

Summary

Lead Appr: \_\_\_\_\_ Clerk: **LAK 4.3.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 2/7/2025

Acct ID: 133226 MTL: 081W30C001202P1 Date: **3/11/25** Appr: **02** ts **4-11-25** Prop Class: 019 RMV Prop Class: 019

Situs: 330 ASPEN DR # 17 AUMSVILLE, OR 97325 MaSaNh: 17 05 000 Unit: 143552 Year: 2025

Last Date Appraised: 06/25/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: ADAIR, KAYLA ROSE Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 54100

RMV Land: 0 RMV Imp: 64480 RMV Total: 64480 MAV: 54100 MSAV: 0 SAV: 0

Comment: MILL CREEK ESTATES, SPACE #17, MS SERIAL # WH15557, X # X00235310, PERSONAL MS

Notations

No notation data available.

update inv 5/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

|                                                          |                  |                   |                   |                    |               |                 |
|----------------------------------------------------------|------------------|-------------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 1                                                  | Code Area: 05058 | Stat Class: 457 - | Year Blt: 1996    | Eff Year Blt: 1996 | Sq.Ft: 1404   | % Complete: 100 |
| Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE |                  |                   | Dimensions: 52x27 |                    | RMV: 64480    |                 |
| 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 |
|-------------|-------|---------------|------------|------|-------|--------|------------|-------------------------------------------|-----------|
| First Floor | 5 -   | Finished      | 1404       | 3    | FB-2  | 1996   | 1996       | KIT-, SKIRT, ROOF, HVAC+, FP, 1, BATH - 2 | N         |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception      |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK                          | 5     | 48        | 1996       | 486  | 0        | Exception: Y N |
| MULTI-PURPOSE BUILDING        | 5     | 80        | 1996       | 0    | 0        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5     | 48        | 1996       | 640  | 0        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5     | 300       | 1996       | 4002 | 0        | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



ms  
newer roof  
paint, HP  
selling as is  
w.m.  
original



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133226  
MTL: 081W30C001202  
MaSaNh/P.Class: 1705000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 133226

Date Printed: 2/6/2025

Situs: 330 ASPEN DR # 17 AUMSVILLE, OR 97325

Grantor:  
HOUGHTON, DONNA R

Grantee:  
ADAIR, KAYLA ROSE

Sale ID: 30330      Tax Statement RMV  
Deed:      Land & OSD: 0  
Accts In Sale: 1      Imp: 86,290  
Sale Date: 7/30/2024      Total: 86,290  
Sale Price: 124,000      Ratio (Cert. Total RMV/Sale Price): 70  
Condition Code: 00

| Attempt         | Date/Time    | Reason |
|-----------------|--------------|--------|
| 1 <sup>st</sup> | 3/11/25 9:25 | LCB    |
| 2 <sup>nd</sup> |              |        |

Contact: Kayla Phone/email:

1. Was the property listed on the open market? Days: 123 MLS: 815155 

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... estate 

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:

Flooring, Paint, WH (sub floor)  
sub floors,

Comments:  
overpaid for issue

Appraiser: 02 Date: 3/11/25

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M133226**

MAP NO: **081W30C**

TAX LOT: **01202**

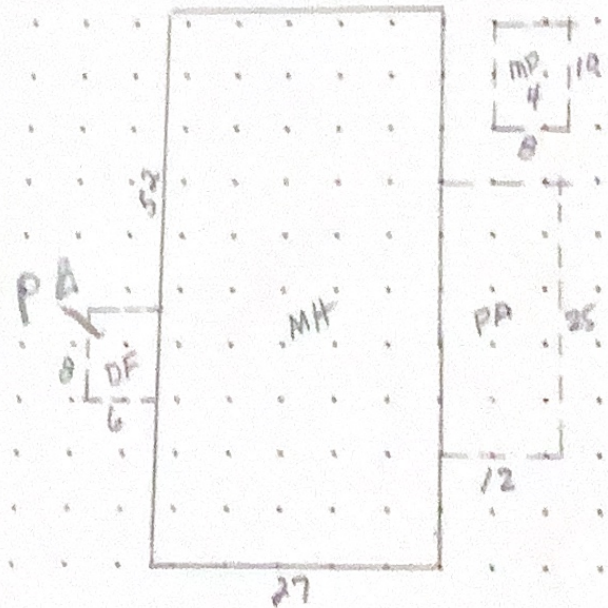
081W30C 012

51D

00565050

BROWN, RO

330 ASPEN



CALCULATIONS:

**27 x 52 = 1404**

SCALE: 1" = 20'

MILL CREEK ESTATES MHP #17

| MEASUREMENT VERIFIED |        | YR BLT: 96 | ADDRESS: 330 ASPEN DR | SALES |      |
|----------------------|--------|------------|-----------------------|-------|------|
| DATE                 | BY     | REMARKS:   | BUILDER: Goldenwest   | Date  | Amt. |
| 7-1-96               | WAP 79 |            |                       |       |      |
| 7/2/02               | 28     |            |                       |       |      |
| 6-25-15              | BT4    | NV - cycle |                       |       |      |



M133226 6-25-15

M133226 081W30C 01202 Appr #: DT4 Date 6-25-15 Prop Class 019 Prop Code T67 757  
Situs Address 330 ASPEN DR, #17 Franchise Code 04 Year For: 2015-2016 42  
Owner BROWN, RONALD A &

Notes: Inventory Tags Cycle Sales Verification Other:  
RMV Imp: 27,380 RMV Total: 27,380 M50 Total: 27,380

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1404 Eff Area 1404 Length 52 Width 27  
Make: GOLDENWEST Model: Intfinish: DRYWL Roof Cover COMP  
Plumbing BATH2 Heat: FA Fireplace: HIRTH- Inter. Comp: DW;H&F Bedrooms: 3  
Year Built 1996 Eff. Year Built 1996 Cond. P F A G E  
Adj Codes MSD-QLTY;MSLCMD Qty 5- % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV 23,680  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_

### Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 300 Eff Area 300  
Length 25 Width 12 Foundation Ex. Wall Roof Cover METAL  
Roof Style Floor Plumbing  
Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp \_\_\_\_ Econ \_\_\_\_ RMV: 2,140  
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 Floor Plumbing  
Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp \_\_\_\_ Econ \_\_\_\_ RMV: 230  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_

### Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 158 Eff Area 158  
Length Width Foundation Ex. Wall WOOD Roof Cover  
Roof Style Floor Plumbing  
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1996  
Cond. P F A G E Adj. Codes % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 690  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_

Seg.Type MP MULTI/MISC PUR Seg. # 2.1 Method: F09 Class 4 Area 80 Eff Area 80  
Length 10 Width 8 Foundation Ex. Wall Roof Cover COMP  
Roof Style Floor DIRT Plumbing  
Heat Int. Comp. Elect. Yr. Blt. 1996 Eff. Yr. Blt: 1996  
Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 640  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_

M133226 081W30C 01202 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T67  
Situs Address 330 ASPEN DR, #17 Franchise Code 04 Year For: 2015-2016  
Owner BROWN, RONALD A &

Tags      Cycle      Sales Verification      Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Imp: 27,380

RMV Total: 27,380

M50 Total: 27,380

Segment

Class

Dim/Size

## Foundation

Exter Wall

### Wall Height

## Inter Finish

### Roof Cover

### Roof Style

## Flooring

## Plumbing

Electric

**Misc.**

Yr Blt

Eff Yr

Cond.

**% Good**

|      | % Comp |
|------|--------|
| 100% |        |
| 90%  |        |
| 80%  |        |
| 70%  |        |
| 60%  |        |
| 50%  |        |
| 40%  |        |
| 30%  |        |
| 20%  |        |
| 10%  |        |
| 0%   |        |

**Lump Sum**

Except.Code

## Land Segments

| Seg.<br>No | Description | Schedule | Acres | Adjustment Codes | Exception Code |
|------------|-------------|----------|-------|------------------|----------------|
|------------|-------------|----------|-------|------------------|----------------|

Eff Acres                      Companion Accounts

## ROUTING SLIP

Date 7/1/15 Clerk P

Date 7/23 Clerk                       
**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)  
                     14 7-9-15

☒ Data entry reviewed by/comments LR 7-8-15

☐ Appraiser response \_\_\_\_\_

☐ Reviewed by lead appraiser/comments \_\_\_\_\_