

Summary

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

Print Date: 3/10/2026

Acct ID: 132802 MTL: 091W020000700P1 Date: 4/9/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 1545 FERN RIDGE RD SE # 5 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 143384 Year: 2026

Last Date Appraised: 03/18/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: BULL, CAROLE Last Sales Date: 10/06/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 97780

RMV Land: 0 RMV Imp: 112830 RMV Total: 112830 MAV: 97780 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 03.18.25 TS

UPDATE EYB AS GOMAR

Improvements - Residence / Manufactured Structures

1998 = GOMAR

Bldg: 1 Code Area: 29040 Stat Class: 458 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1820 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 112830

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	5 +	Finished	1820	3	FB-2	1995	1995	SKIRT, KIT, HVAC+, ROOF+, BATH - 2	Exception: Y <input checked="" type="checkbox"/>
Garage Detached	4	Unfinished	732	0	0	1995	1995	ROOF	Exception: Y <input checked="" type="checkbox"/>

1998

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	84	1995	776	0	Exception: Y N
DECK	5	420	1995	3881	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	294	1995	3581	0	Exception: Y N

- CERT. VALUE: \$143,580

- "NEW ROOF, LVP AND HEAT PUMP" - PER MLS

- ROOF NEW AROUND 2020

- VISITED IN 2025 FOR CYCLE - MINOR INVENTORY CHANGES AS I/O

Year Built	1995	Appraiser:	ZH
Roof	Updated	Date:	4/7/2026
Windows			
Siding			
Exterior Paint	Updated		
Door			
Floors	Updated		
Interior Paint	Updated		
Bathrooms			
Kitchen counters			
Kitchen cupboards			
Suggested EYB	1998		





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132802

MTL: 091W020000700

MaSaNh/P.Class: 1705000/019

Appraiser: ZACK HARROLD

MS Acct: 132802

Date Printed: 3/10/2026

Situs: 1545 FERN RIDGE RD SE # 5 STAYTON, OR 97383

Grantor:
HEARE, MARY H & CLINE, DAVID L

Grantee:
BULL, CAROLE

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 143580
Sale Date: 10/6/2025 **Total:** 143580
Sale Price: 225000 **Ratio** (Cert. Total RMV/Sale Price): 64
Condition Code: 33

Attempt	Date/Time	Reason
1 st	4/9/26 12:55	—
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 33 MLS: 833270 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? \$ NONE - CASH SALE 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:

S.V. RETURNED & ATTACHED

Appraiser: ZH Date: 4/9/26

MANUFACTURED STRUCTURE SALE VERIFICATION

BULL, CAROLE
1545 FERN RIDGE RD # 5 STAYTON, OR 97383

RECEIVED

DEC 12 2025

MARION COUNTY
ASSESSOR

Account: 132802
Sale Price: 225000
Sale Date: 10/06/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

1. Total sales price, if different from above: \$ _____
2. Was an appraisal completed? No Yes, Appraised value? _____
3. Did you also purchase the land? No Yes, land price was? _____
4. Did this transaction involve any of the following? (please check all that apply):
 distress sale auction trade or exchange partial interest conveyed estate sale
 buyer and seller related by family or business buyer or seller is a charitable organization
5. Financing: none conventional FHA Oregon VA contract other _____
6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ _____
7. Personal property (other than appliances) included in the transaction?
Description: _____ Estimated Value \$: _____
8. Was the property listed on the open market (real estate broker, online, etc)? No Yes Don't Know
If No or Don't Know, how did you discover the property? _____
9. Your opinion of condition at time of purchase? (Please check only one):
 Good or Excellent. New, recently updated or remodeled, describe remodel: _____
 Average. Regularly maintained, no significant problems
 Fair. Deferred maintenance, some repairs needed, describe: _____
 Poor. Multiple significant maintenance or repair issues, describe: _____
10. Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
11. Have any improvements been made to the property since the time of purchase? Please describe: No

Your name: Carole Bull Phone: 503 769 9746
Email: kennapaigel@gmail.com

A county appraiser may contact you for additional details or clarification. Thank you!



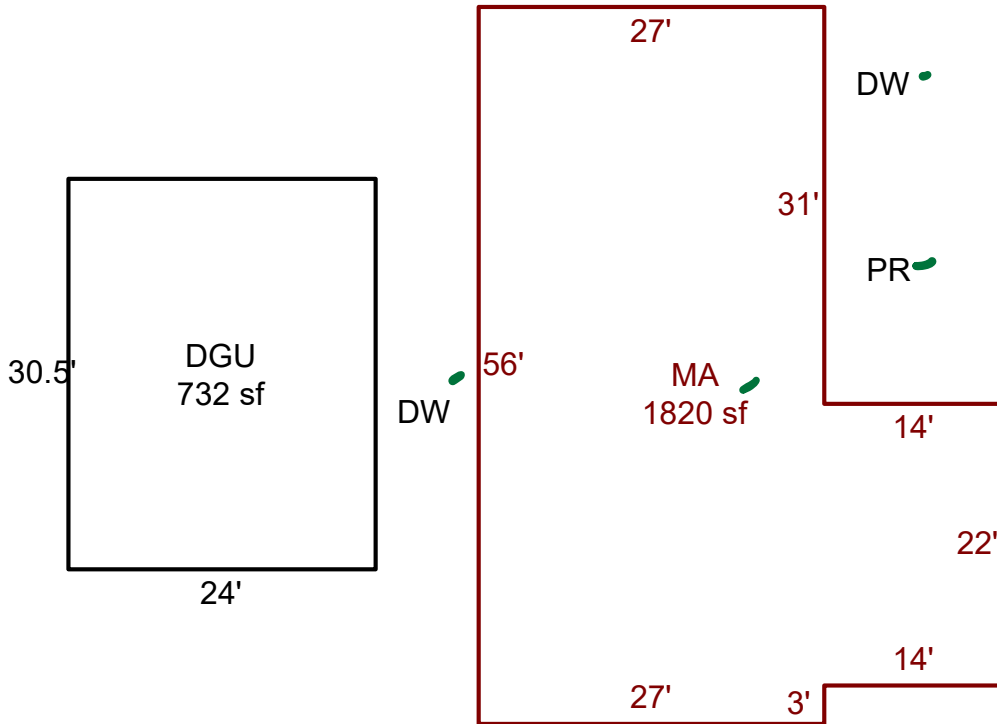
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 132802 Parcel No.: 091W020000700
 Property Address: 1545 FERN RIDGE RD SE #5
 City: STAYTON County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

132802
091W020000700



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGU	1.0	732.0	109.0	732.0
MFH	MA	1.0	1820.0	194.0	1820.0

COMMENT TABLE 1

DRAWN BY LK 9.11.25

COMMENT TABLE 2

3.18.25 SV TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,820

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 132802 MTL: 091W020000700P1 Date: 3/18/25 Appr: 02 ts 4-1-25 RMV Prop Class: 019

Situs: 1545 FERN RIDGE RD SE # 5 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 143384 Year: 2025

Last Date Appraised: 07/16/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HEARE, MARY H & CLINE, DAVID L Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 94940

RMV Land: 0 RMV Imp: 111040 RMV Total: 111040 MAV: 94940 MSAV: 0 SAV: 0

Comment: BOULDERS,THE, SPACE #5, MS SERIAL # 11820452, X # X00228722, PERSONAL MS

Notations update INV 7/0

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29040 Stat Class: 458 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1820 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 111040
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Includes rows for First Floor and Garage Detached.

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Includes rows for DECK and ROOF EXTENSION OR PATIO COVER.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



wim.