

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

10/2/2024

Acct ID: 125219

MTL: 052W12DD00400P1

Date: *10/10/24*

Appr: *OZ*

Prop Class: 019

RMV Prop Class: 019

*ts 12-5-24*

Situs: 612 N CASCADE DR # 46 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 140313

Year: 2024

*25.26*

Last Date Appraised: 03/29/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: GARCIA GOMEZ, MARIA R

Roll Type: MS

Cycle Tag *Sales Verification* Other: \_\_\_\_\_

Inspection level: 1 *2* 3 4

*CB* TTO INSP

AV: 17130

RMV Land: 0

RMV Imp: 35430

RMV Total: 35430

MAV: 17130

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 03.29.24 SH

*update INU T/O*

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: 1973 Eff Year Blt: 1986 Sq.Ft: 1012 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 35430  
 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	1012	2	FB-2	1973	1986	BATH - 2, KIT, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	420	1986	2436	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*Wind*

*RMV*

# SKETCH/AREA TABLE ADDENDUM

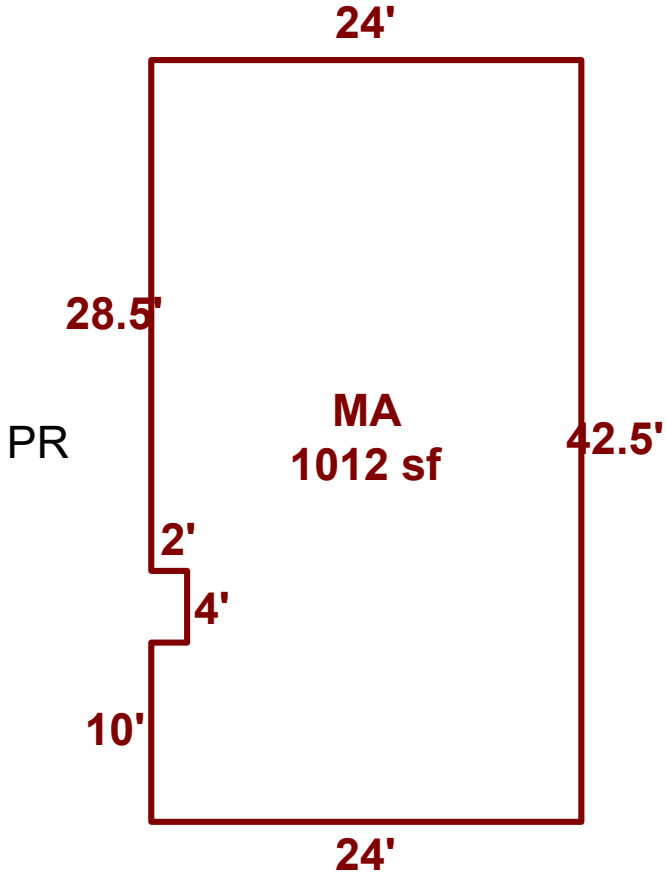
## SUBJECT INFO

File No.: 125219 Parcel No.: 052W12DD00400  
 Property Address: 612 N CASCADE DR #46  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**125219**

**052W12DD00400**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1012.0	137.0	1012.0

### 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)	1,012
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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: 125219 MTL: 052W12DD00400P1 Date: 3/29/24 Appr: SA Prop Class: 019 RMV Prop Class: 019

Situs: 612 N CASCADE DR # 46 WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 140313 Year: 2024

Last Date Appraised: 03/18/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: GEER, RUTHYN M Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 17130  
RMV Land: 0 RMV Imp: 21820 RMV Total: 21820 MAV: 17130 MSAV: 0 SAV: 0 X

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #46, MS SERIAL # 61MS4624D2S3075, X # X00093898, 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: 1973 Eff Year Blt: 1986 Sq.Ft: 1008 % Complete: 100  
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: 42x24 RMV: 21820  
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	4	Finished	1008 1012	2	FB-2	1973	1986	ROOF+, SKIRT, HVAC+, KIT, BATH - 2 Exception: Y N

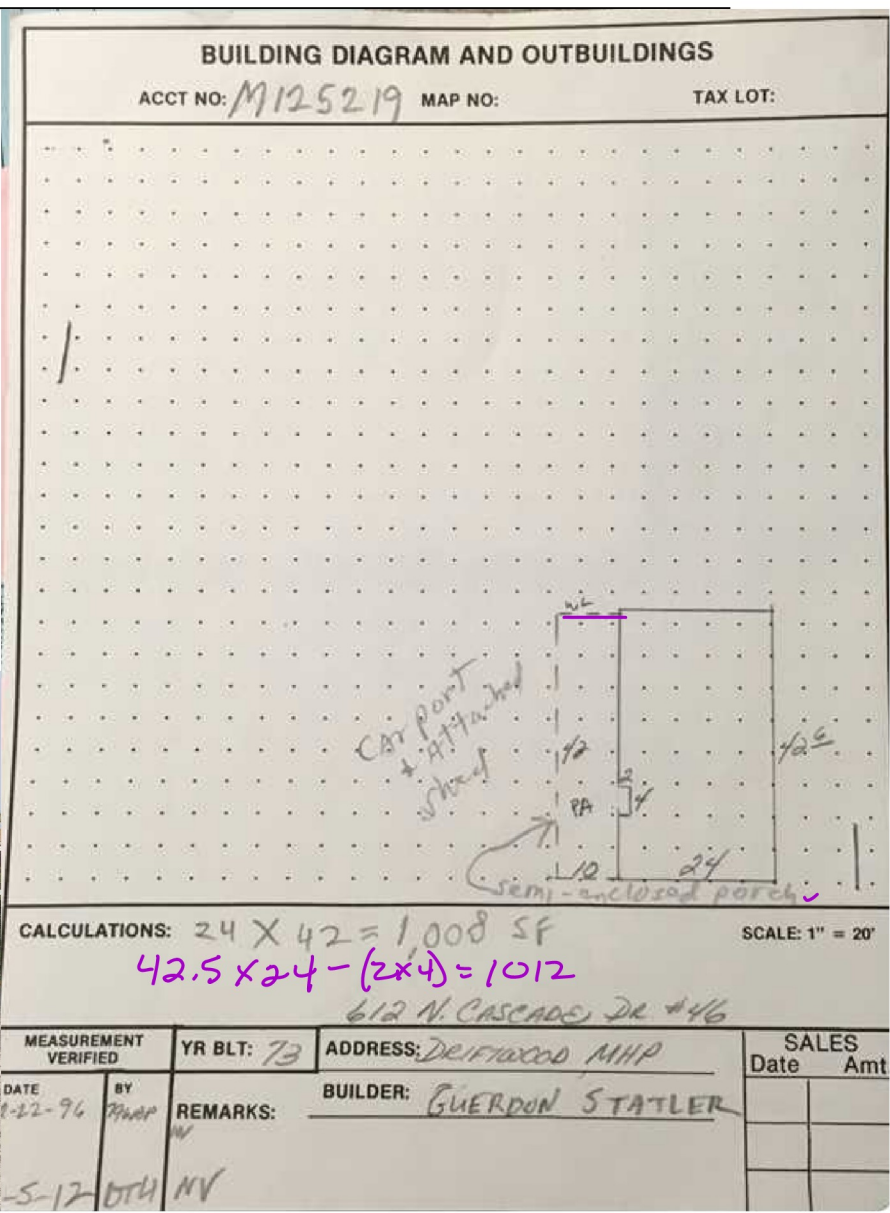
match sketch

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	4	420	1986	2436	0

Exception: Y N

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





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 125219  
 MTL: 052W12DD00400  
 MaSaNh/P.Class: 1205000/019  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 125219

Date Printed: 10/2/2024

Situs: 612 N CASCADE DR # 46 WOODBURN, OR 97071

Grantor:  
GEER, RUTHYN M

Grantee:  
GARCIA GOMEZ, MARIA R

Deed: MS  
 Accts In Sale: 1  
 Sale Date: 4/27/2024  
 Sale Price: 51,000  
 Code: 00  
 Ratio: 69

Total Sale RMV:  
 Land:  
 OSD:  
 Imp:  
 Grand Total: 35430

Attempt	Date/Time	Reason
1 <sup>st</sup>	10/10/24 11:03	LCB
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 02 Date: 10/2/24