

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

6/6/2024

Acct ID: 133744 MTL: 081W30C001200P1 Date: 7/10/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

ts 8-5-24

Situs: 806 ABBEY LN # 79 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 143763 Year: 2024

Last Date Appraised: 06/26/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: WILLIAMS, ZAKARY RAY

Roll Type: MS

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

AV: 49990

RMV Land: 0 RMV Imp: 51700 RMV Total: 51700 MAV: 49990 MSAV: 0

SAV: 0

Comment: Uncoded accessory clean-up 5/1/23

Notations

update INV + EPB I/O

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05050 Stat Class: 457 - Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1296 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 51700
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: Y N
First Floor	5 -	Finished	1296	3	FB-2	1997	<u>2000</u> 1997	BATH - 2, KIT, HVAC, ROOF, SKIRT	<u>Q</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	<u>2000</u> 1997	422	0	<u>Q</u>
GARDEN SHED	5	120	1997	744	0	Y N
ROOF EXTENSION OR PATIO COVER	5	288	1997	3341	0	Y N

Improvements - Accessory Buildings

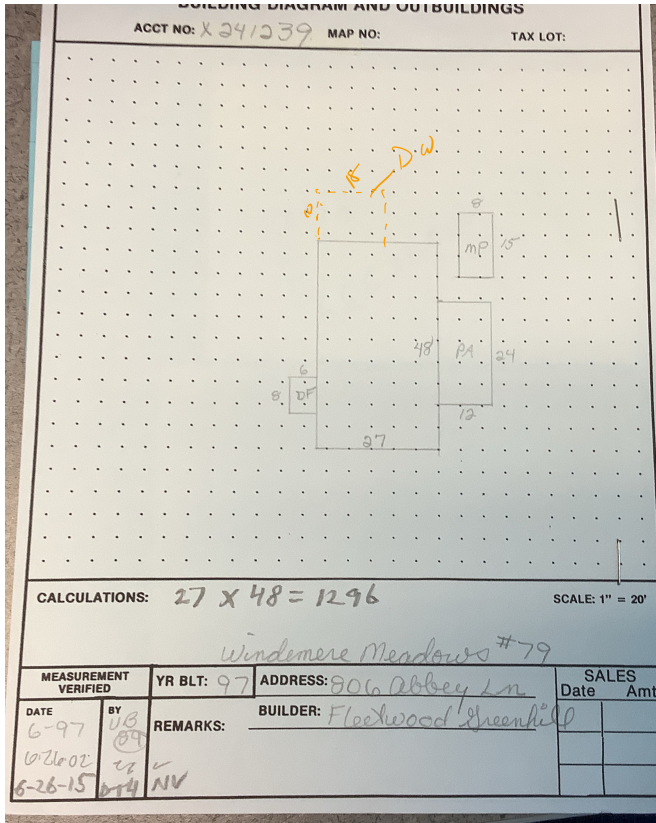
PW 180 2000 2000 I/O

No improvement data available for all other stat class types.



Photos new siding with

MLS w.m. new with deck siding + flooring



11133744 081W30C 01200 Appr # BTJ Date 6-26-15 Prop Class 019 Prop Code 157

Situs Address 806 ABBEY LN SE, #79 Franchise Code 04 Year For: 2015-2016¹⁷

Owner RIOS, ASHLIE &

Notes: Inventory Update - raise MP as GS. Other: green

RMV Imp: 25,230 RMV Total: 25,230 MSO Total: 25,230

Seg. # 1.1 Method M04 Class 5D Area 1296 Eff Area 1296 Length 48 Width 27

Make: FLEETWOOD Model: GREENHILL Int. Finish: DRYW Roof Cover: COMP OK

Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW:DSP:H&F Bedrooms: 3

Year Built 1997 Eff. Year Built 1997 Cond. P F A G E % Comp Func Econ RMV 21,350

Adj Codes MSLCMD;MSD-QTY Qty 5 Comments Greenhill has been shown to be a low end FLTWD.

Lump Sum Except Code/Year Comments

Accessory Improvements

Seg. # 1.3 Method: R05 Class Area 288 Eff Area 288

Length 24 Width 12 Foundation Ex. Wall Roof Cover: METAL

Roof Style Floor Plumbing

Year Built Eff. Year Built: 1996 Cond. P F A G E % Comp Econ RMV: 2,050

Lump Sum Except Code/Year Comments

Seg. # 1.4 Method: R05 Class Area 48 Eff Area 48

Length 8 Width 6 Foundation Ex. Wall Roof Cover

Roof Style Floor Plumbing

Year Built 1997 Eff. Year Built: 1997 Cond. P F A G E % Comp Econ RMV: 240

Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. # 1.2 Method: M04 Class Area 150 Eff Area 150

Length Width Foundation Ex. Wall: WOOD Roof Cover

Roof Style Floor Plumbing

Heat Int. Comp. Elect. Yr. Bit. Eff. Yr. Bit: 1997

Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 690

Lump Sum Except Code/Year Comments

Seg. # 2.1 Method: F09 Class 4 Area 120 Eff Area 120

Length 15 Width 8 Foundation Ex. Wall Roof Cover: COMP

Roof Style Floor: DIRT Plumbing

Heat Int. Comp. Elect. Yr. Bit. Eff. Yr. Bit: 1996

Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 900

Lump Sum Except Code/Year Comments



M133744 6-26-15



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 133744
MTL: 081W30C001200
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
133744

Situs: 806 ABBEY LN # 79 AUMSVILLE, OR 97325

Grantor:
RIOS, ASHLIE M

Grantee:
WILLIAMS, ZAKARY RAY

Deed: MS
Accts In Sale: 1
Sale Date: 3/29/2024
Sale Price: 113,000
Code: 00
Ratio: 46

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 51700

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: McKenna Phone/email: _____

- Was the property listed on the open market? Days: 131 MLS: 811246 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? \$ 10,000 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: Repaired water Damage under House
Fair price

Appraiser: 02 Date: 7/10/24