

Summary

Lead Appr: SR 4/20/26 Clerk: lak 4.21.26 Lead Clerk: MBH 4/22/26 Appr: ZH 4/23/26

Print Date: 3/10/2026

Acct ID: 132720 MTL: 081W30C001202P1 Date: 4/9/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 129 CARMEL DR # 39 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 132720 Year: 2026

Last Date Appraised: 06/24/2015 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: OSBORN, RENE CHRISTINE Last Sales Date: 11/07/2025 Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP AV: 43550

RMV Land: 0 RMV Imp: 48450 RMV Total: 48450 MAV: 43550 MSAV: 0 SAV: 0

Comment: MILL CREEK ESTATES, SPACE #39, MS SERIAL # ORFLR48AB18065GH, X # X00226939, PERSONAL MS

ADD GS SEGS, EYB AS GOMAR & DECK SIF AS I/O

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05058 Stat Class: 447 + Year Blt: 1994 Eff Year Blt: ~~1994~~ Sq.Ft: 1188 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 48450

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
First Floor	4 +	Finished	1188	3	FB-2	1994	1994	SKIRT, ROOF+, KIT-, BATH - 2, HVAC+	Exception: Y <u>N</u>

2000 = GOMAR

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	72 144	1994	634	0	Exception: Y <u>N</u>
MULTI-PURPOSE BUILDING	4	80	0	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	300	1994	3480	0	Exception: Y N

- CERT. VALUE : \$61,780

- NEWER PER MLS : REMODELED M. BATH & UPDATED KIT. CABS (2019), TILE & LAMINATE FLOORING, ROOF (2016) LEAF GUARD GUTTERS. CABS ARE "LIKE FOR LIKE" REPLACEMENTS

- TILE / LVP FLOORING THROUGHOUT

- UPDATED SHOWERS WITH TILE / UPSCALE FG ENCLOSURE

Segment	GS	GS
Class		
Dimensions/Size	140	160
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover	ROOF	ROOF
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built	2010	2020
Eff. Year	2010	2020
Condition		
% Complete	100	100
Lump Sum		
Exception Code	I/O	NEW





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132720

MTL: 081W30C001202

MaSaNh/P.Class: 1705000/019

Appraiser: ZACK HARROLD

MS Acct: 132720

Date Printed: 3/10/2026

Situs: 129 CARMEL DR # 39 AUMSVILLE, OR 97325

Grantor:
GRETCHEN GRUFMAN SPECIAL NEEDS TRUST

Grantee:
OSBORN , RENE CHRISTINE

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 61780
Sale Date: 11/7/2025 **Total:** 61780
Sale Price: 112000 **Ratio** (Cert. Total RMV/Sale Price): 55
Condition Code: 00

Attempt	Date/Time	Reason
1 st	4/19/26 1:10	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 145 MLS: 830484 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: _____

Appraiser: ZH Date: 4/19/26

BUILDING DIAGRAM AND OUTBUILDINGS

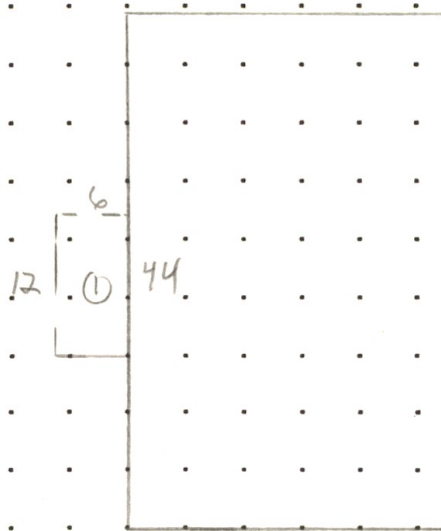
ACCT NO: M-132720

MAP NO:

TAX LOT:



10



10

GS

16

10

25

12

44

27 1/2

CALCULATIONS: $27 \times 44 = 1188$

SCALE: 1" = 20'

Mill creek Estates # 39

MEASUREMENT VERIFIED	YR BLT: 94	ADDRESS: 129 CARMEL DR	SALES
DATE	BY	REMARKS: <u>FLTWD</u> <u>Greenhill</u>	Date
8/15/94	52		Amt.
7/3/02	28		
6-24-15	DT4	Cycle-NV	