

lak 3.21.25

Summary

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

Print Date: 3/10/2025

Acct ID: 132961

MTL: 091W020000700P1

Date: 3/18/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1541 FERN RIDGE RD SE # 4 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 132961

Year: 2025

Last Date Appraised: 02/09/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: KNUTZEN, JOSHUA D

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 43530

RMV Land: 0

RMV Imp: 70300

RMV Total: 70300

MAV: 43530

MSAV: 0

SAV: 0

Comment: 24-25: SV; L2 02.09.24 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: 447 +	Year Blt: 1994	Eff Year Blt: 1999	Sq.Ft: 1188	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE				Dimensions: 44x27		RMV: 70300
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	4 +	Finished	1188	3	FB-2	1994	1999	KIT, HVAC, ROOF+, BATH - 2, SKIRT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	48	1999	612	0
GARDEN SHED	4	80	1999	0	0
ROOF EXTENSION OR PATIO COVER	4	312	1999	5248	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



2023
Sale

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 132961		Parcel No.: 091W020000700			
Property Address: 1541 FERN RIDGE RD SE #4					
City: STAYTON		County:	State: OR	ZipCode: 97383	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
GS N/V PR 27' MA 1188 sf 44' DW 132961 091W020000700					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1188.0	142.0	1188.0
Net LIVABLEcnt1 (rounded)1,188					
COMMENT TABLE 1					
APEXED BY LK 8-8-24					
COMMENT TABLE 2			COMMENT TABLE 3		
2-9-24 SV TS					

Summary

Lead Appr:

APEXED BY LK 8-8-24

Clerk:

lak

Lead Clerk:

Appr:

Print Date: 1/3/2024

Acct ID: 132961

MTL: 091W020000700P1

Date: 2/9/24

Appr: 03

Prop Class: 019

RMV Prop Class: 019

Situs: 1541 FERN RIDGE RD SE # 4 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 132961

ape

Year: 2024

Last Date Appraised: 07/16/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: KNUTZEN, JOSHUA D

Roll Type: MS

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 42270

RMV Land: 0

RMV Imp: 56680

RMV Total: 56680

MAV: 42270

MSAV: 0

SAV: 0

Comment: BOULDERS,THE, SPACE #4, MS SERIAL # ORFLR48AB18425BS, X # X00231209, Home ID 278906, PERSONAL MS

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: 447 +	Year Blt: 1994	Eff Year Blt: 1999	Sq.Ft: 1188	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE				Dimensions: 44x27	RMV: 56680	
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	4 +	Finished	1188	3	FB-2	1994	1999	BATH - 2, KIT, HVAC, ROOF+, SKIRT

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	48	1999	486	0
MULTI-PURPOSE BUILDING	4	80	1999	0	0
ROOF EXTENSION OR PATIO COVER	4	312	1999	4162	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Possible Dry Ad SS on side - next to skirt

MLS new Floors make it your own



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 1/8/2024

Appraiser Sales Verification From

Primary Acct: 132961
MTL: 091W020000700
MaSaNh/P.Class: 1705000/19
Appraiser: THERESA
MS Acct: SWEARINGEN
132961

Situs: 1541 FERN RIDGE RD SE # 4 STAYTON, OR 97383

Grantor:
STROUD, TERRY L & STROUD, PATSY G

Grantee:
KNUTZEN, JOSHUA D

Deed: MS
Accts In Sale: 1
Sale Date: 5/26/2023
Sale Price: 75000
Code: 0
Ratio: 117
Total Sale RMV:
Land:
OSD:
Imp: 87510
Grand Total: 56680

Attempt	Date/Time	Reason
1 st	2/9/24 11:50	LCB
2 nd		

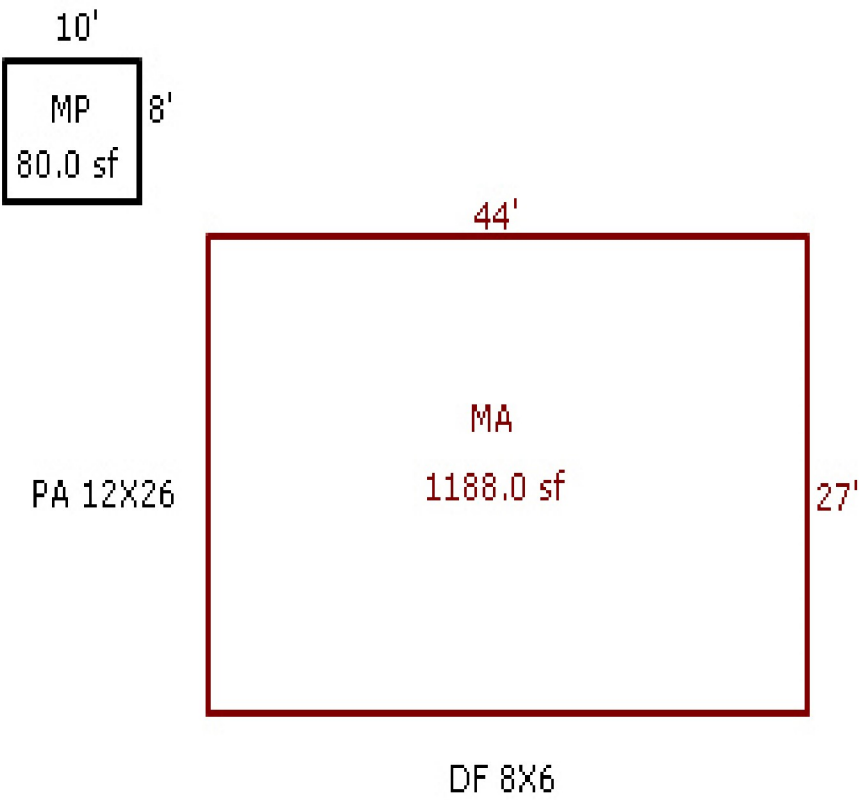
Contact: Joshua Phone/email:

1. Was the property listed on the open market? Days: 43 MLS: 803738 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:
- New Roof, Replaced Floor

Comments: working siding this summer

Fair for Market

Appraiser: 02 Date: 2/20/24







Tom Ruhlberg
Assessor

M132961 091W02 00700 Appr # 014 Date 7-16-15 Prop Class 019 Prop Code 1547
Situs Address 1541 FERN RIDGE RD SE Franchise Code 04 Year For: 2015-2016
Owner STROUD, TERRY L. & 33

Notes: Inventory Update Tags Cycle Sales Verification Other: 2008-File

RMV Imp: 24,289 RMV Total: 24,280 M50 Total: 24,280

Seg. Type MA Seg. # 1.1 Method M04 Class 20 Area 1188 Eff Area 1188 Length 44 Width 27
Make: FLEETWOOD Model: BERKSHIRE Intinish: GYPSUM Roof Cover ARCMP
Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW, DSP, H&F Bedrooms: 3
Year Built 1994 Eff. Year Built 1994 1999 Cond. P F A G E % Comp Func Econ RMV 20,910
Adj Codes MSLCMD: MSD: QTY 44 Comments good care (3 yr)
Lump Sum Except Code/Year Comments class chg = Appr judgment

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 312 Eff Area 312
Length 26 Width 12 Foundation Ex. Wall Roof Cover METAL
Roof Style Plumbing
Year Built Eff. Year Built: 1994 Cond. P F A G E % Comp Econ RMV: 2,440
Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 48 Eff Area 48
Length 8 Width 6 Foundation Ex. Wall Roof Cover
Roof Style Plumbing
Year Built 1994 Eff. Year Built: 1994 Cond. P F A G E % Comp Econ RMV: 250
Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT 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: 1994
Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 680
Lump Sum Except Code/Year Comments

Seg. Type MP MULTI/MISC PUR Seg. # 2.1 Method: FJN Class 4 Area 80 Eff Area 80
Length 10 Width 8 Foundation Ex. Wall PLYWD Roof Cover COMP
Roof Style 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





2-9-24