

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

Acct ID: 130170 MTL: 073W01B001500P1 Date: 7/12/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2052 KENNEDY CIR NE # 45 KEIZER, OR 97303 MaSaNh: 13 05 002 Unit: 142159 Year: 2024

Retag: Y N Tag info: Tag for Repairs

Last Date Appraised: 07/19/2012 Appraiser: THERESA SWEARINGEN Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 22870

RMV Land: 0 RMV Imp: 22870 RMV Total: 22870 MAV: 25560 MSAV: 0 SAV: 0

Comment: KENNEDY MEADOWS, SPACE #45, MS SERIAL # ORFL2AD44482514, X # X00184993, PERSONAL MS

Notations

No notation data available.

Remove t on HVAC

OSDs

No OSD data available.

Add cond. of 50%

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 446 Year Blt: 1983 Eff Year Blt: 1977 Sq.Ft: 1242 % Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 22870
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. Row 1: First Floor, 4, Finished, 1242, 3, FB-2, 1983, 1977, BATH - 2, KIT, HVAC, ROOF, SKIRT, Exception: Y N

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Row 1: ROOF EXTENSION OR PATIO COVER, 4, 120, 1977, 696, 0, Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



WINTERSON photo

mrs needs repairs need extensive repairs

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M130170 MAP NO: _____ TAX LOT: _____

CALCULATIONS: $27 \times 46 = 1242$ S.F. **SCALE:** 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 83	ADDRESS: Kennedy Mbl Park #66	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
12-4-86	65		Elwood Green Hill		
7-19-12	DT4	NV- cycle			

M130170 073W01B 01500 Appr # DT4 Date 7-19-12 Prop Class 019 red car Prop Code 146 5
 Situs Address 2052 KENNEDY CR NE, #45 Franchise Code 04 Year For: 2012-2013
 Owner FEND, WILMA LEE

Notes: Inventory updates Tags cycle Sales Verification _____ Other: _____

RMV Imp: 14,610 RMV Total: 14,610 MSO Total: 14,610

Seg. Type MA Seg. # 1.1 Method M04 Class 4D Area 1242 Eff Area 1242 Length 46 Width 27
 Make: FLEETWOOD Model: GREEN HILL Int'finish: GYPSUM Roof Cover COMP
 Heat: FA Fireplace: _____ Inter. Comp: DW: DSP H+F Bedrooms: 3 Plumbing BATH2
 Year Built 1983 Eff. Year Built 1977 Cond. P F A G E
 Adj Codes MSLCMD Qty 4 % Comp _____ Func _____ Econ _____ RMV 13,740

Lump Sum _____ Except Code/Year _____ Comments exterior needs new paint
Deferred maintenance issues (mold in ceiling), siding issues
Accessory Improvements Not likely to be repaired soon.

Seg. Type PA Seg. # 1.3 Method: R05 Class _____ Area 120 Eff Area 120
 Length 20 Width 6 Foundation _____ Ex. Wall _____ Roof Cover METAL
 Roof Style _____ Floor _____ Plumbing _____
 Year Built _____ Eff. Year Built: 1983 Cond. P F A G E % Comp _____ Econ _____ RMV: 640
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg. Type MHSK Seg. # 1.2 Method: M04 Class _____ Area 146 Eff Area 146
 Length _____ Width _____ Foundation _____ Ex. Wall METAL Roof Cover _____
 Roof Style _____ Floor _____ Plumbing _____
 Heat _____ Int. Comp. _____ Yr. Blt. 1983 Eff. Yr. Blt: 1983
 Cond. P F A G E Adj. Codes _____ % Comp _____ Func _____ Econ _____ RMV: 230
 Lump Sum _____ Except Code/Year _____ Comments _____

mold in ceiling & wall near ceiling
not getting worse. (found)

- lots of rot issues in siding
- she thought painting over it would help.



1000
210
1000
1000



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 130170
MTL: 073W01B001500
MaSaNh/P.Class: 1305002/019
Appraiser: THERESA
MS Acct: SWEARINGEN
130170

Situs: 2052 KENNEDY CIR NE # 45 KEIZER, OR 97303

Grantor:
FEND, WILMA LEE

Grantee:
MARTINEZ, JOSE GUTIERREZ

Deed: MS
Accts In Sale: 1
Sale Date: 2/1/2024
Sale Price: 28,000
Code: 00
Ratio: 82

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 22870

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Jose Phone/email: _____

- Was the property listed on the open market? Days: 59 MLS: 811662 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: _____

Paid back taxes

Comments: Sidney, Insulation need, new roof, Trusses, windows
Doors

Appraiser: 02 Date: 7/12/24