

LAK 8.21.24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 134188 MTL: 061W03CD03900P1 Date: 8/6/24 Appr: 02 ts 8-26-24 6/6/2024  
RMV Prop Class: 019

Situs: 830 N MAIN ST # 67 MOUNT ANGEL, OR 97362 MaSaNh: 12 05 000 Unit: 143952 Year: 2024

Last Date Appraised: 07/12/2011 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: STEPHENS, SHARON ANN Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 2 3 4 LCB TTO INSP AV: 44500

RMV Land: 0 RMV Imp: 51430 RMV Total: 51430 MAV: 44500 MSAV: 0 SAV: 0

Comment: BAVARIAN VILLAGE M.H.P., SPACE #67, MS SERIAL # 09986438525AB, X # X00247155, Home ID 291975, PERSONAL MS

**Notations** *update Roof F/W*

No notation data available.

**OSDs**

No OSD data available.

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 91150 Stat Class: 456 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1248 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 52x24 RMV: 51430

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

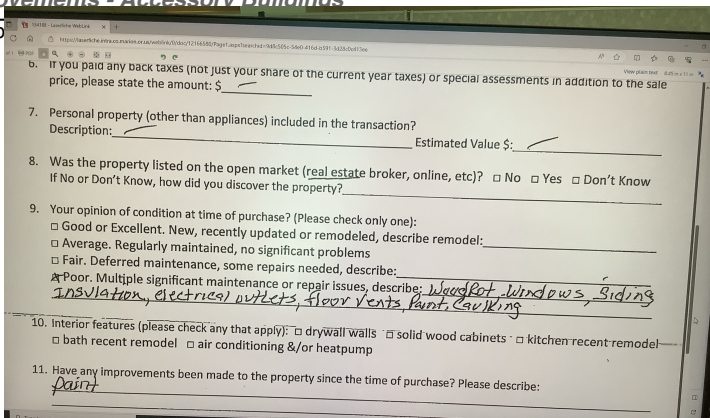
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1248	3	FB-2	1997	1997	BATH - 2, KIT-, HVAC+, ROOF, SKIRT	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	128	1997	1126	0	Y N

**Improvements - Accessory Buildings**

No imp



*newer roof  
only repair - new floors  
dry rot in window  
sills*

### BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 134188      MAP NO: 61W03CD      TAX LOT: 3900

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>97</u>	ADDRESS: <u>830 Main St 67</u>	SALES	
DATE	BY	REMARKS:	BUILDER: <u>Champion 67</u>	Date	Amt.
<u>3/20/03</u>	<u>28</u>	<u>Upper NV</u>			
<u>7-12-11</u>	<u>DTY</u>				

M134188    061W03CD03900    Appr #: DTY (Date 7-12-11)    Prop Class 019    Prop Code 166-156  
 Situs Address 830 N MAIN ST, #67    Franchise Code 04    Year For: 2011-2012  
 Owner HERNANDEZ, OSWALDO &    Sales Verification Class Change    Other: \_\_\_\_\_

Notes: \_\_\_\_\_    RMV Imp: 24,700    RMV Total: 24,700    M50 Total: 24,700

Seg. Type MA    Seg. # 1.1    Method M04    Class 019 Area 1248    Eff Area 1248    Length 52    Width 24  
 Make: CHAMPION    Model: \_\_\_\_\_    Int'finish: DRYWL    Roof Cover COMP  
 Plumbing BATH2    Heat FA    Fireplace \_\_\_\_\_    Inter. Comp: DW, H&F    Bedrooms 3  
 Year Built 1997    Eff. Year Built 1997    Cond. P F A G E    % Comp \_\_\_\_\_    Func \_\_\_\_\_    Econ \_\_\_\_\_    RMV 23,610  
 Adj Codes MSLCMD    Qty 57    Comments some siding issues  
 Lump Sum \_\_\_\_\_    Except Code/Year \_\_\_\_\_

**Accessory Improvements**

Seg. Type DF    Seg. # 1.3    Method: R05    Class \_\_\_\_\_    Area 128    Eff Area 128  
 Length 32    Width 4  
 Year Built 1998    Eff. Year Built: 1998    Cond. P F A G E    % Comp \_\_\_\_\_    Econ \_\_\_\_\_    RMV: 730  
 Lump Sum \_\_\_\_\_    Except Code/Year \_\_\_\_\_    Comments \_\_\_\_\_

**Out Buildings and Skirting**

Seg. Type MHSK    Seg. # 1.2    Method: M04    Class \_\_\_\_\_    Area 152    Eff Area 152  
 Length \_\_\_\_\_    Width \_\_\_\_\_    Foundation \_\_\_\_\_    Ex. Wall METAL    Roof Cover \_\_\_\_\_  
 Roof Style \_\_\_\_\_    Floor \_\_\_\_\_    Plumbing \_\_\_\_\_  
 Heat \_\_\_\_\_    Int. Comp. \_\_\_\_\_    Elect. \_\_\_\_\_    Yr. Blt. 1997    Eff. Yr. Blt: 1997  
 Cond. P F A G E    Adj. Codes \_\_\_\_\_    % Comp \_\_\_\_\_    Func \_\_\_\_\_    Econ \_\_\_\_\_    RMV: 360  
 Lump Sum \_\_\_\_\_    Except Code/Year \_\_\_\_\_    Comments \_\_\_\_\_





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

**Appraiser Sales Verification From**

Primary Acct: 134188  
MTL: 061W03CD03900  
MaSaNh/P.Class: 1205000/019  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
134188

Situs: 830 N MAIN ST # 67 MOUNT ANGEL, OR 97362

**Grantor:**  
JUDITH ANN HAGG SNT &

**Grantee:**  
STEPHENS, SHARON ANN

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 3/8/2024  
**Sale Price:** 40,000  
**Code:** 00 *23* 20  
**Ratio:** 129

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:**  
**Grand Total:** 51430

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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: \_\_\_\_\_  
*new Floors*  
\_\_\_\_\_  
\_\_\_\_\_

Comments: *Tried to offer less.*  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: *02* Date: *8/6/24*