

lak 11.21.24

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

Acct ID: 320791 MTL: 052W12BB10100P1 Date: 10/3/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2 JUNIPER CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 320791 Year: 2024

2526

Last Date Appraised: 03/18/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: LOPEZ-TORRALBA, DALIA

Roll Type: MS

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

AV: 67610

RMV Land: 0 RMV Imp: 111680 RMV Total: 111680 MAV: 67610 MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 03.18.24 TS

Uncoded accessory clean-up 5/1/23 AG

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 457 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1848 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x28 RMV: 111680
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, 1848, 3, FB-2, 1996, 1996, BATH - 2, BATH+, KIT, ROOF+, SKIRT, HVAC, Exception: Y N

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Rows include DECK, GARDEN SHED, and three ROOF EXTENSION OR PATIO COVER items.

Improvements - Accessory Buildings

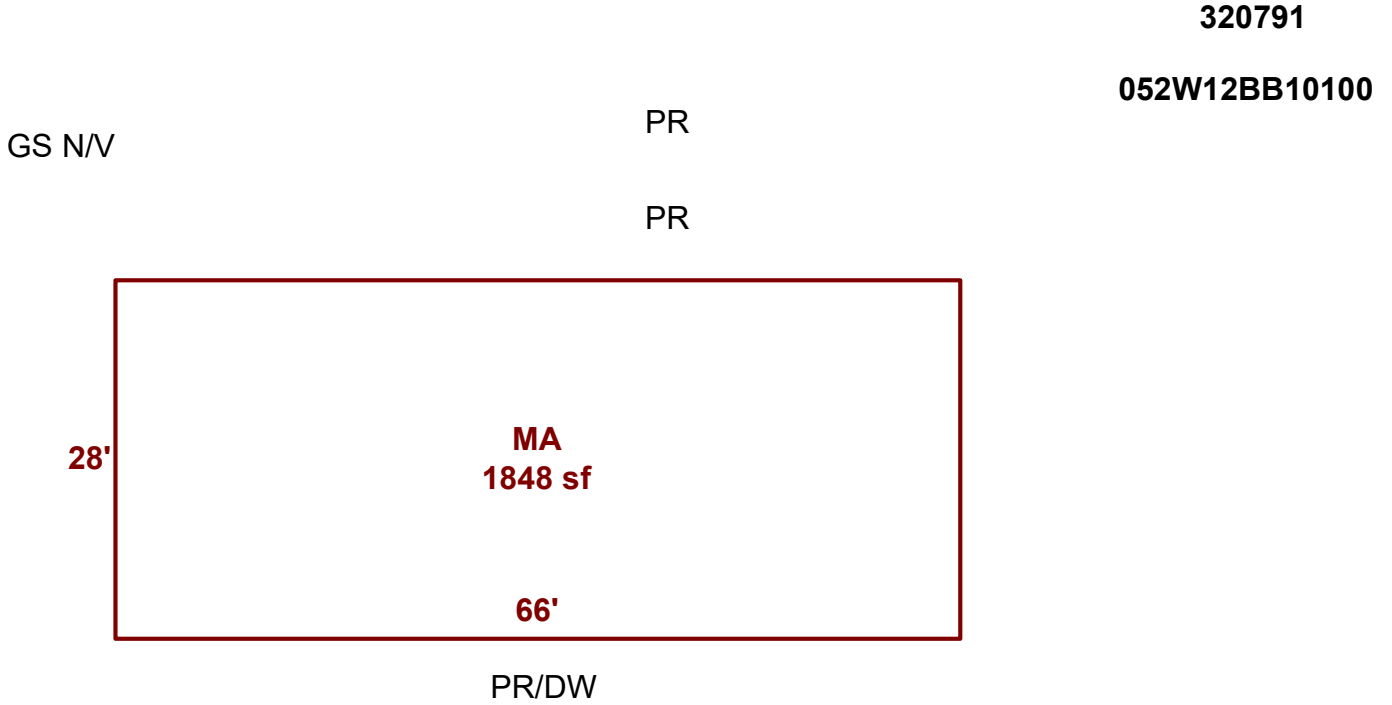
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 320791 Parcel No.: 052W12BB10100
 Property Address: 2 JUNIPER CIR
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1848.0	188.0	1848.0
	Net LIVABLE	cnt	1 (rounded)		1,848

COMMENT TABLE 1

DRAWN BY LK 9.12.24

COMMENT TABLE 2

COMMENT TABLE 3

Notations

No notation data available.

Add PR - new

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 457 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1848 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x28 RMV: 68210

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
First Floor	5	Finished	1848	3	FB-2	1996	1996	BATH+, ROOF+, SKIRT, HVAC, KIT, BATH - 2 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	108 ✓	1996	903	0 Exception: Y N
GARDEN SHED	5	72 ✓	1996	438 \$	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	108 ✓	1996	1190	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	280 ✓	1996	3086	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

F RR 180 1996 new



W.W.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 320791
 MTL: 052W12BB10100
 MaSaNh/P.Class: 1205000/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 320791

Date Printed: 10/2/2024

Situs: 2 JUNIPER CIR WOODBURN, OR 97071

Grantor:
CLAREMORE J FENDERSON FT

Grantee:
LOPEZ-TORRALBA, DALIA

Deed: MS
 Accts In Sale: 1
 Sale Date: 4/20/2024
 Sale Price: 125,000
 Code: 00 *20*
 Ratio: 89

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 111680

Attempt	Date/Time	Reason
1 st		
2 nd		

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: _____

Comments: ** talked w/ Park manager. Sold to people already in Park that was interested in Diffrent Home w+ listed on open market.*

Appraiser: 02 Date: 10/3/24