

lk 7.24.25

ts 7-29-25

Acct ID: 128164 MTL: 063W35CB00500P1 Date: 6/25/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 5355 RIVER RD N # 126 KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 141325 Year: 2025

Last Date Appraised: 03/21/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: AMBITIOUS PATHWAY LLC

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP

AV: 44890

RMV Land: 0 RMV Imp: 53920 RMV Total: 53920 MAV: 44890 MSAV: 0

SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #126, MS SERIAL # MB0867AB, X # X00146174, PERSONAL MS

Notations

*update INV 5/10*

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 466 Year Blt: 1977 Eff Year Blt: 1980 Sq.Ft: 1344 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 56x24 RMV: 53920  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	<u>1344</u> <i>1332</i>	2	FB-2	1977	1980	SKIRT, ROOF, HVAC+, KIT, FP - 1, BATH - 2 <i>+ -</i>

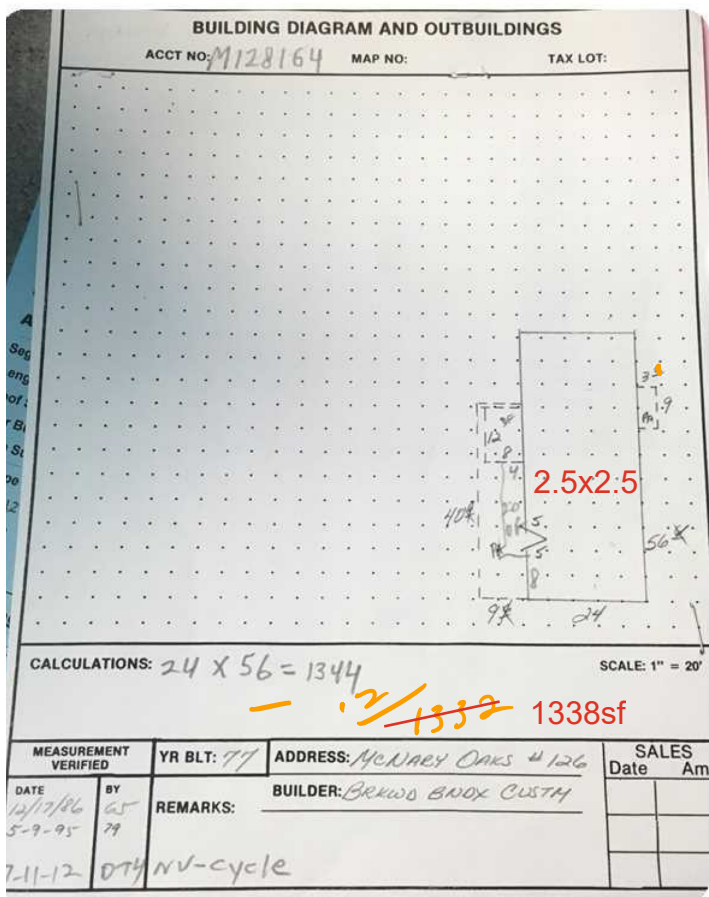
Accessories

Description	Class	Sq.Ft	Yr Blt	RMV	Quantity
DECK		6	176	1239	0
ROOF EXTENSION OR PATIO COVER		6	416	3860	0

*1338sf to match appraisal 4/3/26*

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*old deck  
v. wind  
was fixed*



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 128164  
 MTL: 063W35CB00500  
 MaSaNh/P.Class: 1305000/019  
 Appraiser: THERESA SWEARINGEN  
 MS Acct: 128164

Date Printed: 5/19/2025

Situs: 5355 RIVER RD N # 126 KEIZER, OR 97303

**Grantor:**  
BAAKKO, GERALD E JR

**Grantee:**  
AMBITIOUS PATHWAY LLC

Sale ID: 32799 Tax Statement RMV  
 Deed: 32799 Land & OSD: 0  
 Accts In Sale: 1 Imp: 54,600  
 Sale Date: 1/3/2025 Total: 54,600  
 Sale Price: 20,000 Ratio (Cert. Total RMV/Sale Price): 273  
 Condition Code: 00 *19*

Attempt	Date/Time	Reason
1 <sup>st</sup>	<i>6/25/25 9:53</i>	<i>LCPB</i>
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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? \$ \_\_\_\_\_ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... 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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*no reply*

Appraiser: 02 Date: 6/27/25