

Rural Appraisal Sales Survey

Submitted by: gramirezhernandez@mc

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Account Number

536293

MTL

093W10A000300

RMV Class

401

Situs Address

10195 SUNNYSIDE RD SE JEFFERSON OR 97352

Sales Price

400000

Sales Date

4/8/2025

Sales Code

00

Land RMV

338650

OSD RMV

35000

Improvement RMV

227950

Total RMV

601600

Ratio

150

Buyer

TODD, LEWIS M

Seller

CASWELL PROPERTIES LLC

MH Account

MS_Account

MLS #

None

Days on Market

None

Updated Sales Code

20

Spoke with?

TODD LEWIS

How did you find the property

For sale by owner

On the internet or by driving around so on....

Word of mouth . People he knows found out. Owner needed to sell it quick because he was working on other projects

Was there distress on the seller that you are aware of?

Short Sale

Condition of the property at the time of purchase

Poor

Have you made any changes since you purchased

Yes

Changes since purchase

Renter lived on property for 10 years and they trashed the property.

Did the seller pay any closing cost or concessions

Yes

Closing costs or concessions

Seller paid \$3200

Is any of the farm land rented/leased

No