

**Summary**

Lead Appr: \_\_\_\_\_ Clerk: **lak 12.16.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 132074 MTL: 082W25C000300P1 Date: **11/19/25** Appr: **02** ts **12-24-25** Prop Class: 019 RMV Prop Class: 019

Situs: 220 EVERGREEN DR # 2 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 150542 Year: 2026

Last Date Appraised: 07/28/2015 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: \_\_\_\_\_  
 Owner: MAY, CHRISTOPHER WAYNE Last Sales Date: 08/08/2025 Roll Type: MS  
 Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB **TTO** INSP AV: 34450  
 RMV Land: 0 RMV Imp: 39060 RMV Total: 39060 MAV: 34450 MSAV: 0 SAV: 0  
 Comment: EVERGREEN ESTATES, SPACE #2, MS SERIAL # 34910478EAB, X # X00215654, PERSONAL MS

**Improvements - Residence / Manufactured Structures**

*update class EYB + IN I/O*

Bldg: 3 Code Area: 05050 Stat Class: 446 **+** Year Blt: 1991 Eff Year Blt: 1993 Sq.Ft: 960 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 39060  
 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	Exception: Y/N
First Floor	4 <b>+</b>	Finished	960	3	FB-2	1991	1993	SKIRT, HVAC+, KIT-, ROOF <b>+</b>	Y/N <b>P</b>

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y/N
DECK	4	48	1991	401	0	Y/N
DECK	4	96	2001	1352	0	Y/N
ROOF EXTENSION OR PATIO COVER	4 <b>144</b>	48	1991	529	0	Y/N
ROOF EXTENSION OR PATIO COVER	4	312	1991	3438	0	Y/N

**1993**



MLS  
 new floor,  
 plumbing, Appl

styl. g. w.  
photos



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 132074

MTL: 082W25C000300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132074

Date Printed: 11/6/2025

Situs: 220 EVERGREEN DR # 2 AUMSVILLE, OR 97325

**Grantor:**  
BOB AND MARIETTA WOOD TR &

**Grantee:**  
MAY, CHRISTOPHER WAYNE

**Sale ID:** Tax Statement RMV  
**Deed:** Land & OSD:  
**Accts In Sale:** Imp:  
**Sale Date:** 8/8/2025 **Total:** 48520  
**Sale Price:** 104000 **Ratio** (Cert. Total RMV/Sale Price): 47  
**Condition Code:** 00

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 114 MLS: 828016  Y  N
- Was property other than real estate included in the sale?  Y  N  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_
- Did the seller pay closing costs or make other concessions? \$ Closing  Y  N
- Was the sale between related parties? (business or family) \$4,000  Y  N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... 081  Y  N
- Condition at time of sale: | Poor |  Fair | Avg. | Good | Exc. |  Y  N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: HVAC - not working Right

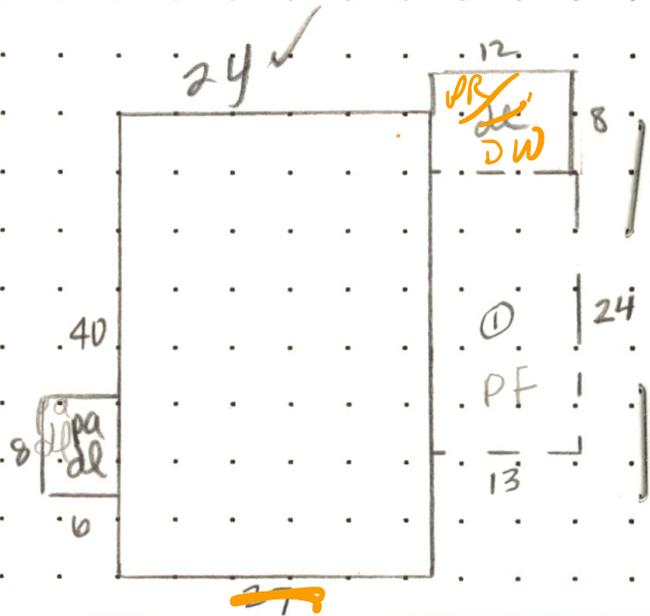
Soft Floors / windows coating

Fair for condition

Appraiser: 02 Date: 11/19/25

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M 132 074    MAP NO: 82W-25    TAX LOT:



**CALCULATIONS:**

$24 \times 40 = 960$  ↗

24' verified SCALE: 1" = 20'  
(measured) 6-18-08 DT4

MEASUREMENT VERIFIED		YR BLT: 91	ADDRESS: 220 EVERGREEN	SALES	
DATE	BY	REMARKS: <u>BUILDER: SKYLINE</u>		Date	Amt.
9-17-92	DT/4				
0-14-02	28 ✓				
7-28-15	DT4	NV-cycle			