

lak 4.21.26

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 3/10/2026

Acct ID: 133308 MTL: 081W30C001200P1 Date: 4/19/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 713 STAFFORD ST # 50 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 143584 Year: 2026

Last Date Appraised: 11/19/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: Last Sales Date: 11/20/2025 Roll Type: MS
Owner: ALLENDEE-FAHEY, SUSAN
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 54480
RMV Land: 0 RMV Imp: 68370 RMV Total: 68370 MAV: 54480 MSAV: 0 SAV: 0
Comment: 26-27: SV; L2 11.19.25 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05050 Stat Class: 457 Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 1188 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 68370
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 N
First Floor	5	Finished	1188	3	FB-2	1995	1999	ROOF+, SKIRT, HVAC+, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	1999	560	0	Y N
DECK	5	225	1999	2624	0	Y N
MULTI-PURPOSE BUILDING	5	80	1999	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	1999	4611	0	Y N

- CERT. VALUE: \$87,960
- FRESH INT. PAINT & LAMINATE THROUGHOUT
- ROOF NEW IN 2019
- GRANITE TILE COUNTERS THROUGHOUT
- WELL MAINTAINED
- NO OBSERVED CHANGES SINCE THERESA'S 11/25 VISIT





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133308

MTL: 081W30C001200

MaSaNh/P.Class: 1705000/019

Appraiser: ZACK HARROLD

MS Acct: 133308

Date Printed: 3/10/2026

Situs: 713 STAFFORD ST # 50 AUMSVILLE, OR 97325

Grantor:

ORSI, GIOVANNI

Grantee:

ALLENDEE-FAHEY, SUSAN

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 87960
Sale Date: 11/20/2025 **Total:** 87960
Sale Price: 128900 **Ratio** (Cert. Total RMV/Sale Price): 68
Condition Code: 33 - 26 FLIPPED

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

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 63 MLS: 833794 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: S.V. RETURNED & ATTACHED - PURCHASED 7/17/25
& FLIPPED 11/20/25

Appraiser: ZH Date: 4/9/26

MANUFACTURED STRUCTURE SALE VERIFICATION

ALLENDEE-FAHEY, SUSAN
713 STAFFORD ST # 50 AUMSVILLE, OR 97325

RECEIVED

JAN 12 2026

MARION COUNTY
ASSESSOR

Account: 133308
Sale Price: 128900
Sale Date: 11/20/2025
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: \$ 511.63 11/20/25 to 07/01/26
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:
new water heater

Your name: Susan Allender - Fahey Phone: 916-612-1193
Email: overtthemoonro@gmail.com

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



Summary

Lead Appr: _____ Clerk: **lak 12.16.25** Lead Clerk: _____ Appr: _____ Print Date: 11/6/2025

Acct ID: 133308 MTL: 081W30C001200P1 Date: **11/19/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019 **ts 12-24-25**

Situs: 713 STAFFORD ST # 50 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 143584 Year: 2026

Last Date Appraised: 03/17/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: ORSI, GIOVANNI Last Sales Date: 07/17/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 54480

RMV Land: 0 RMV Imp: 66230 RMV Total: 66230 MAV: 54480 MSAV: 0 SAV: 0

Comment: WINDEMERE MEADOWS , SPACE #50, MS SERIAL # N16000, X # X00236444, PERSONAL MS

Improvements - Residence / Manufactured Structures

update class & INV

I/D

Bldg: 1 Code Area: 05050 Stat Class: **457** Year Blt: 1995 Eff Year Blt: 1999 Sq.Ft: 1188 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 66230

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DECK	5	225	1999	2624	0	Y N
MULTI-PURPOSE BUILDING	5	80	1999	990	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	1999	4611	0	Y N



Active MLS Pending
Fresh Paint/Floors
 asking 134,900

New Bulk Utility/shower
Fresh Paint/Floors

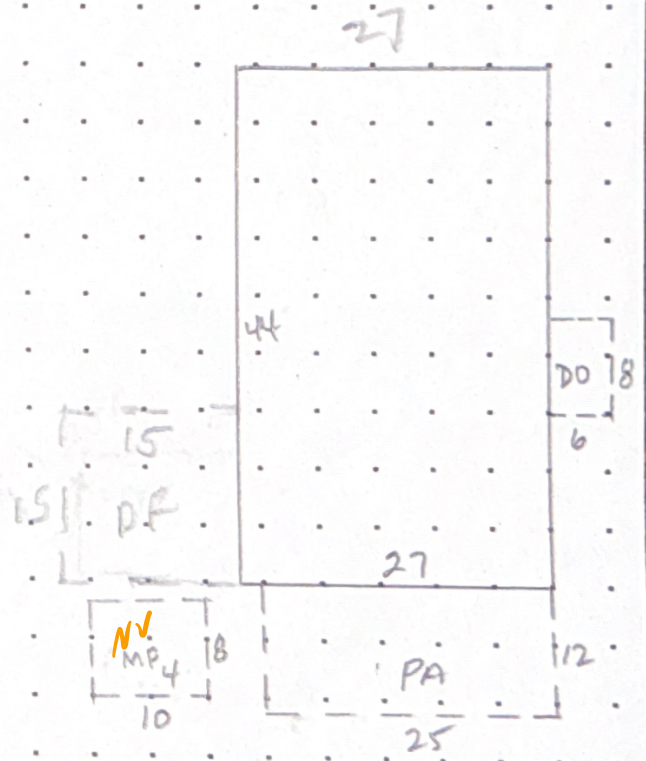
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 236444

MAP NO:

TAX LOT:

M133308



CALCULATIONS: $27 \times 44 = 1188$

SCALE: 1" = 20'

Windemere meadows MHP # 50

MEASUREMENT VERIFIED	YR BLT: 96	ADDRESS: 713 Stafford St. SE	SALES	
DATE	BY	REMARKS: <u>Builder: Golden West</u>	Date	Amt.
7-11-96	WBP			
6-20-02	28			
7-1-15	OT4	NV-cycle		