

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

6/6/2024

Acct ID: 131222 MTL: 041W34B000900P1 Date: 7/12/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

ts 8-5-24

Situs: 3470 MAPLE ST # 46 HUBBARD, OR 97032 MaSaNh: 12 05 002 Unit: 142585 Year: 2024

Last Date Appraised: 09/12/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HERRERA FERNANDEZ, VALERIA

Roll Type: MS

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

AV: 29720

RMV Land: 0 RMV Imp: 29720 RMV Total: 29720 MAV: 33950 MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 09.12.23 TS

Notations

No notation data available.

update 24 B 570

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15119 Stat Class: 457 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1188 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 44x27 RMV: 29720

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	1188	3	FB-2	1989	1989	BATH - 2, FP - 1, KIT-, HVAC+, ROOF+, SKIRT	Y <u>N</u>

1995

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	40	1989	211	0	Y <u>N</u>
ROOF EXTENSION OR PATIO COVER	5	40	1989	278	0	Y <u>N</u>

1995

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*MCS
Fresh updates
Floors, Trim
Paint
C/S Windows*

lak

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date: 8/17/2023

Acct ID: 131222 MTL: 041W34B000900P1 Date: 9/12/23 Appr: 02 Prop Class: 019 RMV Prop Class: 019
Situs: 3470 MAPLE ST # 46 HUBBARD, OR 97032 MaSaNh: 12 05 002 Unit: 142585 Year: 2023
Last Date Appraised: 07/24/2013 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:
Owner: KNEPPER, TIMOTHY J SR &
Cycle Tag Sales Verification Other: Inspection level: 2 3 4 LCB TTO INSP AV: 32970
RMV Land: 0 RMV Imp: 43050 RMV Total: 43050 MAV: 32970 MSAV: 0 SAV: 0
Comment: SHERWOOD MOBILE MANOR, SPACE #46, MS SERIAL # GDSTOR138912908, X # X00202910, PERSONAL MS

Notations Add Deck & cover #70

OSDs No OSD data available.

Land No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15119 Stat Class: 457 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1188 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 43050
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, 5, Finished, 1188, 3, FB-2, 1989, 1989, BATH - 2, FB, KIT-, HVAC+, ROOF+, SKIRT, Exception: Y N

Accessories table with columns: 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.

Handwritten table with columns: Segment, Class, Dimensions/Size, Foundation, Exterior Wall, Interior Finish, Roof Cover, Roof Style, Flooring, Plumbing, Heat, Electric, Misc., Year Built, Eff. Year, Condition, % Complete, Lump Sum, Exception Code. Includes handwritten values like 40, 40, 1989, 1989, \$/0, \$/0.



Wm

M131222 041W34B 00900 Appr #: DT4 Date 7-24-13 Prop Class 019 Prop Code T57 8
 Situs Address 3470 MAPLE ST, #46 Franchise Code 04 Year For: 2013-2014
 Owner JACOBO CARDENAS, ADRIAN & (Gray)
 Notes: Inventory update Tags (Cycle) Sales Verification Other: blue car.
 RMV Imp: 19,160 RMV Total: 19,160 M50 Total: 19,160

Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 1188 Eff Area 1188 Length 44 Width 27
 Make: GUERDON Model: Intfinish: GYPSUM Roof Cover COMP ARCOMP
 Plumbing BATH2 Heat: AC Fireplace: ZERO Inter. Comp: H4F Bedrooms 3
 Year Built 1989 Eff. Year Built 1989 Cond. P F G E
 Adj Code MSLCMD;MSD;OLTY Qty 5 % Comp ___ Func ___ Econ ___ RMV 18,900
 Lump Sum ___ Except Code/Year ___ Comments vinyl windows, new "house quality" front door.

Accessory Improvements

Out Buildings and Skirting

Seg. Type MHSK Seg. # 1.2 Method: M04 Class Area 142 Eff Area 142
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Plumbing
 Heat Int. Comp Elect. Yr. Blt. 1989 Eff. Yr. Blt: 1989
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 260
 Lump Sum ___ Except Code/Year ___ Comments

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131222 MAP NO: TAX LOT:

CALCULATIONS: $27 \times 44 = 1188 \text{ SF}$ SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: <u>89</u>	ADDRESS: <u>3470 Maple St #46</u>	SALES Date	Amt.
DATE: <u>4-4-96</u>	BY: <u>Wep??</u>	BUILDER: <u>Guerdon</u>		
REMARKS: <u>DT4 NV</u>				



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 131222
MTL: 041W34B000900
MaSaNh/P.Class: 1205002/019
Appraiser: THERESA
MS Acct: SWEARINGEN
131222

Situs: 3470 MAPLE ST # 46 HUBBARD, OR 97032

Grantor:
GIRON, FLORIDELIA

Grantee:
HERRERA FERNANDEZ, VALERIA

Deed: MS
Accts In Sale: 1
Sale Date: 1/22/2024
Sale Price: 106,000
Code: 00
Ratio: 28

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 29720

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Valeria Phone/email: _____

- Was the property listed on the open market? Days: 143 MLS: 809118 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) -Friend 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: Replaced Roof

Comments: Fair price

Appraiser: 02 Date: 7/12/24