

Summary

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

Print Date: 3/10/2026

Acct ID: 132746 MTL: 081W30C001202P1 Date: 4/19/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 315 ASPEN DR # 53 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 132746 Year: 2026

Last Date Appraised: 06/25/2015 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: LIRA, IRVIN Last Sales Date: 11/12/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCR TTO INSP AV: 37360

RMV Land: 0 RMV Imp: 45530 RMV Total: 45530 MAV: 37360 MSAV: 0 SAV: 0

Comment: MILL CREEK ESTATES, SPACE #53, MS SERIAL # 09L27993XU, X # X00227808, PERSONAL MS

UPDATE EYB AS GOMAR & GS SIF AS I/O

Improvements - Residence / Manufactured Structures

1998 = GOMAR

Bldg: 1 Code Area: 05058 Stat Class: 447 + Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1080 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 40x27 RMV: 45530

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: Y
First Floor	4 +	Finished	1080	3	FB-2	1994	1994	KIT-, SKIRT, HVAC+, BATH - 2, ROOF+	Y

1998

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	48	1994	422	0	Exception: Y N
MULTI-PURPOSE BUILDING GS 1994 calc	4	80	150	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	300	1994	3480	0	Exception: Y N

- CERT. VALUE: \$58,060

- NEW FLOORING / APPLIANCES

- NEWER EXT. PAINT SINCE PRIOR VISIT

- CURRENTLY LISTED FOR \$99,999 - 70 DOM

- ORIGINAL KIT. & BATHS (OLD KIT. CAB.)

- MINIMAL INT. UPDATES

- OLDER ARCH. COMP. ROOF HOLDING UP WELL

- VACANT ON INT.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132746

MTL: 081W30C001202

MaSaNh/P.Class: 1705000/019

Appraiser: ZACK HARROLD

MS Acct: 132746

Date Printed: 3/10/2026

Situs: 315 ASPEN DR # 53 AUMSVILLE, OR 97325

Grantor:
MCENTARFFER, DOROTHY J

Grantee:
LIRA, IRVIN

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 58060
Sale Date: 11/12/2025 Total: 58060
Sale Price: 45000 Ratio (Cert. Total RMV/Sale Price): 129
Condition Code: 020

Attempt	Date/Time	Reason
1 st	4/9/26 1:15	LCB
2 nd		

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:

NOT EXPOSED TO THE OPEN MARKET. CURRENTLY ACTIVE
ON MLS @ \$99,999 - TO DOM BY IRVIN LIRA.

Appraiser: ZH Date: 4/9/26



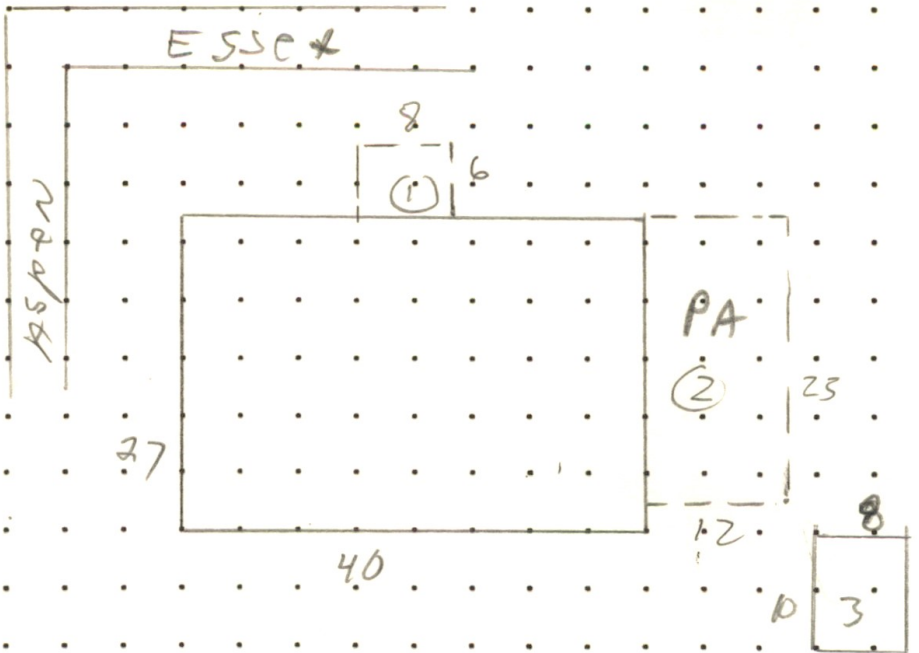
M132746 6-25-15

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M132746*

MAP NO:

TAX LOT:



CALCULATIONS: *House overclassified. Class should be 4+*

SCALE: 1" = 20'

27 x 40 = 1,080 SF

MILL CREEK Estates #53

MEASUREMENT VERIFIED		YR BLT: <i>94</i>	ADDRESS: <i>315 ASPEN DR</i>	SALES	
DATE	BY	REMARKS: <i>✓</i> <i>cycle - NV</i>	BUILDER: <i>Liberty</i>	Date	Amt.
<i>8/17/94</i>	<i>52</i>			<i>2/94</i>	<i>28,300</i>
<i>7-5-02</i>	<i>28</i>				
<i>6-25-15</i>	<i>074</i>				