

lak 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 133487

MTL: 041W34B001201P1

Date: 7/25/25

Appr: 02

ts 4-8-25

Prop Class: 019

RMV Prop Class: 019

Situs: 3922 PACIFIC CIR # 25 HUBBARD, OR 97032

MaSaNh: 12 05 000

Unit: 143664

Year: 2025

Last Date Appraised: 12/12/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SOTO ASTORGA, LESLIE PAOLA

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 2 3 4 LCB TTO INSP

AV: 54420

RMV Land: 0

RMV Imp: 61200

RMV Total: 61200

MAV: 54420

MSAV: 0

SAV: 0

Comment: 23-24: L2 12.12.22 TS

Notations

No notation data available.

up date 24B I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15119

Stat Class: 457

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1188

% Complete: 100

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

Dimensions: 44x27

RMV: 61200

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

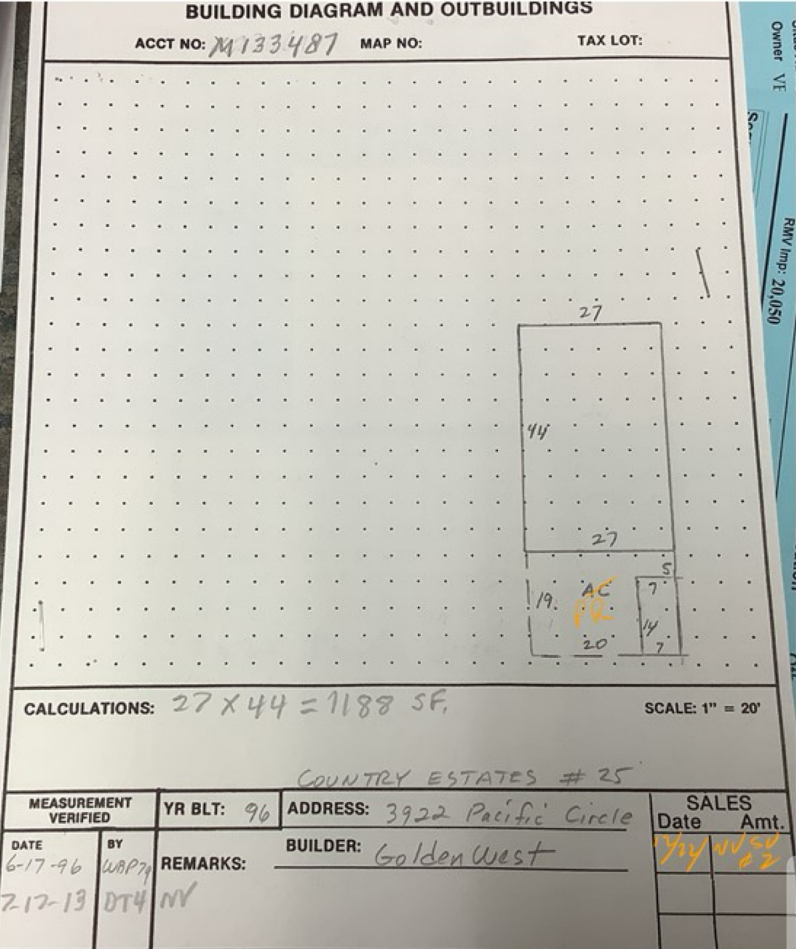
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1188	3	FB-2	1996	1996	HVAC+, SKRT+, ROOF+, KIT, BATH - 2	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	513	1996	6843	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



RMCS
new Floors, Roof
Paint, new shower



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133487
MTL: 041W34B001201
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 133487

Date Printed: 2/6/2025

Situs: 3922 PACIFIC CIR # 25 HUBBARD, OR 97032

Grantor:
ROCKE, MARY ANN

Grantee:
SOTO ASTORGA, LESLIE PAOLA

Sale ID: 30334
Deed:
Accts In Sale: 1
Sale Date: 7/25/2024
Sale Price: 147,900
Condition Code: 00

Tax Statement RMV
Land & OSD: 0
Imp: 81,900
Total: 81,900
Ratio (Cert. Total RMV/Sale Price): 55

Attempt	Date/Time	Reason
1 st	7/25/25 9:53	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 38 MLS: 24231289 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

5324 SV. L 2 12-12-22 #2 TTD mis - P.ct ✓

LAK

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 133487
Map 041W34B001201P1
Mailing ROCKE, MARY ANN
ROCKE, MICHAEL DAVID
ROCKE, AMANDA CATHERINE
3922 PACIFIC CIR
HUBBARD OR 97032
Situs 3922 PACIFIC CIR #25 HUBBARD OR 97032
Appraiser THERESA SWEARINGEN
Appraisal Area 02-05-000
Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE
Inspected 07/17/2013
ts 3-30-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	15119	1996	1996	100	35	100	Tabled	17,940	17,940	51,310	0	17,940	1,188
Rooms: 3 - BD, 2 - FB													

Floor Segments									
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN	
First Floor	1996	1996	35	5	100		1,188	42,031	

Improvement Inventory									
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV		
1st	BATH - FULL	2	1,019	1st	FORCED AIR	1,188	1,230		
1st	DISHWASHER	1	244	1st	HOOD & FAN	1	139		
1st	DISPOSAL	1	65	1st	ROOF COVER - COMPOSITION	1,188	0		
1st	FINISH - PLASTR/TEXTRD DRYWALL	1	0	1st	SKIRTING - WOOD	142	530		

Totals	
Description	RMV
First Floor	\$17,937
Inventory	\$0
Accessories	\$0
Trend	100.00 %
Total RMV	\$17,940

Size Breakdown	
Finished	1,188

Comments 13-14 CYCLE WORK// 07-08 RECALC SETUP; #04 7/27/06 05-06; REMOVE VALUE AND INVENTORY FOR AC'S AND ST, BELONGS TO PARK SEE PARK FIL

update class & Inv ID

Segment	PR	
Class		
Dimensions/Size	573	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style	Asph	
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built	1996	
Eff. Year		
Condition		
% Complete		
Lump Sum		
Exception Code	570	
Segment	Class	Area

N133487 041W340 01201 Appr # 114 Date 7-17-13 Prop Class 019 Prop Code 157
 Situs Address 3922 PACIFIC CR, 825 Franchise Code 04 Year For: 2013-2014
 Owner: LANTOUILLEANA
 Notes: Lavette's Tags Cy20 Sales Verification Other:

Seg.Type	MA	Seg. #	1.1	Method	M04	Class	34	Area	1183	ER Area	1183	Length	64	Width	27
Make	GOLDENWEST	Model		Finish	TARP/TLS	Roof Cover	COMP								
Plumbing	EA112	Heat	FA	Fireplace		Inter. Comp	DW/DSP/HA								Bedrooms 3
Year Built	1996	ER Year Built	1996	Cond.	P F A G E	% Comp		Func		Econ					RMV: 19,470
Adj Code	M5D-OLTY/ANL/END	City													
Lump Sum		Except Code/Year													

RMV Total: 20,050
 MID Total: 20,050

Accessory Improvements

Seg.Type	MISK	Seg. #	1.2	Method	M04	Class		Area	142	ER Area	142
Length		Width		Foundation		Ex. Wall	WOOD				
Roof Style				Floor		Plumbing					
Heat		Int. Comp				Yr. Bld.	1996	ER Yr. Bld.	1996		
Cond.	P F A G E	Adj. Codes		% Comp		Func		Econ			RMV: 580
Lump Sum		Except Code/Year									

Out Buildings and Skirting
 Seg.Type MISK Seg. # 1.2 Method: M04 Class Area 142 ER Area 142
 Length Width Foundation Ex. Wall: WOOD Roof Cover
 Roof Style Plumbing Yr. Bld. 1996 ER Yr. Bld. 1996
 Heat Int. Comp Floor % Comp Func Econ RMV: 580
 Cond. P F A G E Adj. Codes
 Lump Sum Except Code/Year Comments

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: N133487 MAP NO: TAX LOT:

CALCULATIONS: $27 \times 44 = 1188 \text{ SF}$ SCALE: 1" = 20'

MEASUREMENT	YR BLD:	ADDRESS:	SALES
VERIFIED	96	3122 Pacific Circle	Date Amt
DATE	6-7-86	REMARKS:	2-17-13
BY	607-86	BUILDER:	Golden West
	2-17-13		NY

*new skirting
w/n.
new floor*

