

lak 3.5.25

Summary

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

Print Date: 2/7/2025

Acct ID: 129698

MTL: 052W12DD00600P1

Date: 2/25/25

Appr: 02

ts 3-14-25

Prop Class: 019

RMV Prop Class: 019

Situs: 612 N CASCADE DR # 7 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 141952

Year: 2025

Last Date Appraised: 03/29/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: JUDD, EDWIN

Roll Type: MS

Cycle Tag Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 33030

RMV Land: 0

RMV Imp: 42630

RMV Total: 42630

MAV: 33030

MSAV: 0

SAV: 0

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #7, MS SERIAL # SH5199AB, X # X00176689, PERSONAL MS

Notations

No notation data available.

Update

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03030	Stat Class: 456	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 1164	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE			Dimensions:		RMV: 42630	
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	1164	3	FB-2	1983	1983	HVAC, SKIRT, ROOF, KIT, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	400	1983	3944	0
Exception: Y N					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



RMLS  
HP

wind

original interior



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129698  
MTL: 052W12DD00600  
MaSaNh/P.Class: 1205000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 129698

Date Printed: 2/6/2025

Situs: 612 N CASCADE DR # 7 WOODBURN, OR 97071

Grantor: FITZGERALD, BARRY  
Grantee: JUDD, EDWIN

Sale ID: 30218  
Deed:  
Accts In Sale: 1  
Sale Date: 7/26/2024  
Sale Price: 73,000  
Condition Code: 00  
Tax Statement RMV  
Land & OSD: 0  
Imp: 40,630  
Total: 40,630  
Ratio (Cert. Total RMV/Sale Price): 56

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: Edwin Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: Redfin WVMLS 817632 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: Fair price

Appraiser: 02 Date: 2/25/25

## SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 129698	Parcel No.: 052W12DD00600		
Property Address: 612 N CASCADE DR #7			
City: WOODBURN	County:	State: OR	ZipCode: 97071
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

### SKETCH

**129698**

**052W12DD00600**

**MA**  
**1164 sf**

**48.5'**

ST      PR

# CARPORT

**24'**

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEXED BY LK 8-12-24	
MFH	MA	1.0	1164.0	145.0	1164.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						3-29-24 CYCLE SH	
	Net LIVABLE	cnt	1	(rounded)	1,164		

APEXED BY

3/8/24

lak

3/29/24

Lead Appr:

Appr: SA 5/14/24

Print Date:

2/22/2024

Acct ID: 129698

MTL: 052W12DD00600P1

Date: 3/29/24

Appr: SA

Prop Class: 019

RMV Prop Class: 019

Situs: 612 N CASCADE DR # 7 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 141952

Year: 2024

Last Date Appraised: 08/31/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: FITZGERALD, MAXINE J

Roll Type: MS

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

AV: 25300

RMV Land: 0

RMV Imp: 25300

RMV Total: 25300

MAV: 32070

MSAV: 0

SAV: 0

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #7, MS SERIAL # SH5199AB, X # X00176689, 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: 456

Year Blt: 1983

Eff Year Blt: 1983

Sq.Ft: 1152

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: 48x24

RMV: 25300

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
First Floor	5	Finished	1152 1764	3	FB-2	1983	1983	ROOF, SKIRT, HVAC, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	5	400	1983	2320	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

