

lak 3.21.25

Summary

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

Print Date: 3/10/2025

Acct ID: 132494

MTL: 091W020000700P1

Date: 3/18/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 132494

Year: 2025

Last Date Appraised: 10/04/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: HOUGHTON, DONNA

Roll Type: MS

Cycle

Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 46970

RMV Land: 0

RMV Imp: 63750

RMV Total: 63750

MAV: 46970

MSAV: 0

SAV: 0

Comment: 25-26: SV; L4 10.04.24 TS

24-25: Other VE removed; L2 08.29.24 TS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 29040

Stat Class: 457 +

Year Blt: 1993

Eff Year Blt: 1997

Sq.Ft: 1188

% Complete: 100

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

Dimensions: 44x27

RMV: 63750

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	2	FB-2	1993	1997	ROOF+, HVAC, KIT-, BATH - 2, SKIRT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	112	1997	1183	0
ROOF EXTENSION OR PATIO COVER	5	112	1997	1559	0
ROOF EXTENSION OR PATIO COVER	5	260	1997	3619	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

M132494

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X221837

MAP NO:

TAX LOT:

CALCULATIONS: 27 X 44 = 1188

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 93

ADDRESS: 1569 FERN RIDGE

SALES Date

BY: KICKS

REMARKS: 28

BUILDER: GOLDEN WEST

DATE: 8-9-93

7-20-15

DT4 NV-cycle

COUNTRY ESTATE



W.M.

lak 11.21.24

Summary

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

Print Date: 10/2/2024

Acct ID: 132494

MTL: 091W020000700P1

Date: 10-4-24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 132494

Year: 2024

Last Date Appraised: 08/29/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: HOUGHTON, DONNA

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 45610

RMV Land: 0

RMV Imp: 86060

RMV Total: 86060

MAV: 0

MSAV: 0

SAV: 0

Comment: 24-25: Other VE removed; L2 08.29.24 TS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 29040

Stat Class: 457 +

Year Blt: 1993

Eff Year Blt: 1997

Sq.Ft: 1188

% Complete: 100

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

Dimensions: 44x27

RMV: 86060

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 45610

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1188	2	FB-2	1993	1997	BATH - 2, KIT-, SKIRT, HVAC, ROOF+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	112	1997	986	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	112	1997	1299	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	260	1997	3016	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Summary

Lead Appr: Clerk: lak 8.29.24 Lead Clerk: MBH 9/3/24 Appr: ra 9-9-24

Print Date: 8/26/2024

Acct ID: 132494 MTL: 091W020000700P1 Date: 8/29/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383 MaSaNh: 17 05 000 Unit: 132494 Year: 2024

Last Date Appraised: 07/20/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HOUGHTON, DONNA

Roll Type: MS

Cycle Tag Sales Verification Other: VE Inspection level: 1 2 3 4 LCB TTO INSP AV: 47700

RMV Land: 0 RMV Imp: 65720 RMV Total: 65720 MAV: 47700 MSAV: 0 SAV: 0

Comment: BOULDERS,THE, SPACE #27, MS SERIAL # BD11813AB, X # X00221837, PERSONAL MS

Notations

No notation data available.

Re-mav - VE - Exemption

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29040 Stat Class: 457-457 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1188 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 65720

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	51	Finished	1188	2	FB-2	1993	1993	BATH - 2, KIT-, HVAC, ROOF, SKIRT
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	51	112	1993	370	0	Y N
MULTI-PURPOSE BUILDING	51	80	1993	0	0	Y N
ROOF EXTENSION OR PATIO COVER	51	112	1993	487	0	Y N
ROOF EXTENSION OR PATIO COVER	51	260	1993	2262	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mwe st man b
Aj

newest
w/m.

ms
well kept
2/2

M132494

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X221837

MAP NO:

TAX LOT:

10

8

36

PA

44

00

19

14

27

2002-08-31

new

CALCULATIONS: 27 X 44 = 1188

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

DATE
8-9-93
6/5/02
7-20-15

BY
Hides
28
DT4

YR BLT: 93

ADDRESS: 1569 FERN RIDGE

REMARKS: NV-cycle

SALES
Date
Amt.

THE BOULDER

BUILDER: Golden West
Country Estate



091W02 00700

Appr # DT4

Date 7-20-15

Prop Class 019

Light Entry

Prop Code 167

Site Address 1569 FERN RIDGE RD SE

Owner HEARD,ARLA

Franchise Code 04

Year For: 2015-2016

2008 FICHE 2

Notes: Inventory update - NV-MP

RMV Imp: 25,860

RMV Total: 25,860

M50 Total: 25,860

(5+162)

Seg.Type MA

Seg. # 1.1

Method M04

Class 6D

Area 1188

Eff Area 1188

Length 44

Width 27

Make: GOLDENWEST

Model: COUNTRY ESTATE

Infinitish: DRYWIL

Roof Cover COMP

Plumbing BATH2

Heat: FA

Fireplace:

Inter. Comp: DW;DSP;H&F

Bedrooms: 2

Year Built 1993

Eff. Year Built 1993

Cond. P F A G E

% Comp

Func

Econ

RMV 22,050

Adj Codes MSLCMD;MSH;DUTY

Qty 6

Lump Sum

Except Code/Year

Comments

Accessory Improvements

Seg.Type PA

Seg. # 1.3

Method: R05

Class

Area 260

Eff Area 260

Length

Width

Foundation

Ex. Wall

Roof Cover METAL

Roof Style

Plumbing

Year Built

Eff. Year Built: 1993

Cond. P F A G E

% Comp

Econ

RMV: 1,850

Lump Sum

Except Code/Year

Comments

Seg.Type DF

Seg. # 1.4

Method: R05

Class

Area 56

Eff Area 56

Length 8

Width 7

Foundation

Ex. Wall

Roof Cover

Roof Style

Plumbing

Year Built

Eff. Year Built: 1993

Cond. P F A G E

% Comp

Econ

RMV: 270

Lump Sum

Except Code/Year

Comments

Seg.Type PA

Seg. # 1.5

Method: R05

Class

Area 56

Eff Area 56

Length 8

Width 7

Foundation

Ex. Wall

Roof Cover METAL

Roof Style

Plumbing

Year Built 2001

Eff. Year Built: 2001

Cond. P F A G E

% Comp

Econ

RMV: 490

Lump Sum

Except Code/Year

Comments

Out Buildings and Skirting

Seg.Type MHSK

Seg. # 1.2

Method: M04

Class

Area 142

Eff Area 142

Length

Width

Foundation

Ex. Wall WOOD

Roof Cover

Roof Style

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt.

Eff. Yr. Blt: 1993

Cond. P F A G E

Adj. Codes

% Comp

Func

Econ

RMV: 620

Lump Sum

Except Code/Year

Comments

Seg.Type MP

Seg. # 2.1

Method: M09

Class 4

Area 80

Eff Area 80

Length 10

Width 8

Foundation

Ex. Wall

Roof Cover

Roof Style

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1993

Eff. Yr. Blt: 1993

Cond. P F A G E

Adj. Codes FLCM

% Comp

Func

Econ

RMV: 580

Lump Sum

Except Code/Year

Comments

Appr Comments -

- small (min. sq. ft)

- simple architecture

- heavier trim



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 132494 MLS#: 814781 Instrument # _____

Situs: 1569 Fern Ridge Dr

Sale Type: 33 Sale Price: 110,000 Sale Date 6-3-24

Verified With: Donna (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) ☒ Yes ☐ No
2. Was a realtor involved? ☒ Yes ☐ No
3. Was the sale between related parties? (business/family/other) ☐ Yes ☒ No
4. Did you shop around? _____ How long? _____ ☐ Yes ☐ No
5. Was there trade involved? _____ Estimated value: _____ ☐ Yes ☐ No
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) _____ Estimated value: _____ ☐ Yes ☐ No
7. Did you pay any back taxes? ☐ Yes ☐ No
8. Did the seller pay any closing costs or any other concessions? \$ _____ ☐ Yes ☒ No
9. Were you under any pressure to buy / sell the property? ☒ Yes ☐ No
10. Do you feel the price paid was fair market value? ☐ Yes ☐ No
11. Condition at sale: ☐ Poor ☐ Fair ☒ Average ☐ Good ☐ Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: _____ Value \$ _____

13. Appraiser _____ Date _____ Have any improvements been made to the property since time of purchase? ☐ Yes ☐ No

Description HAD to Add tie downs to home



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

Appraiser Sales Verification From

Primary Acct: 132494
MTL: 091W020000700
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
132494

Situs: 1569 FERN RIDGE RD SE # 27 STAYTON, OR 97383

Grantor:
LEFFLER, VICKI

Grantee:
HOUGHTON, DONNA

Deed: MS
Accts In Sale: 1
Sale Date: 6/3/2024
Sale Price: 110,000
Code: 33
Ratio: 78

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 86060

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

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

Appraiser: _____ Date: _____





8-29-24