

Summary

Lead Appr: _____ Clerk: **LAK 4.3.25** Lead Clerk: _____ Appr: _____

Print Date: 2/7/2025

Acct ID: 133587

MTL: 081W30C001200P1

Date: **3/11/25**

Appr: **02**

Prop Class: 019

RMV Prop Class: 019

Situs: 640 WINDEMERE ST # 20 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 133587

Year: 2025

Last Date Appraised: 07/01/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: BENTON, CASANDRA JEAN

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

Inspection level: 1 **2** 3 4

LCB **TTO** INSP

AV: 48380

RMV Land: 0

RMV Imp: 62210

RMV Total: 62210

MAV: 48380

MSAV: 0

SAV: 0

Comment: WINDEMERE MEADOWS , SPACE #20, MS SERIAL # WAFLT131AB14236WP13, X # X00239875, Home ID 285843, PERSONAL MS

Notations

No notation data available.

update 24B + INV I/O Class

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05050

Stat Class: 457 **5**

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1296

% Complete: 100

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

Dimensions: 48x27

RMV: 62210

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	1296	3	FB-2	1996	1996	SKIRT, ROOF, HVAC+, KIT-, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1996	486	0
DECK	5	324	1996	3279	0
MULTI-PURPOSE BUILDING	5	80	1996	773	0
ROOF EXTENSION OR PATIO COVER	5	300	1996	4002	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
new floors, paint, siding, roof

win

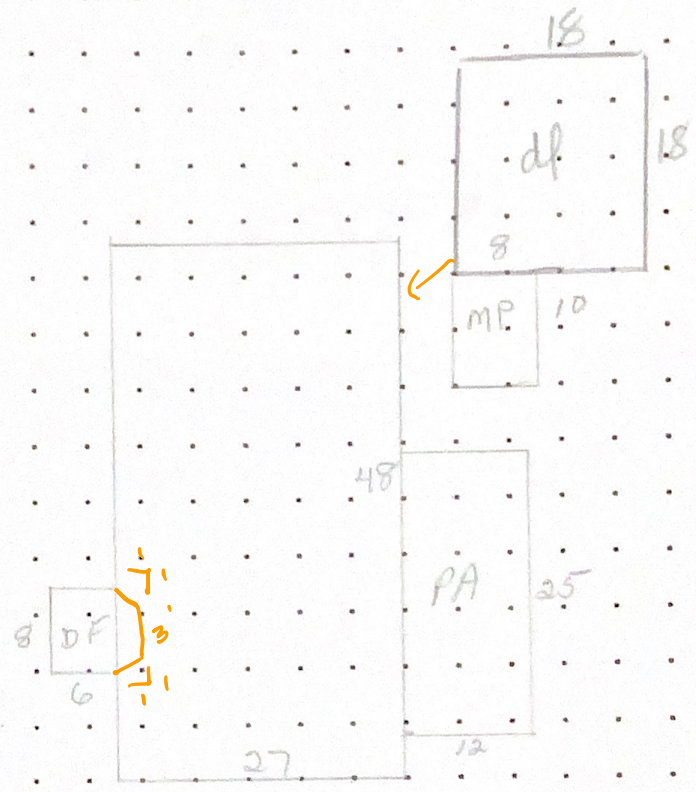
M/33587

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 239875

MAP NO:

TAX LOT:



CALCULATIONS: 27x48 = 1296

SCALE: 1" = 20'

5
1291

MEASUREMENT VERIFIED		YR BLT: 96	ADDRESS: 640 Windemere St	SALES	
DATE	BY	REMARKS: NV-cycle	BUILDER: Fleetwood Woodland Park	Date	Amt.
2-97	10/39				
6-18-02	28				
7-1-15	DT4				



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133587
MTL: 081W30C001200
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 133587

Date Printed: 2/6/2025

Situs: 640 WINDEMERE ST # 20 AUMSVILLE, OR 97325

Grantor:
PICKLE, CHRISTIN GRACE

Grantee:
BENTON, CASANDRA JEAN

Sale ID: 32404 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 83,250
Sale Date: 11/13/2024 Total: 83,250
Sale Price: 130,000 Ratio (Cert. Total RMV/Sale Price): 64
Condition Code: 00

Attempt	Date/Time	Reason
1 st	3/11/25 9:10	LCB
2 nd		

Contact: CASandra Phone/email: _____

1. Was the property listed on the open market? Days: 61 MLS: 821408 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: _____

little High

Comments: Need Bathroom Floors

Appraiser: 02 Date: 3/1

M133587 081W30C 01200 Appr #: 014 Date 7-1-15 Prop Class 019 Prop Code T67T57
Situs Address 640 WINDEMERE ST, #20 Franchise Code 04 Year For: 2015-2016
Owner PICKLE, BYRON &

Notes: Inventary update Tags Cycle Sales Verification (15-15) Other: 34
RMV Imp: 30,370 RMV Total: 30,370 M50 Total: 30,370

Seg.Type MA Seg. # 1.1 Method M04 Class SD Area 1296 Eff Area 1296 Length 48 Width 27
Make: FLEETWOOD Model: WOODLAND PARK Intfinish: DRYWL Roof Cover COMP
Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW;H&F Bedrooms: 3
Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
Adj Codes MSLCMD;MSD-OLTY Qty 5- % Comp ____ Func ____ Econ ____ RMV 24,290
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 48 Eff Area 48
Length 8 Width 6 Foundation Ex. Wall Roof Cover
Roof Style Plumbing
Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ____ Econ ____ RMV: 250
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class Area 300 Eff Area 300
Length 25 Width 12 Foundation Ex. Wall Roof Cover METAL
Roof Style Plumbing
Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ____ Econ ____ RMV: 2,350
Lump Sum ____ Except Code/Year ____ Comments carport

Seg.Type DF MFD STRUCT Seg. # 1.5 Method: R05 Class Area 324 Eff Area 324
Length 18 Width 18 Foundation Ex. Wall Roof Cover
Roof Style Plumbing
Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ____ Econ ____ RMV: 2,060
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 150 Eff Area 150
Length Width Foundation Ex. Wall WOOD Roof Cover
Roof Style Plumbing
Heat Elect. Yr. Blt. Eff. Yr. Blt: 1996
Cond. P F A G E Int. Comp. Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 720
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 Plumbing
Heat Elect. Yr. Blt. 1996 Eff. Yr. Blt: 1996
Cond. P F A G E Int. Comp. Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 700
Lump Sum ____ Except Code/Year ____ Comments ____



M133587 7-01-15