

lak 11.21.24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 10/2/2024

Acct ID: 127914 MTL: 052W12DD00400P1 Date: 10/3/24 Appr: 02 ts 12-5-24 Prop Class: 019 RMV Prop Class: 019

Situs: 612 N CASCADE DR # 87 WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 127914 Year: 2024

25.26

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

Owner: CMUC TRUST Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 7320

RMV Land: 0 RMV Imp: 34620 RMV Total: 34620 MAV: 7320 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 03.29.24 SH

Notations

update INV 3/0

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: 463 Year Blt: 1968 Eff Year Blt: 1980 Sq.Ft: 822 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 12' WIDE SINGLE Dimensions: RMV: 34620

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	6	Finished	822	2	FB-1	1968	1980	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT, EP	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	105	1980	1455	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

was done in cycle

Redfin  
HH Paint  
original  
w/ M,

# SKETCH/AREA TABLE ADDENDUM

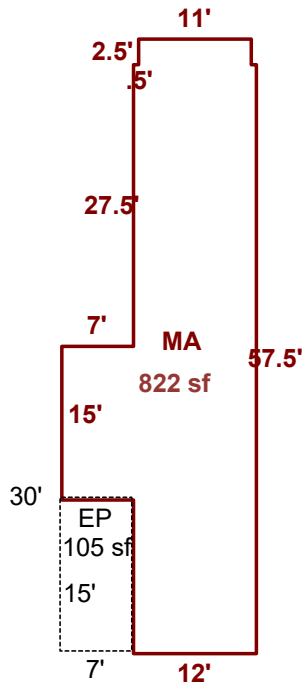
## SUBJECT INFO

File No.: 127914 Parcel No.: 052W12DD00400  
 Property Address: 612 N CASCADE DR #87  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

127914

052W12DD00400



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	822.5	158.0	822.5
PR	EP	1.0	105.0	44.0	105.0

### 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)                      823

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: 127914 MTL: 052W12DD00400P1 Date: 3/29/24 Appr: SA Prop Class: 019

RMV Prop Class: 019

Situs: 612 N CASCADE DR # 87 WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 127914 Year: 2024

Last Date Appraised: 09/04/2012 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: ANDREWS, JAMES RICHARD

Roll Type: MS

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

AV: 7320

RMV Land: 0 RMV Imp: 20340 RMV Total: 20340 MAV: 7320 MSAV: 0

SAV: 0

Active

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #87, MS SERIAL # H260RKK15XW, X # X00141798, Home ID 211100, PERSONAL MS

update inventory.

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

1980 WM

Bldg: 1 Code Area: 03030 Stat Class: 463 Year Blt: 1968 Eff Year Blt: 1970 Sq.Ft: 811 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 12' WIDE SINGLE

Dimensions: RMV: 20340

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	6	Finished	811	2	FB-1	1968	1970	KIT-, HVAC+, SKIRT, ROOF+, BATH - 1	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	105	1970	630	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



793500 mls  
listed 45,900  
updated paint +  
heat pump.



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 127914  
 MTL: 052W12DD00400  
 MaSaNh/P.Class: 1205000/019  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 127914

Date Printed: 10/2/2024

Situs: 612 N CASCADE DR # 87 WOODBURN, OR 97071

**Grantor:**  
ANDREWS, JAMES RICHARD

**Grantee:**  
CMUC TRUST

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 4/16/2024  
**Sale Price:** 45,400  
**Code:** 33  
**Ratio:** 76

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:**  
**Grand Total:** 34620

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: 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: \_\_\_\_\_