

Summary

Lead Appr: SR 4/20/26 Clerk: lak 4.21.26 Lead Clerk: MBH 4/28/26 Appr: ZH 5/1/26

Print Date: 3/10/2026

Acct ID: 131856 MTL: 082W25C000300P3 Date: 4/9/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 225 EVERGREEN DR # 12 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 149877 Year: 2026

Last Date Appraised: 10/10/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2026 - Tags/Permit (MS REMODEL)

Owner: CHAVEZ, MARISSA LEE Last Sales Date: 10/17/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 51140

RMV Land: 0 RMV Imp: 53630 RMV Total: 53630 MAV: 51140 MSAV: 0 SAV: 0

Comment: 26-27: Tag; L2 10.25.25 TS

25-26: Tag; L2 01.14.25 TS

REMOVE FUNCTIONAL CONDITION ADJUSTMENT DUE TO HOME BEING FULLY REMODELED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05050 Stat Class: 457 - Year Blt: 1991 Eff Year Blt: 2003 Sq.Ft: 1782 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 53630

Func Obsc: 50 100 Econ %: 100 Other %: 100 Exception: 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	5 -	Finished	1782	4	FB-2	1991	2003	SKIRT, ROOF+, HVAC+, BATH - 2, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	136	2003	1047	0	Y N
ROOF EXTENSION OR PATIO COVER	5	136	2003	1380	0	Y N

- CERT. VALUE: \$54,660

- EYB & CLASS BUMP AFTER 10/25 TAG VISIT

Extensively remodeled and feels brand new. All new bathrooms and kitchens including plumbing, tubs, sinks, custom countertops & cabinets. All new kitchen appliances, flooring throughout, complete repiping of plumbing. New ductless mini-splits for heating and cooling. New doors and windows. New composite roof, siding, and cement board skirting w/many access points. Open kitchen to dining area and living room, separate family room & 4th bedroom w/no closet.

26-27: Tag; Remodel complete EYB 1999 b4 2003=exception; Update Inv, class/qty 4+ to 5-, AJ, TS

25-26: Tag; Update EYB 1999, Deck & PR 136sf, Remove 260sf PR, I/O, TS

24-25: Add Trend in Other Adj 162%; Condition placed under functional 50%, per RW

24-25: Tag; MS 131856/Real 530426; Update EYB 1991 and table, I/O, TS

23-24: L2 06.30.23 FV mobile home \$5000, Inventory Only, TS





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131856

MTL: 082W25C000300

MaSaNh/P.Class: 1705000/019

Appraiser: ZACK HARROLD

MS Acct: 131856

Date Printed: 3/10/2026

Situs: 225 EVERGREEN DR # 12 AUMSVILLE, OR 97325

Grantor:

THE BOB AND MARIETTA WOOD TR

Grantee:

CHAVEZ, MARISSA LEE

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 54660
Sale Date: 10/17/2025 **Total:** 54660
Sale Price: 205000 **Ratio** (Cert. Total RMV/Sale Price): 27
Condition Code: 30

Attempt	Date/Time	Reason
1 st	4/9/26 1:25	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 78 MLS: 832121 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: _____

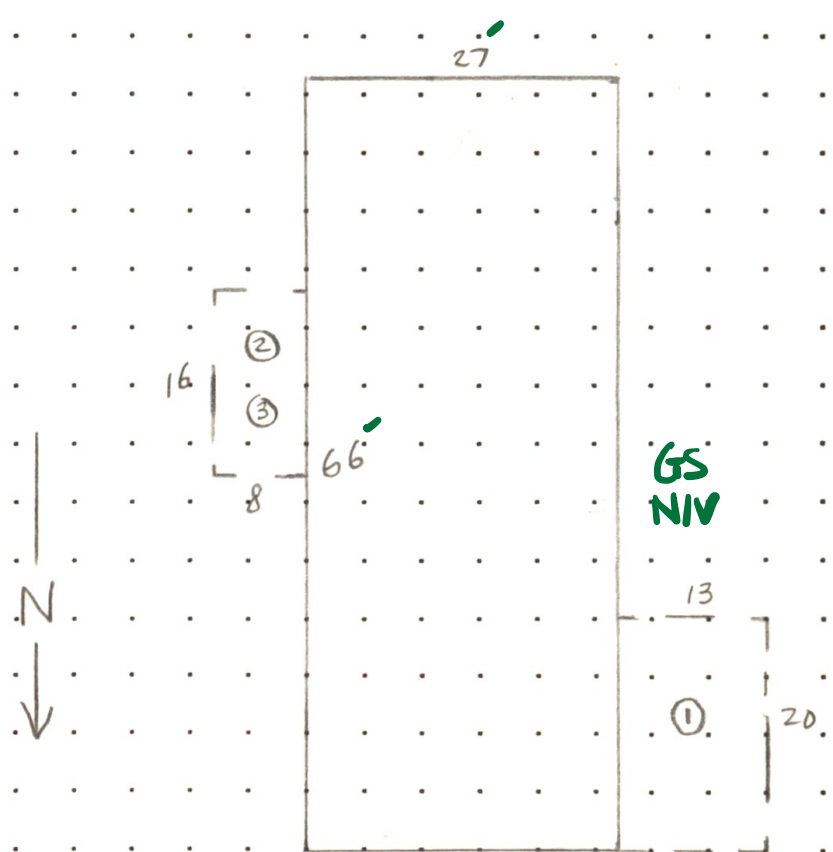
Comments:

NO RESPONSE FROM HOME OWNER

Appraiser: ZH Date: 4/9/26

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M131856** MAP NO: **82W-25** TAX LOT:



CALCULATIONS: $27 \times 66 = 1782 \text{ SF.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 91	ADDRESS: 225 EVERGREEN	SALES		
DATE	BY	REMARKS:	BUILDER: FLEETWOOD GREEN HILL	Date	Amt.	
9-17-92	DT/4			12-13-17	02	N.V
6-13-02	28					
3-7-13	DT/4	SALE-NV				

lak 11.13.25

MBH 11/17/25

Summary

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

Print Date: 9/22/2025

Acct ID: 131856 MTL: 082W25C000300P3 Date: 10/10/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 225 EVERGREEN DR # 12 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 149877 Year: 2025

26.27

Last Date Appraised: 01/14/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2026 - Tags/Permit (MS REMODEL)

Owner: THE BOB AND MARIETTA WOOD TR Last Sales Date: 07/12/2023 Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 49660

RMV Land: 0 RMV Imp: 54660 RMV Total: 54660 MAV: 49660 MSAV: 0 SAV: 0

Comment: 25-26: Tag; L2 01.14.25 TS

Before class 5 - FID

Improvements - Residence / Manufactured Structures

Love EYB 2003 - New

Bldg: 1 Code Area: 05050 Stat Class: 447 + 457 Year Blt: 1991 Eff Year Blt: 1999 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 54660

Func Obsc: 50 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	<u>5</u>	Finished	1782	4	FB-2	1991	1999	SKIRT, HVAC+, KIT, BATH - 2, ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	<u>5</u>	136	1999	868	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	<u>5</u>	136	1999	1144	0	Exception: Y N



New Floors Kit