

lak 3.4.25

Summary

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

Print Date: 2/7/2025

Acct ID: 130916

MTL: 071W01C002400P1

Date: 2/25/25

Appr: 02

ts 3-14-25

Prop Class: 019

RMV Prop Class: 019

Situs: 1307 S WATER ST # 2 SILVERTON, OR 97381

MaSaNh: 12 05 003

Unit: 130916

Year: 2025

Last Date Appraised: 03/23/2017

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: MURRAY, LOIS

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 50440

RMV Land: 0

RMV Imp: 56060

RMV Total: 56060

MAV: 50440

MSAV: 0

SAV: 0

Comment: SILVERTON MOBILE HOME ESTATES, SPACE #2, MS SERIAL # CC6758, X # X00198228, PERSONAL MS

Notations

No notation data available.

update E4/B F/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04020	Stat Class: 466	Year Blt: 1987	Eff Year Blt: 1992	Sq.Ft: 1152	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE			Dimensions: 48x24		RMV: 56060	
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	1152	2	FB-2	1987	1992	SKIRT, HVAC+, BATH - 2, KIT-, ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	232	1992	1991	0	Y N
MULTI-PURPOSE BUILDING	6	64	1992	0	0	Y N
ROOF EXTENSION OR PATIO COVER	6	341	1992	3857	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Redfin
well kept
new hot, AC
A/wand.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130916
MTL: 071W01C002400
MaSaNh/P.Class: 1205003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 130916

Date Printed: 2/6/2025

Situs: 1307 S WATER ST # 2 SILVERTON, OR 97381

Grantor:
PATRICIA K FISCHER RT

Grantee:
MURRAY, LOIS

Sale ID: 30852
Deed:
Accts In Sale: 1
Sale Date: 9/16/2024
Sale Price: 125,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 77,540
Total: 77,540
Ratio (Cert. Total RMV/Sale Price): 62

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Lois Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: Refin 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: _____

Heater Repair - minor

Comments: _____
Paid Fair Price

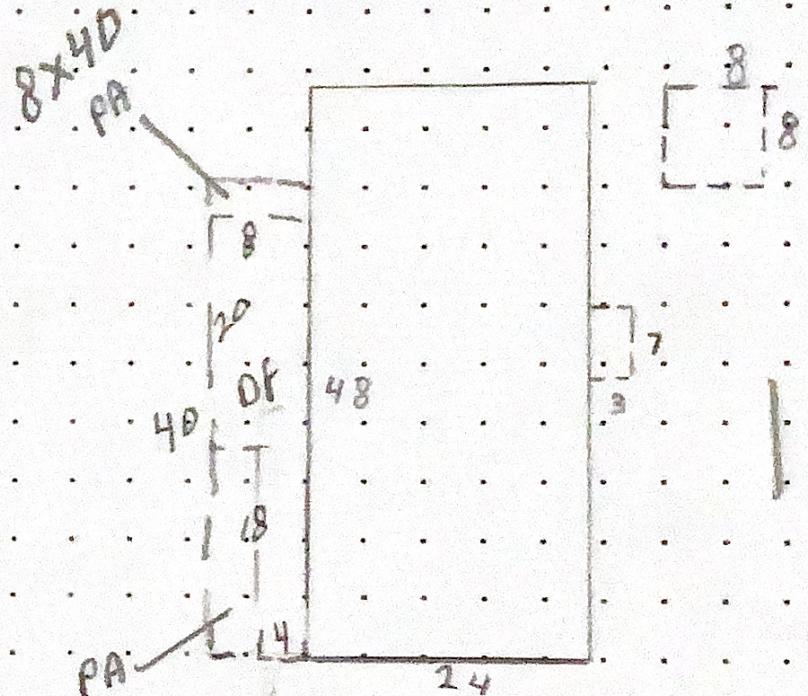
Appraiser: 02 Date: 2/27/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M130916**

MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 48 = 1,152$ SF

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: **87**

ADDRESS: **SILVERTON MHE #2**

SALES
Date Amt.

DATE
2-24-93

BY
KRB

REMARKS:

BUILDER: **GOLDEN WEST
COUNTRY CLASSIC**

7-20-11

DT4

NV



M130916 5-05-15

✓ M130916 071W01C 02400 Appr #: DT4 Date 3-23-17 Prop Class 019 Prop Code T66
Situs Address 1307 S WATER ST, #2 Franchise Code 04 Year For: 2017-2018
Owner MCGUFFIN STEPHEN M
Tags Cycle Sales Verification Other: Inventory update ☒ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☐ MLS
Notes: Inventory update
RMV Imp: 15,720 RMV Total: 15,720 M50 Total: 15,720

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1152 Eff Area 1152 Length 48 Width 24
Make: GOLDENWEST Model: COUNTRY CLASSIC Intfinish: TAPE/TEX Roof Cover ARCOMP
Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: DW;H&F Bedrooms: 2
Year Built 1987 Eff. Year Built 1992 Cond. P F A G E
Adj Codes MSLCMD Qty 6 % Comp ____ Func ____ Econ ____ RMV 12,270
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 341 Eff Area 341
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1987 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,390
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 232 Eff Area 232
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 2010 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,890
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 144 Eff Area 144
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1987 Eff. Yr. Blt: 1987
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 170
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type MP MULTI/MISC PUR Seg. # 2.1 Method: F;N Class 4 Area 64 Eff Area 64
Length 8 Width 8 Foundation Ex. Wall Roof Cover
Roof Style Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 0
Lump Sum ____ Except Code/Year ____ Comments ____

new furnace, new Air
all new appliances

gypsum wall board in wet areas
(kitchen, bathrooms)

increase EYB for good care, new furnace,
HP, etc.

FSBO now - 50,000