

LAK 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 133102

MTL: 081W30C001202P1

Date: 3/11/25

Appr: 02

ts 4-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 111 CARMEL DR # 48 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 133102

Year: 2025

Last Date Appraised: 06/24/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: COLLINS, JEFFREY

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

CB

TTO

INSP

AV: 64050

RMV Land: 0

RMV Imp: 75440

RMV Total: 75440

MAV: 64050

MSAV: 0

SAV: 0

Comment: MILL CREEK ESTATES, SPACE #48, MS SERIAL # WAFLS31AB1346WC13, X # X00233461, Home ID 280651, 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: 05058

Stat Class: 467 -

Year Blt: 1995

Eff Year Blt: 1995

Sq.Ft: 1526

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 75440

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	1526	3	FB-2	1995	1995	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	120	1995	1162	0	
GARDEN SHED	6	208	1995	1327	0	
ROOF EXTENSION OR PATIO COVER	6	120	1995	1531	0	
ROOF EXTENSION OR PATIO COVER	6	456	1995	5819	0	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
w.m.

Soaking Tub
original.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133102
MTL: 081W30C001202
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 133102

Date Printed: 2/6/2025

Situs: 111 CARMEL DR # 48 AUMSVILLE, OR 97325

Grantor: MCCLAIN, WAYNE CRAIG JR
Grantee: COLLINS, JEFFREY

Sale ID: 30612
Deed:
Accts In Sale: 1
Sale Date: 9/1/2024
Sale Price: 120,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 97,210
Total: 97,210
Ratio (Cert. Total RMV/Sale Price): 81

Attempt	Date/Time	Reason
1 st	3/11/25 9:40	LCB
2 nd		

Contact: _____ Phone/email: _____

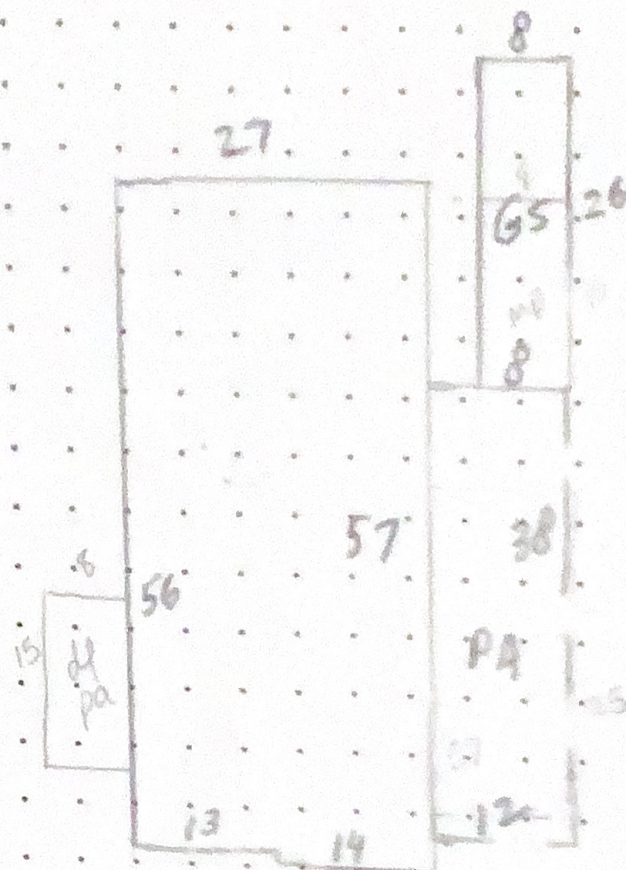
1. Was the property listed on the open market? Days: 103 MLS: 817056 Y N
2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
3. Did the seller pay closing costs or make other concessions? \$ _____ Y N
4. Was the sale between related parties? (business or family) 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: 02 Date: 3/26/25

TAX LOT:



CALCULATIONS: $(27 \times 57) - (1 \times 13) = 1526 \text{ SF}$ SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
7-24-95	79	✓ Waverly Crest	Fleetwood		
7-3-02	28				
6-24-15	DT4				



M133102 6-24-15

MI33102 081W30C 01202 Appr # DTY Date 6-21-15 Prop Class 019 Prop Code 167
Situs Address 111 CARMEL DR, #48 Franchise Code 04 Year For: 2016-2016
Owner MCCLAIN, WAYNE C &

Notes: Inventory Update Tags Cycle Sales Verification Other: RMV
RMV Imp: 32,290 RMV Total: 32,290 M50 Total: 32,290

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1539 Eff Area 1539 Length 57 Width 27
Make: FLEETWOOD Model: WAVERLYCREST Intfinish: DRYWL Roof Cover COMP
Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW, DSP, MICRO Bedrooms: 3
Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
Adj Codes MSLCMD, MSD, OLTQ Qty 6 % Comp ____ Func ____ Econ ____ RMV 26,930
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements CLASS Chg = appr judgement

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class 456 Area 300 Eff Area 300
Length 25 Width 12 Foundation Ex. Wall Roof Cover METAL 456
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1995 Cond. P F A G E % Comp ____ Econ ____ RMV: 2,140
Lump Sum ____ Except Code/Year ____ Comments carpet

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 120 Eff Area 120
Length 15 Width 8 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1995 Cond. P F A G E % Comp ____ Econ ____ RMV: 570
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type PA MFD STRUCT Seg. # 1.5 Method: R05 Class Area 120 Eff Area 120
Length 15 Width 8 Foundation Ex. Wall Roof Cover METAL
Roof Style Floor Plumbing
Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,040
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 169 Eff Area 169
Length Width Foundation Ex. Wall WOOD Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1995
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 740
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type MP 65 GARDEN SHED (M Seg. # 2.1 Method: F09 Class 4 208 Area 120 Eff Area 120
Length 15 Width 8 Foundation Ex. Wall Roof Cover COMP 208
Roof Style Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1995
Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 870
Lump Sum ____ Except Code/Year ____ Comments ____

