

Summary

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

Print Date: 2/7/2025

Acct ID: 126311

MTL: 063W35CB00300P1

Date: 2/25/25

Appr: [Signature]

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 52 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 126311

Year: 2025

Last Date Appraised: 08/08/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ALLEN, STEPHEN KAY

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB ITO INSP

AV: 24720

RMV Land: 0

RMV Imp: 48580

RMV Total: 48580

MAV: 24720

MSAV: 0

SAV: 0

Comment: 22-23: L2 08.08.22 TS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 456

Year Blt: 1969

Eff Year Blt: 1993

Sq.Ft: 1056

% Complete: 100

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

Dimensions: 48x22

RMV: 48580

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

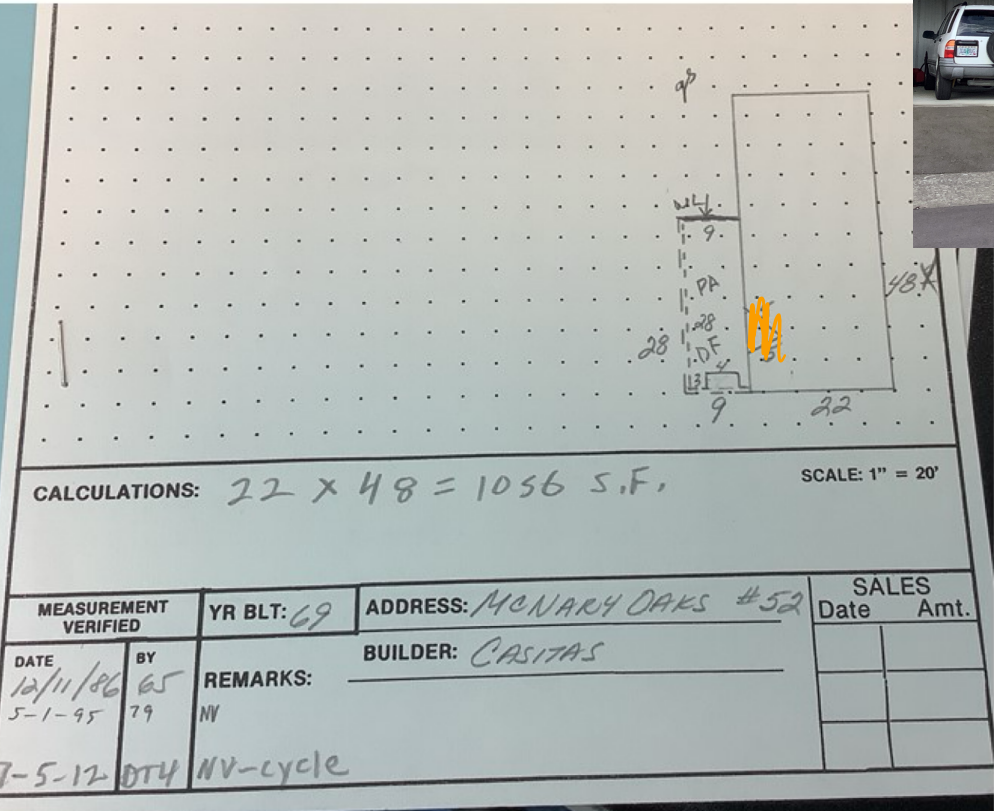
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1056	2	FB-2	1969	1993	SKIRT, ROOF+, HVAC+, BATH - 2, KIT- Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	252	1993	2218	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	252	1993	2923	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
Fresh Paint
Vinyl
New Floors
Window
OKit



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 126311
MTL: 063W35CB00300
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 126311

Date Printed: 2/6/2025

Situs: 5355 RIVER RD N # 52 KEIZER, OR 97303

Grantor:
TUTTLE-NEEF, DEBORAH

Grantee:
ALLEN, STEPHEN KAY

Sale ID: 30394
Deed:
Accts In Sale: 1
Sale Date: 7/31/2024
Sale Price: 52,500
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 59,020
Total: 59,020
Ratio (Cert. Total RMV/Sale Price): 112

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Stephen Phone/email: _____

1. Was the property listed on the open market? Days: 154 MLS: 813939 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: Painted & Tar / Patched Roof

Comments: was asking 69,900 Fair for Price
new Flooring & Deck

Appraiser: 02 Date: 2/25/25

SV 2324 #2 L2 8/8/22

Improvement Detail

MARION County

For Assessment Year 2022

Lab mls 786708
Pict

Account ID 126311

Map 063W35CB00300P1

Mailing TUTTLE-NEEF, DEBORAH
NEEF, MICHAEL
5355 RIVER RD N #52
KEIZER OR 97303

Appraiser THERESA SWEARINGEN

Inspected 07/05/2012

Appraisal Area 03-05-000

Stat Class 456 - MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

ts 9-8-22

Situs 5355 RIVER RD N #52 KEIZER OR 97303

lak

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24200	1969	1974	100	20	194	Tabled	19,390	19,390	22,640	0	19,390	1,056

Rooms: 2 - BD, 2 - FB

		Floor Segments								
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN		
First Floor	1969	1974	20	5	100		1,056	77,086		

		Improvement Inventory						
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV	
1st	AIR CONDITIONING	1,056	287	1st	ROOF COVER - METAL	1056	0	0
1st	BATH - FULL	2	1,164	1st	SKIRTING - METAL	140	150	
1st	DISHWASHER	1	279	1st	WOOD PANELING	1056	0	0
1st	DISPOSAL	1	74					
	H&F	1						
					Accessories			

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1974	252		907
WOOD DECK	1974	252		1,109

Totals

Description	RMV
First Floor	\$17,371
Inventory	\$0
Accessories	\$2,016
Trend	100.00 %
Total RMV	\$19,390

Size Breakdown

Finished	1,056
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Comments //2020-21 DELETE WL, INV. //12-13 CYCLE WORK 04 INVENTORY UPDATE // 07-08 RECALC SETUP; #42 6/28/06

update INV & CYPB
J/O

MEASUREMENT VERIFIED YR BLT. 69 ADDRESS: MCNARY OAKS #532 SALES Date Amt.

DATE 04/14/65 BY 65 REMARKS: 3-1-85 79 III

7-5-13 DTH NV-Cycle

BUILDER: CHARTAS

CALCULATIONS: 22 x 48 = 1056 S.F. SCALE: 1" = 20'

MLS
Wim. -
new windows
1st floor
new roof
Picture
✓ V. windows
- O-Kit cab
O.S. d.i.y
House w/
Porch
separating



MEASUREMENT VERIFIED YR BLT. 69 ADDRESS: MCNARY OAKS #532 SALES Date Amt.

DATE 04/14/65 BY 65 REMARKS: 3-1-85 79 III

7-5-13 DTH NV-Cycle

BUILDER: CHARTAS

CALCULATIONS: 22 x 48 = 1056 S.F. SCALE: 1" = 20'

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BUILDER: CHARTAS

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