

lak 4.2.25

Summary

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

Print Date: 2/7/2025

Acct ID: 133605

MTL: 081W30C001200P1

Date: 3/11/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 902 YORK ST # 89 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 143714

Year: 2025

Last Date Appraised: 07/06/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: KINSLEY, JAY MICHAEL

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 74040

RMV Land: 0

RMV Imp: 87380

RMV Total: 87380

MAV: 74040

MSAV: 0

SAV: 0

Comment: WINDEMERE MEADOWS , SPACE #89, MS SERIAL # WAFLT31AB14497WC13, X # X00240138, 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: 05050	Stat Class: 457 +	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 1782	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 66x27		RMV: 87380	
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	1782	3	FB-2	1997	1997	BATH - 2, SKIRT, ROOF+, HVAC+, KIT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1997	507	0
GARDEN SHED	5	120	1997	893	0
ROOF EXTENSION OR PATIO COVER	5	528	1997	7350	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Mossy Roof
Work needed



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133605
MTL: 081W30C001200
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 133605

Date Printed: 2/6/2025

Situs: 902 YORK ST # 89 AUMSVILLE, OR 97325

Grantor:
ARGUELLES, GILBERT

Grantee:
KINSLEY, JAY MICHAEL

Sale ID: 32295 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 117,960
Sale Date: 9/12/2024 Total: 117,960
Sale Price: 78,000 Ratio (Cert. Total RMV/Sale Price): 151
Condition Code: 006

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Monica Phone/email:

1. Was the property listed on the open market? Days: MLS: 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: Home was Father's

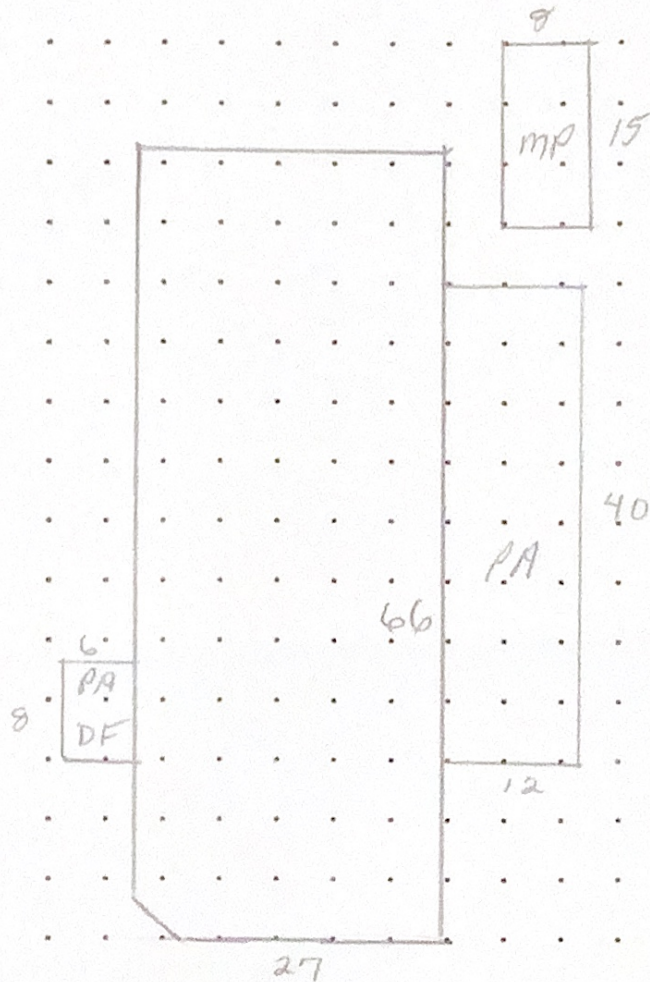
Appraiser: 02 Date: 3/11/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X240138

MAP NO:

TAX LOT:



CALCULATIONS: $27 \times 66 = 1782$

SCALE: 1" = 20'

Windemere Meadows #89

MEASUREMENT VERIFIED		YR BLT: 97	ADDRESS: 902 York St	SALES	
DATE	BY	REMARKS:	BUILDER: Fleetwood Waverly Crest	Date	Amt.
6-97	VB				
6-24-02	(84)				
7-6-15	DT4	NV cycle			



M133605 7-06-15

M133605 081W30C 01200 Appr #: DT4 Date 7-6-15 Prop Class 019 Prop Code T57
Situs Address 902 YORK ST, #89 Franchise Code 04 Year For: 2015-2016
Owner ARGUELLES, GILBERT
Notes: Inventory update - calc MP 95 65. light gray
RMV Imp: 35,330 RMV Total: 35,330 M50 Total: 35,330

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1782 Eff Area 1782 Length 66 Width 27
Make: FLTWD Model: WAVERLY CREST Intfinish: DRYWL Roof Cover ARCMP
Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: DW;DSP;H&F Bedrooms: 3
Year Built 1997 Eff. Year Built 1997 Cond. P F A G E
Adj Codes MSLCMD;MSD+QLTY Qty 57 % Comp ____ Func ____ Econ ____ RMV 29,340
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 528 Eff Area 528
Length Width Foundation Ex. Wall Roof Cover METAL
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1997 Cond. P F A G E % Comp ____ Econ ____ RMV: 3,970
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 Eff. Year Built: 1997 Cond. P F A G E % Comp ____ Econ ____ RMV: 240
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
Length Width Foundation Ex. Wall WOOD Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Yr. Blt. Eff. Yr. Blt: 1997
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 850
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type MP 65 MULTI/MISC PUR Seg. # 2.1 Method: F09 Class 4 Area 120 Eff Area 120
Length 15 Width 8 Foundation Ex. Wall Roof Cover COMP
Roof Style Floor DIRT Plumbing
Heat Int. Comp. Yr. Blt. 1997 Eff. Yr. Blt: 1997
Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 930
Lump Sum ____ Except Code/Year ____ Comments ____