

lak 3.5.25

Summary

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

Print Date: 2/7/2025

Acct ID: 131484

MTL: 073W01B001500P1

Date: 9/25/25

Appr: 02

ts 3-14-25

Prop Class: 019

RMV Prop Class: 019

Situs: 4790 TRACY ST NE # 90 KEIZER, OR 97303

MaSaNh: 13 05 002

Unit: 142737

Year: 2025

Last Date Appraised: 03/03/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: MAZYCK, JESSICA LYNN

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 40700

RMV Land: 0

RMV Imp: 63910

RMV Total: 63910

MAV: 40700

MSAV: 0

SAV: 0

Comment: 22-23: L2, 3.3.22 TS

Notations

No notation data available.

update E4B I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 457

Year Blt: 1990

Eff Year Blt: 1995

Sq.Ft: 1188

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 44x27

RMV: 63910

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

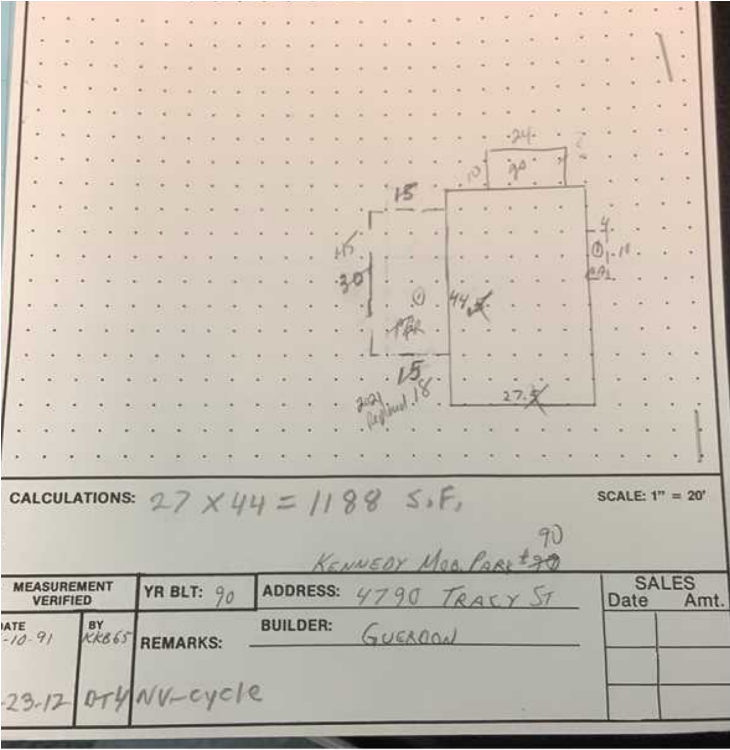
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1188	3	FB-2	1990	1995	SKIRT, BATH - 2, ROOF+, HVAC+, KIT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	5	240	1999	2018	0
ROOF EXTENSION OR PATIO COVER	5	810	1995	10336	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
new roof
windows &
siding!



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131484
MTL: 073W01B001500
MaSaNh/P.Class: 1305002/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131484

Date Printed: 2/6/2025

Situs: 4790 TRACY ST NE # 90 KEIZER, OR 97303

Grantor: CONTRERAS, REYNA
Grantee: MAZYCK, JESSICA LYNN

Sale ID: 31330
Deed:
Accts In Sale: 1
Sale Date: 9/30/2024
Sale Price: 120,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 84,890
Total: 84,890
Ratio (Cert. Total RMV/Sale Price): 71

Attempt	Date/Time	Reason
1 st	2/25/25 2:45	LCB
2 nd		

Contact: Jessica Phone/email:

1. Was the property listed on the open market? Days: 168 MLS: 802101

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? \$ unsure

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:
- Cleaning.

Comments:

Appraiser: 02 Date: 2/26/25

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

2/23/2022 1:10:06 PM

Account # 131484

Code - Tax # 24200

Mailing Address CONTRERAS, REYNA
 4790 TRACY ST NE # 90
 KEIZER OR 97303

TAX STATUS

ASSESSABLE

ACCT STATUS

ACTIVE

SUBTYPE

PERSONAL

HOME ID

261325

X NUMBER

X00207444

SITUS ADDRESS

4790 TRACY ST NE #90

SITUS CITY

KEIZER

APPRAISER

THERESA SWEARINGEN

VALUE SUMMARY

CODE AREA	RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
24200	IMPR.	\$35,910	\$37,260	\$35,910	100% IMPR.	

Manufactured Structure Information

VIN #	GDSTOR059013320AB	STAT CLASS	457
BRAND	GUERDON	QUALITY	100
MODEL		CONDITION	
YEAR BUILT	1990	MA / SA / NH	03 / 05 / 002
STICKER #		BEDROOMS / BATHS	3 / 2

Real Property Information

REAL ACCOUNT #	524791	MA / SA / NH	03 / 07 / 000
MAP	073W01B001500	PROP CLASS	707
UNIT	93255	RMV CLASS	707
PARK NAME	KENNEDY MEADOWS		
COMMENTS	LEVEL 2 CJ93/LS89 062521//2011-12 Reappraisal JS #29		

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	5	1,188	S		32,280
DIMENSIONS: 27 X 44					

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
SKIRTING - WOOD	142	547	DISHWASHER	1	489
BATH - FULL	2	2037	DISPOSAL	1	129
FORCED AIR	1	0	MICROWAVE	1	204
FINISH - PLASTR/TEXTRD DRYWALL	1	0	ROOF COVER - ARCHITECTURAL COMP	1	0
Total Inventory RMV					3406

ACCESSORIES

DESCRIPTION	EFF YEAR BUILT	SQFT	QUANTITY	RMV
ALUMINUM PATIO COVER	1995	490		3087
Total Accessories RMV				3087

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE

SPECIAL ASSESSMENT(S):

TYPE

MFD COMMUNITIES RES CTR

AMOUNT \$10.00

COMMENTS:

~~20-21- #06 C10 CYCLE WORK~~, NO CHG / 16-17 OWNER'S REQUEST// 12-13 CYCLE WORK #04 UPDATE INVENTORY//
 07-08 RECALC SETUP; #42 8/1/06

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 131484

073W01B001500P1

CONTRERAS, REYNA
4790 TRACY ST NE # 90
KEIZER OR 97303

Appraiser

THERESA SWEARINGEN

Inspected 02/10/2016

Area

03-05-002

Stat Class

457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Situs 4790 TRACY ST NE #90 KEIZER OR 97303

Bldg	Code	Year	Eff	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
								3	3			35	

Rooms: 3 - BD, 2 - FB

Description	Yr Bld	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
							1	8

Improvement Inventory					
Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	489	1st MICROWAVE	1	204
1st DISPOSAL	1	129	1st ROOF COVER - ARCHITECTURAL COMP	0	0
1st FINISH - PLASTER/TEXTURED DRYWALL	1188	0	SKIRTING - WOOD	142	547

Accessories					
Description	Eff Yr	Size	Qty	RMV	
PATIO COVER					

Totals		Size Breakdown	
Description	RMV	Finished	1,188
Inventory	\$547		
Accessories	\$3,087		
Trend	100.00 %		

Total RMV \$35,910

Comments 20-21: #06 C19 CYCLE WORK, NO CHG / 16-17 OWNER'S REQUEST// 12-13 CYCLE WORK #04 UPDATE INVENTORY// 07-08 RECALC SETUP; #42 8/1/06

Addgs 240 sq ft EYB 1999 - I/O shed / metal roof
P.A. replaced w/ PR 810 sq ft I/O EYB 1995

Input mijw

ts 5-25-22

2/23/2022

Page 1 of 1

V. windows
newer PR
w.in.

Pictures

MCS
new roof
VAC

1

CALCULATIONS: $27 \times 44 = 1188 \text{ S.F.}$ SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR. BLT: 90	ADDRESS: 4790 Tracy St	SALES Date Amt.
DATE: 5/18/91	BY: [Signature]	BUILDER: GUSAROW	
REMARKS: 7-23-12, 074 NV-Cycle			

EXHIBIT CODE



M131484 074 NV-Cycle 7-23-12 074 NV-Cycle 7-23-12 074 NV-Cycle 7-23-12

Notes: Inventory update

Seg Type	NA	Seg #	1.1	Method	MIN	Class	1188	Area	1188	Length	44	Width	27
Make	GUSAROW	Month		Material	TAPEX	Roof Cover	ASCEP						
Plumbing	BATH	Heat	FA	Fireplace		Ins	Comp	100	100	100	100	100	100
Year Built	1990	Eff. Year	2000	Cond.	P	F	A	G	E				
Adj Codes	MSUM			% Comp		Func		Econ					
Lump Sum		Except Code/Year		Comments									

Accessory Improvements

Seg Type	PA	Seg #	1.2	Method	MIN	Class	142	Area	142	Length	44	Width	27
Roof Style	SHED	Foundation		Ex. Wall	WOOD	Roof Cover							
Year Built	1990	Eff. Year	2000	Cond.	P	F	A	G	E				
Adj Codes				% Comp		Func		Econ					
Lump Sum		Except Code/Year		Comments									

Out Buildings and Skirting

Seg Type	MSK	Seg #	1.2	Method	MIN	Class	142	Area	142	Length	44	Width	27
Roof Style	SHED	Foundation		Ex. Wall	WOOD	Roof Cover							
Year Built	1990	Eff. Year	2000	Cond.	P	F	A	G	E				
Adj Codes				% Comp		Func		Econ					
Lump Sum		Except Code/Year		Comments									

by m131484 (toured living area)
 1st floor (formica) - tops
 solid w/ cabinets
 Kitchen - separate open to living room
 - vinyl flooring in kitchen
 - laminate flooring in the living room
 - only eating area is around an island
 with stools.