

lak 11.21.24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 10/2/2024

Acct ID: 123932 MTL: 052W12DD00600P1 Date: 10/3/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 612 N CASCADE DR # 35 WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 139894 Year: 2024

2526

Last Date Appraised: 03/29/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: KYLE, MARIA HELEN

Roll Type: MS

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

AV: 13650

RMV Land: 0 RMV Imp: 34110 RMV Total: 34110 MAV: 13650 MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 03.29.24 SH

N/C

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 446 Year Blt: 1971 Eff Year Blt: 1985 Sq.Ft: 952 % Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 34110
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, 952, 2, FB-1, 1971, 1985, BATH - 1, KIT-, HVAC+, ROOF+, SKIRT, Exception: Y N

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Row 1: ENCLOSED PORCH, 3, 160, 1985, 2218, 0, Exception: Y N. Row 2: ROOF EXTENSION OR PATIO COVER, 4, 160, 1985, 928, 0, Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Was done cycle

Redfin new kit cabinets

SKETCH/AREA TABLE ADDENDUM

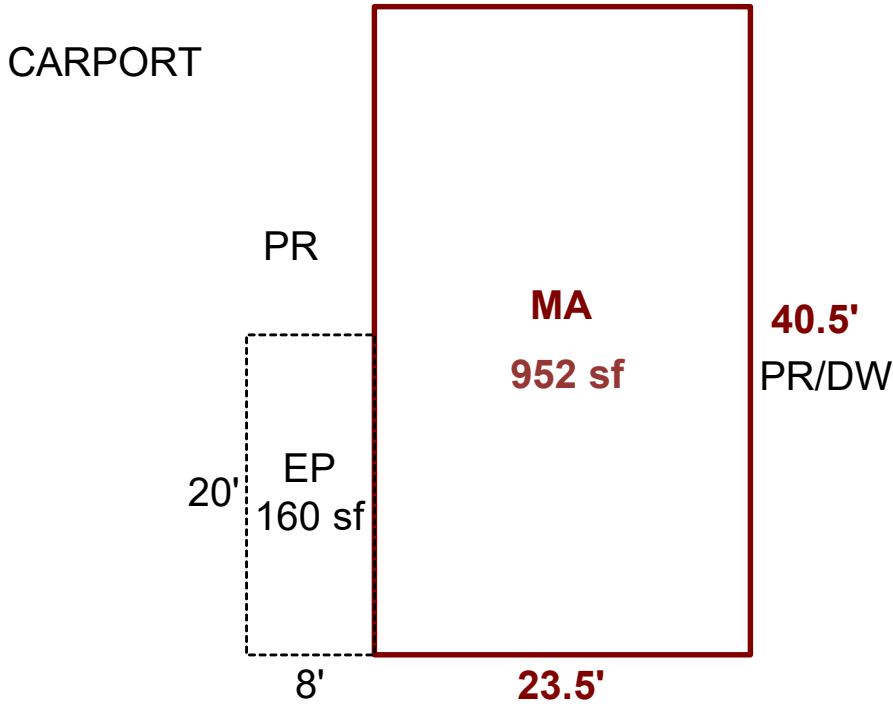
SUBJECT INFO

File No.: 123932 Parcel No.: 052W12DD00600
 Property Address: 612 N CASCADE DR #35
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

123932

052W12DD00600



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	951.8	128.0	951.8
PR	EP	1.0	160.0	56.0	160.0

COMMENT TABLE 1

APEXED BY LK 8-12-24

COMMENT TABLE 2

3.29.24 CYCLE SH

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 952

Apex Summary

APEXED BY
Lead Appr: **LK 8-12-24**

lak

Clerk: _____ Lead Clerk: _____ Appr: SA 5/14/24

Print Date:
2/22/2024

Acct ID: 123932 MTL: 052W12DD00600P1 Date: 3/29/24 Appr: STA Prop Class: 019 RMV Prop Class: 019

Situs: 612 N CASCADE DR # 35 WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 139894 Year: 2024

Last Date Appraised: 04/20/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: FRISCHMAN, VERNON & FRISCHMAN, BARBARA A Roll Type: MS

Cycle 2 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 13650

RMV Land: 0 RMV Imp: 19420 RMV Total: 19420 MAV: 13650 MSAV: 0 SAV: 0

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #35, MS SERIAL # 241264XXUS0281, X # X00065690, PERSONAL MS

update inventory

Notations
No notation data available.

OSDs
No OSD data available.

Land
No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 446 Year Blt: 1971 Eff Year Blt: 1985 Sq.Ft: 920 % Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: 40x23 RMV: 19420
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	4	Finished	920	2	FB-1	1971	1985	ROOF+, SKIRT, HVAC+, KIT-, BATH - 1	<u>N</u>

932 match sketch

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	160	1985	960	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	160	1985	928	0	Exception: Y N

Improvements - Accessory Buildings
No improvement data available for all other stat class types.





Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

Appraiser Sales Verification From

Primary Acct: 123932
 MTL: 052W12DD00600
 MaSaNh/P.Class: 1205000/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 123932

Situs: 612 N CASCADE DR # 35 WOODBURN, OR 97071

Grantor:
FRISCHMAN, VERNON & FRISCHMAN, BARBARA A

Grantee:
KYLE, MARIA HELEN

Deed: MS
Accts In Sale: 1
Sale Date: 6/11/2024
Sale Price: 45,000
Code: 33
Ratio: 76

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 34110

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

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