

lak 4.2.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 2/7/2025

Acct ID: 133184

MTL: 091W020000700P1

Date: 3/18/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1549-B FERN RIDGE RD SE # 35 STAYTON, OR 97383

MaSaNh: 17 05 000

Unit: 143527

Year: 2025

Last Date Appraised: 06/07/2018

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: NETHKEN, CONNIE VIRGINIA

Roll Type: MS

Cycle Tag Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 62860

RMV Land: 0

RMV Imp: 92970

RMV Total: 92970

MAV: 62860

MSAV: 0

SAV: 0

Comment: BOULDERS,THE, SPACE #35, MS SERIAL # PH201149, X # X00234782, Home ID 281712, 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: 467	Year Blt: 1997	Eff Year Blt: 1999	Sq.Ft: 1350	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 50x27		RMV: 92970	
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	6	Finished	1350	3	FB-2	1997	1999	ROOF, SKIRT, HVAC+, KIT-, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	160	1999	2042	0
GARDEN SHED	6	150	1999	1305	0
ROOF EXTENSION OR PATIO COVER	6	376	1999	6324	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS  
New Floors

clean w/m,



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133184  
MTL: 091W020000700  
MaSaNh/P.Class: 1705000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 133184

Date Printed: 2/6/2025

Situs: 1549-B FERN RIDGE RD SE # 35 STAYTON, OR 97383

Grantor:  
SEARLES, FRANK WILLIAM

Grantee:  
NETHKEN, CONNIE VIRGINIA

Sale ID: 32407      Tax Statement RMV  
Deed:      Land & OSD: 0  
Accts In Sale: 1      Imp: 119,450  
Sale Date: 11/22/2024      Total: 119,450  
Sale Price: 139,900      Ratio (Cert. Total RMV/Sale Price): 85  
Condition Code: 00

Attempt	Date/Time	Reason
1 <sup>st</sup>	3/18/25 12:30	LCB
2 <sup>nd</sup>		

Contact: Connie Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: 63      MLS: 821604      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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

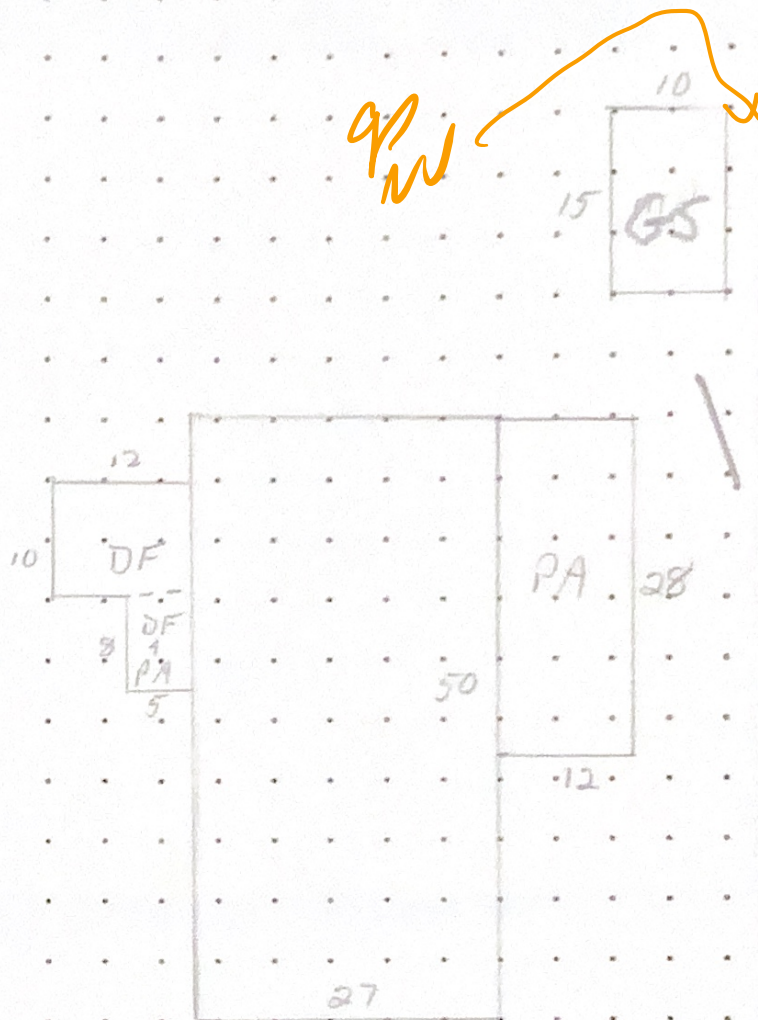
Comments: paid Fair price

They knew seller By listed for sale  
& they lived in the park      Appraiser: 22      Date: 3/24/24

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X234782 MAP NO:

TAX LOT:



CALCULATIONS:  $27 \times 50 = 1350$

SCALE: 1" = 20'

The Boulders MH Park

MEASUREMENT  
VERIFIED

YR BLT: 97

ADDRESS: 1549 B Fern Ridge

SALES  
Date Amt.

DATE  
2-97

BY

VB  
(84)

REMARKS:

BUILDER: Palmharbor

6-7-18 02 SWW

7-20-15

DT4

NV-cycle



MI33184 091W02 00700 Appr #: 22 Date 6/7/18 Prop Class 019 Prop Code T67  
Situs Address 1549 FERN RIDGE RD SE, Franchise Code 02 Year For: 2018-2019  
Owner SILVA GARCIA JORGE LUIS  
Tags Cycle Sales Verification Other: TTV update 72 7969  
Notes:

RMV Imp: 53,410

RMV Total: 53,410

M50 Total: 51,140

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1350 Eff Area 1350 Length 50 Width 27  
Make: PALM HARBO Model: Intfinish: DRYWL Roof Cover COMP  
Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: DW;DSP;H&F Bedrooms: 3  
Year Built 1997 Eff. Year Built 1997 1999 Cond. P F A G E  
Adj Codes MSLCMD Qty 6 % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV 45,590  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments EUB - A

### Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 376 Eff Area 376  
Length Width Foundation Ex. Wall Roof Cover  
Roof Style Floor Plumbing  
Year Built Eff. Year Built: 1997 Cond. P F A G E % Comp \_\_\_\_ Econ \_\_\_\_ RMV: 3,800  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 160 Eff Area 160  
Length Width Foundation Ex. Wall Roof Cover  
Roof Style Floor Plumbing  
Year Built Eff. Year Built: 1997 Cond. P F A G E % Comp \_\_\_\_ Econ \_\_\_\_ RMV: 1,080  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments

### Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 154 Eff Area 154  
Length Width Foundation Ex. Wall WOOD Roof Cover  
Roof Style Floor Plumbing  
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1997  
Cond. P F A G E Adj. Codes % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 950  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments

Seg.Type GS RESIDENTIAL Seg. # 2.1 Method: R05 Class Area 150 Eff Area 150  
Length 15 Width 10 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 % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 1,990  
Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments

Pr owner  
Fresh Paint  
4 Inside  
New Floors  
New Trim  
New CT-LIAN

no inside pictures

MLS  
Home made by cleaning  
Sold also