

Acct ID: 108764 MTL: 052W11AD01100 Date: 1-30-24 Appr: GM Prop Class: 161 RMV Prop Class: 161
Situs: 3434 MCNAUGHT ST WOODBURN OR 97071 MaSaNh: 12 00 005 Unit: 28570 Year: 2024

Last Date Appraised: 10/20/2022 Appraiser: ALICIA GECK Retag: Y N Tag info:

Owner: HALE, RICHARD Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP 783542 AV: 204470

RMV Land: 123000 RMV Imp: 148250 RMV Total: 271250 MAV: 204470 MSAV: 0 SAV: 0

Comment: 23-24: L2 10.20.22 TS

Imp: DIDNT MEASURE FOR 90-91 ADDED MH, EM 6288 FOR 95-6

Notations
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBG	URBAN - GOOD	18000	03030	0

Land

Site: 1 Code Area: 03030 Size: 14704 Sqft Use Code: 001 Zone: SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 105000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 07-08: RECALC SETUP; APPR 28/SS, 08-24-06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 148 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 82390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Unfinished	672	0	0	1989	1989	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	4	192	1989	2390	0	Y N
YARD IMPROVEMENTS GOOD	3	1	1989	30876	1	Y N

Bldg: 2 Code Area: 03030 Stat Class: 467 Year Blt: 1990 Eff Year Blt: 1995 Sq.Ft: 1820 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 65860
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1820	3	FB-2	1990	1995	SKRT+, HVAC+, KIT-, BATH+, BATH - 2, roof+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

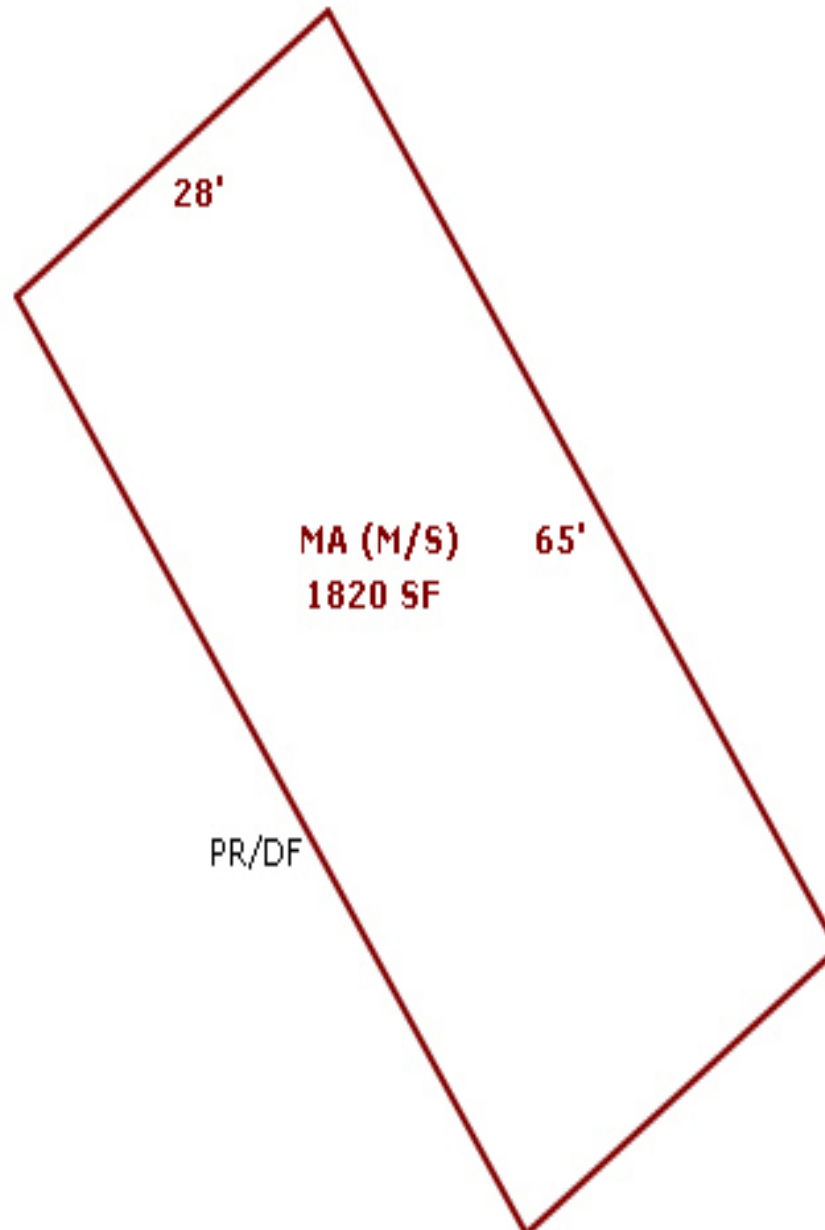
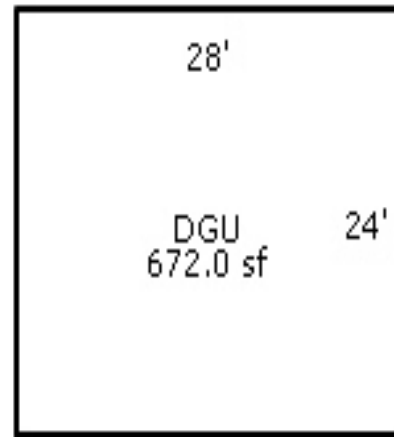
Improvements - Accessory Buildings

No improvement data available for all other stat class types.



R108764
052W11AD01100

CD



SU 23-24 L 2 #2 10/20/22 TTD

MCS 783942
pic ✓

Improvement Detail

MARION County
For Assessment Year 2023

Account ID 108764 LAK
Map 052W11AD01100 **Appraiser** THERESA SWEARINGEN **Inspected** 08/14/2012
Mailing HALE, RICHARD **Appraisal Area** 02-00-005 **ts** 1-27-23
 HALE, JOY
 3434 MCNAUGHT ST
 WOODBURN OR 97071 **Stat Class** 138 - Res other improvements
Situs 3434 MCNAUGHT ST WOODBURN OR 97071

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	03030	1989	1989	100	84	100	Tabled	33,720	33,720	37,930	0	33,720	0

Rooms:

Floor Segments									
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN	
Garage - Detached - Unfinished ✓	1989	1989	84	3	100		672	24,908	

4 AJ

Improvement Inventory									
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV		
Gar	ROOF COVER - ARCHITECTURAL COMP	672	197						

Accessories									
Description	Eff Yr	Size	Qty	RMV					
YARD IMPROVEMENTS GOOD ✓	1989	1	1	12,600					

Totals

Description	RMV
Garage	\$21,119
Inventory	\$0
Accessories	\$12,600
Trend	100.00 %
Total RMV	\$33,720

Size Breakdown

Garage	672
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Comments //2012-13 CYCLE WORK; INVENTORY UPDATES PER DT04.

MCS sold \$470,000 5/2022
(pics) updated kitchen
New roof, island, well
maintained

Segment	Class	Area	Segment	Cl
Segment	95			
Class				
Dimensions/Size	192	(12x16)		
Foundation				
Exterior Wall				
Interior Finish				
Roof Cover	Asmp			
Roof Style				
Flooring				
Plumbing				
Heat				
Electric				
Misc.				
Year Built				
Eff. Year	1989			
Condition				
% Complete				
Lump Sum				
Exception Code	ITD			

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 108764

Map 052W11AD01100

Mailing HALE, RICHARD
HALE, JOY
3434 MCNAUGHT ST
WOODBURN OR 97071

Situs 3434 MCNAUGHT ST WOODBURN OR 97071

Appraiser THERESA SWEARINGEN

Inspected 08/14/2012

Appraisal Area 02-00-005

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
2	03030	1990	1995	100	32	100	Tabled	22,780	22,780	25,620	0	22,780	1,820

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1990	1995	32	5 + 6	100		1,820	62,363

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	989	1st	OVERHANG 4 SIDES	0	0
1st	DISHWASHER	1	237	1st	PIERS	0	0
1st	DISPOSAL	1	63	1st	ROOF COVER - ARCHITECTURAL COMP	1,820	90
1st	DRYWALL	0	0	1st	ROOF COVER COMPOSITION	1,820	0
1st	FINISH - PLASTR/TEXTRD DRYWALL	1	0	1st	ROOF STYLE - GABLE	0	0
1st	FLOORING - CARPET	0	0	1st	SIDING - HARD BOARD	0	0
1st	HEAT PUMP	1,820	450	1st	SIDING - WOOD	0	0
1st	HOOD & FAN	1	135	1st	SKIRTING - CINDER BLOCK	186	858

Garden Tub

Totals

1

Description	RMV
First Floor	\$22,778
Inventory	\$0
Accessories	\$0
Trend	100.00 %
Total RMV	\$22,780

Size Breakdown

Finished	1,820
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Comments EXEMPT FROM TITLING - WAS X92866011

update INV 5/0

MARION COUNTY ASSESSOR

2023 REAL PROPERTY LAND SUMMARY REPORT

10/13/2022 11:04:19

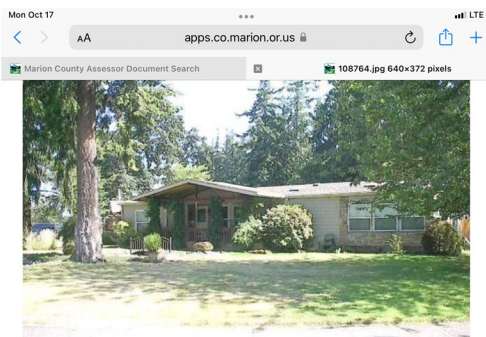
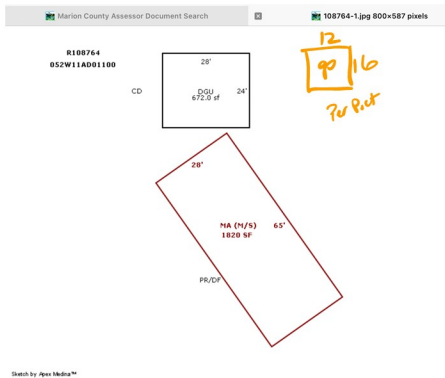
ACCOUNT # 108764

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
03030	Residential	001			Sqft	14704.00	<input checked="" type="checkbox"/>	Tabled	100	105,000

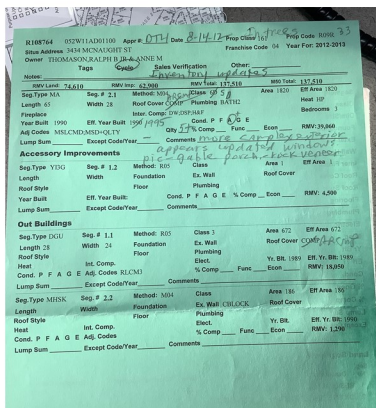
07-08: RECALC SETUP; APPR 28/SS, 08-24-06.

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
03030	14704	0.00	108764	14704	0.00	108764	14704	0.00
	14704	0.00		14704	0.00		14704	0.00



mrs
 Impressive upgrade
 Soaking tub
 Dot doors
 Solid Mahogany stair
 Soft closed drawers
 New foot of
 Vehz Skid Wts



Pictures
 Small walk F
 updated kit
 Farm sink
 Stone CT's
 New Bath Vanite
 Stone shower



was a lot changed in 2012



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 108764
MTL: 052W11AD01100
MaSaNh/P.Class: 0200005/161
MH Acct: 1

Date Printed: 8/19/2022

Situs: 3434 MCNAUGHT ST WOODBURN OR 97071

Grantor:
THOMASON, RALPH B JR & THOMASON, ANNE M

Grantee:
HALE, RICHARD

Deed: 46240379 **Total Sale RMV:**
Accts In Sale: 1 **Land:** 105000
Sale Date: 05/18/2022 **OSD:** 15000
Sale Price: 470,000 **Imp:** 236410
Code: 00 **Grand Total:** 356410
Ratio: 76.00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Richard Phone/email: _____

- Was the property listed on the open market? Days: 247 MLS: 783542 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: Fair for market

Appraiser: _____ Date: _____



3434

10/20/22

