

Summary

Lead Appr: _____ Clerk: LAK 7.30.24 Lead Clerk: _____ Appr: _____

Print Date:

6/6/2024

Acct ID: 350546

MTL: 063W35CB00300P1

Date: 7/12/24 Appr: 02

ts 8-5-24

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 76 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 350546

Year: 2024

Last Date Appraised: 02/17/2017 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: ERBEY, MARIE

Roll Type: MS

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

AV: 14380

RMV Land: 0 RMV Imp: 26080 RMV Total: 26080 MAV: 14380 MSAV: 0

SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #76, MS SERIAL # 11809681AB, Home ID 228433, PERSONAL MS

Notations

No notation data available.

update Enj + 24B 7/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1979 Eff Year Blt: 1988 Sq.Ft: 960 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 40x24 RMV: 26080
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	960	2	FB-1/ HB-1	1979	1988	BATH - 1, BTH - 1, KIT-, HVAC+, ROOF, SKIRT	Y N

1999

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	198	1988	1002	0	Y N
ROOF EXTENSION OR PATIO COVER	5	96	1988	640	0	Y N
ROOF EXTENSION OR PATIO COVER	5	220	1988	1467	0	Y N

1999

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Photos - last visit
kit tab - update
update Bldg
Enj
MLS updates, roof, gutter, HP, Bath, Kit, Floors, pipe

BUILDING DIAGRAM / OUTBUILDINGS

ACCT NO. **M350546** MAP NO. **063W35CB** TAX LOT: **00300**

CALCULATIONS: **24 X 40 = 960 SF** SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 79	ADDRESS: McNary Oaks (76)	SALES Date	Amt.
DATE 3-4-14	BY RTY	REMARKS: BUILDER: Redman		

✓ **M350546** 063W35CB00000 Appr # **114** Date **2-17-17** Prop Class 019 Prop Code 156
 Site Address 535 RIVER RD N, #76 Franchise Code 04 Year For: 2017-2018
 Owner LARSON, DENISE &

Tags Cycle Sales Verification Other: um 1568
 Notes: Investigate update - find PF
 RMV Imp: 10,260 RMV Total: 10,260 MS Total: 10,260

Seg. Type MA Seg. # 1.1 Method: M04 Class: S0 Area: 960 Eff Area: 960 Length: 40 Width: 24
 Make: REDMAN Model: Infillsh: PANEL Roof Cover: COMP
 Plumbing: BATH: 5 Heat: FA Fireplace: Inter. Comp: DW: HAF Bedrooms: 2
 Year Built: 1979 Eff. Year Built: 1988 Cond. P F A G E Econ RMV: 5,880
 Adj Codes: NSL: CND City: 35 % Comp: ___ Func: ___
 Lump Sum: ___ Except Code/Year: ___ Comments: vinyl windows - updated kitchen, lam. floor

Accessory Improvements
Seg. Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class: Area: 198 Eff Area: 198
 Length: 22 Width: 9 Foundation: Ex. Wall Roof Cover: ___
 Roof Style: ___ Floor: ___ Plumbing: ___
 Year Built: 2000 Eff. Year Built: 2015 Cond. P F A G E % Comp: ___ Econ: ___ RMV: 1,570
 Lump Sum: ___ Except Code/Year: ___ Comments: ___

Seg. Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class: Area: 220 Eff Area: 220
 Length: 22 Width: 10 Foundation: Ex. Wall Roof Cover: ___
 Roof Style: ___ Floor: ___ Plumbing: ___
 Year Built: 2000 Eff. Year Built: 2015 Cond. P F A G E % Comp: ___ Econ: ___ RMV: 2,620
 Lump Sum: ___ Except Code/Year: ___ Comments: ___

Out Buildings and Skirting
Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class: Area: 128 Eff Area: 128
 Length: ___ Width: ___ Foundation: Ex. Wall: WOOD Roof Cover: ___
 Roof Style: ___ Floor: ___ Plumbing: ___
 Heat: ___ Int. Comp. ___ Elect. ___ Yr. Blt: 2015 Eff. Yr. Blt: 2015
 Cond. P F A G E Adj. Codes: ___ % Comp: ___ Econ: ___ RMV: 190
 Lump Sum: ___ Except Code/Year: ___ Comments: ___

- new flooring & lam. floor covering in the bathroom
 - did a google search on the address and found it (with 10 pics) under hotpads.com.

M350546 063W35CB00000 Appr # ___ Date ___ Prop Class 019 Prop Code 156
 Site Address 535 RIVER RD N, #76 Franchise Code 04 Year For: 2017-2018
 Owner LARSON, DENISE &

Tags Cycle Sales Verification Other: ___
 RMV Imp: 10,260 RMV Total: 10,260 MS Total: 10,260

Segment Class	Dim/Size	Foundation	Exter Wall	Wall Height	Inter Finish	Roof Cover	Roof Style	Flooring	Plumbing	Electric	Misc.	Yr Blt	Eff Yr	Cond.	% Good	% Comp	Lump Sum	Except Code
MA	8x12																	
DF													2015					
PA																		

Land Segments
 Seg No Description Schedule Acres Adjustment Codes Exception Code



02-17-17 M350546



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 350546
MTL: 063W35CB00300
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
350546

Situs: 5355 RIVER RD N # 76 KEIZER, OR 97303

Grantor:
SWEENEY, SOO

Grantee:
ERBEY, MARIE

Deed: MS
Accts In Sale: 1
Sale Date: 3/4/2024
Sale Price: 130,000
Code: 00 **33**
Ratio: 20

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 26080

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 82 MLS: 811869 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:

Appraiser: _____ Date: _____