F			Bedrooms: 2	
Year Built 1978	Eff. Year Built 1981	Cond. P F A <u>G</u> E					
Adj Codes MSLCMS	Qty <u>5</u>	% Comp			Func	Econ	RMV 7,840
Lump Sum	Except Code/Year	Comments <u>Details below</u>					

Accessory Improvements

Seg.Type PA	MFD STRUCT	Seg. # 1.3	Method: R05	Class	Area 200	Eff Area 200
Length 20	Width 10	Foundation	Ex. Wall	Roof Cover METAL		
Roof Style	Floor	Plumbing				
Year Built	Eff. Year Built: 1978	Cond. P F A G E	% Comp	Econ	RMV: 760	
Lump Sum	Except Code/Year	Comments				

Out Buildings and Skirting

Seg.Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04	Class	Area 148	Eff Area 148
Length	Width	Foundation	Ex. Wall METAL	Roof Cover		
Roof Style	Floor	Plumbing				
Heat	Int. Comp.	Elect.	Yr. Blt. 1978	Eff. Yr. Blt: 1981		
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ	RMV: 170	
Lump Sum	Except Code/Year	Comments				

condition - kitchen updated - new
countertops and cabinets (solid wd).
updated windows, floor covering updated
- paddle fan (with light)