

lak 3.6.26

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 2/7/2025

Acct ID: 127350

MTL: 063W34CA00100P1

Date: 2/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 65 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 141011

Year: 2025

Last Date Appraised: 06/21/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SLAUGHTER, KELLY

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB ITO

INSP

AV: 39020

RMV Land: 0

RMV Imp: 49400

RMV Total: 49400

MAV: 39020

MSAV: 0

SAV: 0

Comment: WILDWOOD MOBILE VILLA, SPACE #65, MS SERIAL # 24X6024CGFS1696, X # X00131958, PERSONAL MS

Notations

No notation data available.

update LT, EYB + INU T/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24200	Stat Class: 456	Year Blt: 1976	Eff Year Blt: 1980	Sq.Ft: 1344	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE			Dimensions: 56x24		RMV: 49400	
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	1344	2	FB-2	1976	1980	SKIRT, ROOF, HVAC+, KIT, FB, 1, BATH - 2	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	208	1980	1464	0	
ROOF EXTENSION OR PATIO COVER	5	160	1980	1485	0	
ROOF EXTENSION OR PATIO COVER	5	400	1980	3712	0	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS

Viewed, Flooring

Cabs. + Appl.

Viewed

photos

new kit

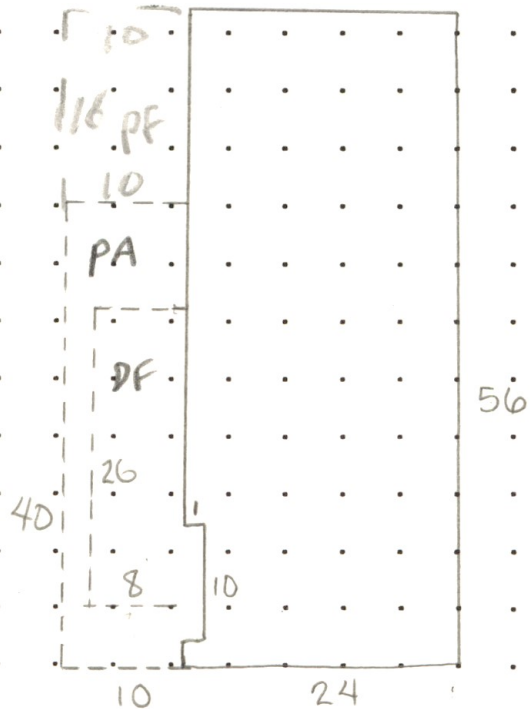
cabs, ci's

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M127350

MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 56 = 1344$

SCALE: 1" = 20'

-10
1334

MEASUREMENT VERIFIED		YR BLT: <u>76</u>	ADDRESS: <u>Wildwood Mobile Villa #65</u>	SALES	
				Date	Amt.
DATE	BY	REMARKS:	BUILDER: <u>Brookwood</u>		
<u>8/7/87</u>	<u>65</u>				
<u>2-28-95</u>	<u>DT/4</u>				
<u>6-21-12</u>	<u>DT4</u>	<u>NV-Cycle</u>			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127350
MTL: 063W34CA00100
MaSaNh/P.Class: 1305003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 127350

Date Printed: 2/6/2025

Situs: 1055 LOCKHAVEN DR N # 65 KEIZER, OR 97303

Grantor: EVARTS, WILBUR D
Grantee: SLAUGHTER, KELLY

Sale ID: 32602
Deed:
Accts In Sale: 1
Sale Date: 12/2/2024
Sale Price: 78,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 57,420
Total: 57,420
Ratio (Cert. Total RMV/Sale Price): 74

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Kelly Phone/email:

1. Was the property listed on the open market? Days: 56 MLS: 822178 Y N
2. Was property other than real estate included in the sale? Y N
Describe: Est. \$:
3. Did the seller pay closing costs or make other concessions? \$ Y N
4. Was the sale between related parties? (business or family) Y N
5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe:
7. Have any improvements been made since the time of sale? Y N
If yes, describe: new roof

Comments: Fair price

Appraiser: 12 Date: 2/25/25



M127350 063W34CA00100 Appr # DT4 Date 6-21-12 Prop Class 019 Prop Code T56
Situs Address 1055 LOCKHAVEN DR N, #65 Franchise Code 04 Year For: 2012-2013
Owner EVARTS, WILBUR D

Notes: Inventory update - Add PF. Tags Cycle Sales Verification Other: ADD PF

RMV Imp: 15,530

RMV Total: 15,530

M50 Total: 15,530

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1344 Eff Area 1344 Length 56 Width 24
Make: Model: BROOKWOOD Intfinish: PANEL Roof Cover COMP
Heat: FA Fireplace: HRTTH- Inter. Comp: DW;DSP H4F Bedrooms: 2 Plumbing BATH2
Year Built 1976 Eff. Year Built 1980 Cond. P F A G E
Adj Codes MSLCMD Qlty 5 % Comp ____ Func ____ Econ ____ RMV 13,010
Lump Sum ____ Except Code/Year ____ Comments updated windows

Accessory Improvements

Seg.Type PA Seg. # 1.3 Method: R05 Class Area 400 Eff Area 400
Length 40 Width 10 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1976 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,720
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type DF Seg. # 1.4 Method: R05 Class Area 208 Eff Area 208
Length 26 Width 8 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1976 Cond. P F A G E % Comp ____ Econ ____ RMV: 600
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK Seg. # 1.2 Method: M04 Class Area 160 Eff Area 160
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1976 Eff. Yr. Blt: 1976
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 200
Lump Sum ____ Except Code/Year ____ Comments ____

M127350 063W34CA00100 Appr #: _____ Date _____ Prop Class 019 Prop Code T56
 Situs Address 1055 LOCKHAVEN DR N, #65 Franchise Code 04 Year For: 2012-2013
 Owner EVARTS, WILBUR D
 Tags _____ Cycle _____ Sales Verification _____ Other: _____
 Notes: _____
 RMV Imp: 15,530 RMV Total: 15,530 M50 Total: 15,530

Segment	PF						Land
Class							
Dim/Size	10x16						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1980						
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	—						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres

Companion Accounts

Date 7/3/12 Clerk P. Adam **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments KB

☐ Appraiser response DT4 7-2012



CALCULATIONS:

SCALE: 1" = 20'