

Summary

lak 4.2.25

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

Print Date: 2/7/2025

Acct ID: 131245

MTL: 052W12DD00600P1

Date: 2/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 612 N CASCADE DR # 22 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 142601

Year: 2025

Last Date Appraised: 03/29/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ENSMINGER, DONALD

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4 ICF

TTO INSP

AV: 37930

RMV Land: 0

RMV Imp: 54430

RMV Total: 54430

MAV: 37930

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 03.29.24 SH

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 03030

Stat Class: 457

Year Blt: 1989

Eff Year Blt: 1989

Sq.Ft: 1309

% Complete: 100

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

Dimensions:

RMV: 54430

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	1309	3	FB-2	1989	1989	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	132	1989	1074	0
GARDEN SHED	5	120	1989	688	0
ROOF EXTENSION OR PATIO COVER	5	644	1989	6910	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



RMLS
new HP
& FMS

A. wind

original
w/ interior



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131245
MTL: 052W12DD00600
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131245

Date Printed: 2/6/2025

Situs: 612 N CASCADE DR # 22 WOODBURN, OR 97071

Grantor:
SEEHAFER, BRENDA J

Grantee:
ENSMINGER, DONALD

Sale ID: 30911
Deed:
Accts In Sale: 1
Sale Date: 8/30/2024
Sale Price: 82,500
Condition Code: 00

Tax Statement RMV
Land & OSD: 0
Imp: 57,200
Total: 57,200
Ratio (Cert. Total RMV/Sale Price): 69

Attempt	Date/Time	Reason
1 st	2/25/25 10:48	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 34 MLS: 24214262 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: 3/12/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 131245		Parcel No.: 052W12DD00600			
Property Address: 612 N CASCADE DR #22					
City: WOODBURN		County:	State: OR	ZipCode: 97071	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
131245 052W12DD00600 10' GS 100 sf 10' PR 48.5' MA 1309 sf 27' PR PR/DW Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA	GS	1.0	100.0	40.0	100.0
MFH	MA	1.0	1309.5	151.0	1309.5
Net LIVABLEcnt1 (rounded)1,310 Net BUILDINGcnt1 (rounded)100					
COMMENT TABLE 1					
APEXED BY LK 8.13.24					
COMMENT TABLE 2			COMMENT TABLE 3		
3-29-24 CYCLE SH					

Summary

APEXED BY

LK 8.13.24

Lead Appr:

lak

Clerk:

Lead Clerk:

Appr: SH 5/14/24

Print Date:

2/22/2024

Acct ID: 131245

MTL: 052W12DD00600P1

Date: 3/29/24

Appr: Sth

Prop Class: 019

RMV Prop Class: 019

Situs: 612 N CASCADE DR # 22 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 142601

Year: 2024

Last Date Appraised: 09/04/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SEEHAFFER, BRENDA J

Roll Type: MS

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 35110

RMV Land: 0

RMV Imp: 35110

RMV Total: 35110

MAV: 36830

MSAV: 0

SAV: 0

Comment: DRIFTWOOD MOBILE HOME PARK, SPACE #22, MS SERIAL # ORFLK48AB10750GH, X # X00202996, PERSONAL MS

update inventory

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 03030

Stat Class: 457

Year Blt: 1989

Eff Year Blt: 1989

Sq.Ft: 1296

% Complete: 100

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

Dimensions: 48x27

RMV: 35110

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	1989	1989	BATH - 2, ROOF+, SKIRT, HVAC+, KIT- Exception: Y N

1309 match sketch

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	132	1989	697	0	Y N
GARDEN SHED	5	120	1989	446	0	Y N
ROOF EXTENSION OR PATIO COVER	5	644	1989	4482	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

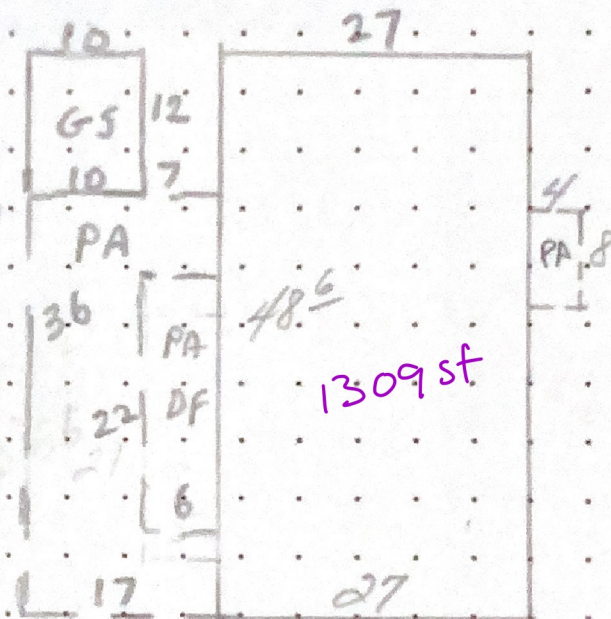
Active - original inter

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131245

MAP NO:

TAX LOT:



CALCULATIONS: $PA \quad (4 \times 8) + (17 \times 36) = 644 \text{ } \square$
 $DF = 6 \times 22 = 132 \text{ s.f.}$

SCALE: 1" = 20'

612 N. CASCADE DR #22

MEASUREMENT VERIFIED		YR BLT: 89	ADDRESS: DRIFTWOOD MHP		SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: FLTWD GREEN HILL			
2-22-96	7940P					
2-8-10	DT4					
9-4-12	DT4	NV cycle				

