

Summary

Lead Appr: _____ Clerk: **lak 3.5.26** Lead Clerk: _____ Appr: **ZH 3/5/26**

Print Date:

3/4/2026

Acct ID: 613072 MTL: 051W18DA09100P3 Date: **3/4/26** Appr: **ZH** Prop Class: 200 RMV Prop Class: 200

Situs: 285 S PACIFIC HWY WOODBURN, OR 97071 MaSaNh: 02 07 000 Unit: 150855 Year: 2026

Last Date Appraised: 01/06/2026 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2027 - %COMPLETE (Completion)

Owner: DOUGS MOBILE HOME SERVICE INC Last Sales Date: Roll Type: MS

Cycle Tag Sales Verification Other: **DEALER INV** Inspection level: 1 2 3 LCB TTO INSP AV: 69220

RMV Land: 0 RMV Imp: 69220 RMV Total: 69220 MAV: 0 MSAV: 0 SAV: 0

Comment: 26-27: Other Misc; L2 01.06.26 ZH

UPDATE EYB AS AJ

Improvements - Residence / Manufactured Structures

2000 = AJ

Bldg: 1 Code Area: 03039 Stat Class: 457 Year Blt: 2005 Eff Year Blt: ~~2005~~ Sq.Ft: 1404 % Complete: 80.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 69220

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 69220 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 1404 3 FB-2 2005 ~~2005~~ KIT, BATH - 2, HVAC, ROOF+ Exception: Y

2000

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

- RECENTLY VISITED FOR DEALER INVENTORY IN EARLY JANUARY.
- SOLD 1-4-25 FOR \$55K
- EYB DROPPED BELOW YEAR BUILT FOR EXT. CONDITION
- INTERIOR CONDITION UNKNOWN AT TIME OF INSPECTION, BUT RECENT SALES PRICE INDICATES EYB SHOULD BE REDUCED



01/06/2026



FOR SALE

01/06/2026

Acct ID: 613072 MTL: 051W18DA09100P3 Date: **1/6/26** Appr: **ZH** Prop Class: 200 RMV Prop Class: 200

Situs: 285 S PACIFIC HWY WOODBURN, OR 97071 MaSaNh: 02 07 000 Unit: 150855 Year: 2026

Last Date Appraised: _____ Appraiser: _____ Tag: **Y** N Tag info: _____
 Owner: DOUGS MOBILE HOME SERVICE INC **DEALER** Last Sales Date: _____ Roll Type: MS
 Cycle Tag Sales Verification Other: **INVENTORY** Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 0
 RMV Land: 0 RMV Imp: 0 RMV Total: 0 MAV: 0 MSAV: 0 SAV: 0

Comment: **ADD MH SEG @ 80% AND TAG 1-1-27 FOR REMOVAL**
*** NO NEED TO DRAW APEX ***

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03039 Stat Class: 441 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE Dimensions: _____ RMV: 0
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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No accessory data available



$27 \times 52 = 1,404 \text{ SF}$



Prop ID # **613072**
 MTL _____
 Date **1/6/26** Appr **ZH**
 Sign off: Clerk: _____ Lead Clerk: _____

Segment	MH MA	Stat Class:	457
Roof:	Roof Roof +	SqFt:	1,404
Heat:	HVAC HVAC +		
Plumbing:	2	Jettub	Grdntub
# of Fireplace(s):			
Interior comp:	Cktp Crng Dsp DW		
	H&F Oven s/d Micro BIREF Trash Other		
Kitchen Package	Kitch - Kitch	Kitch +	
Bedrooms:	3	Qty	5
Yr Blt	2005 Eff Yr 2003	% Good	
% Comp	80 Func	Econ	
Except Code	NEW	Lump Sum	
Comments			

ClassingCalculator		Manuf Calc ext only	
Account Number		Average_MS	613072
Design		T111_or_metal_MS	
Siding		All_Sides_MS	
Trim		Average_on_1_or_2_sides	
Overhang		Transom_or_Sidelights_average_windows_MS	
Windows & Doors		No_entry_MS	
Entry		Multiple_Gables_MS	
Roof			
CLASS	5.15		5



Manufactured Structure Ownership Document

Certificates of title are no longer issued for manufactured homes. This ownership document reflects all owners and security interests recorded as of the print date listed below. For the most current recording status, please check the website mhods.oregon.gov or call the Department of Consumer and Business Services at (503) 378-4530.

Home ID Number:	306698	Print Date:	12/23/25 2:04 pm
Status:	Active	Status Date:	8/15/25

Home Information

<i>Manufacturer:</i>	FLEETWOOD HOMES	<i>Dwelling Type:</i>	Manufactured Dwelling
<i>Manufacture Year:</i>	2005	<i>Model:</i>	CELEBRATION 4523J
<i>Date of Sale:</i>	7/8/2025	<i>Purchase Price:</i>	\$20,000
<i>Square Footage:</i>	1404	<i>Includes Land:</i>	No
<i>Roofing Material:</i>	Composition	<i>No. of Bedrooms:</i>	3
<i>Siding Type:</i>	Lap cement composition	<i>No. of Bathrooms:</i>	2
		<i>Heating Type:</i>	Electric
		<i>Cooling Type:</i>	Heat Pump

Section Information

	<i>Serial Number</i>	<i>HUD Number</i>
1	ORFL548A310045C13	ORE 479210
2	ORFL548B310045C13	ORE 479211

Site Information

285 S PACIFIC AVE
WOODBURN, OR 97021

County: Marion

Right of Survivorship: No

Owner

**DOUGS MOBILE HOME
SERVICE INC**
12692 FRY RD NE
AURORA, OR 97002

Owner Type

Business