

lak 4.4.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **ZH 4/7/25**

Print Date: 2/12/2025

Acct ID: 128715

MTL: 103W12CA07900P1

Date: **3/26/25**

Appr: **ZH**

Prop Class: 019

RMV Prop Class: 019

Situs: 740 N SUNRISE DR JEFFERSON, OR 97352

MaSaNh: 17 01 000

Unit: 141549

Year: 2025

Last Date Appraised: 04/22/2016

Appraiser: GREG MARKLEY

Retag: Y N

Tag info:

Owner: MEJIA, EDMAR ISAAC

Roll Type: MS

Cycle

Tag

Sales Verification

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

Inspection level: 1 2 **3**

LCB

TTO

INSP

AV: 17920

RMV Land: 0

RMV Imp: 30470

RMV Total: 30470

MAV: 17920

MSAV: 0

SAV: 0

Comment: SUNRISE VILLA, FIRST ADDITION TO, MS SERIAL # 6HDC5020C2S5890, X # X00157737 ON REAL ACCT 103W12CA07900, PERSONAL MS

UPDATE EYB AS GOMAR & ADD GS AS I/O

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

1985 = GOMAR

Bldg: 1

Code Area: 14130

Stat Class: 455

Year Blt: 1968

Eff Year Blt: ~~1968~~

Sq.Ft: 940

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE

Dimensions: 47x20

RMV: 30470

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      | 940        | 2    | FB-2  | 1968   | <del>1968</del> | SKIRT, ROOF+, HVAC+, KIT-, BATH - 2 |          |
|             |       |               |            |      |       |        |                 | Exception: Y                        | <b>N</b> |

| Accessories                   |       |           |            |      |          |                |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |                |
| DECK                          | 5     | 240       | 1968       | 1426 | 0        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5     | 264       | 1968       | 2067 | 0        | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- PERSONAL PROP. ACCOUNT
- NEWER ROOF / SIDING / EXT. PAINT / VINYL WINDOWS SINCE BUILT
- 10 X 20 GS HAS BEEN ON SITE SINCE AT LEAST 2016
- NEEDS EYB BUMP

|                 |             |  |
|-----------------|-------------|--|
| Segment         | <b>GS</b>   |  |
| Class           |             |  |
| Dimensions/Size | <b>200</b>  |  |
| Foundation      |             |  |
| Exterior Wall   |             |  |
| Interior Finish |             |  |
| Roof Cover      | <b>ROOF</b> |  |
| Roof Style      |             |  |
| Flooring        |             |  |
| Plumbing        |             |  |
| Heat            |             |  |
| Electric        |             |  |
| Misc.           |             |  |
| Year Built      | <b>2016</b> |  |
| Eff. Year       | <b>2016</b> |  |
| Condition       |             |  |
| % Complete      |             |  |
| Lump Sum        |             |  |
| Exception Code  | <b>I/O</b>  |  |



Summary

Lead Appr: Clerk: Lead Clerk: Appr: ZH 4/7/25

Print Date: 2/12/2025

Acct ID: 100763

MTL: 103W12CA07900

Date: 3-26-25

Appr: ZH L3

Prop Class: 109

RMV Prop Class: 109

Situs: 740 N SUNRISE DR JEFFERSON OR 97352

MaSaNh: 17 01 000

Unit: 36575

Year: 2025

Last Date Appraised: 10/15/2015

Appraiser: GREG MARKLEY

Retag: Y N

Tag info:

Owner: JMS PROPERTIES LLC

Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP

AV: 27540

RMV Land: 100000

RMV Imp: 3210

RMV Total: 103210

MAV: 27540

MSAV: 0

SAV: 0

Comment:

YI EYB 1985 TO MATCH MH, I/O

Notations

No notation data available.

OSDs

| Count | Code | Description     | RMV   | Code Area | Exception |
|-------|------|-----------------|-------|-----------|-----------|
| 1     | URBA | URBAN - AVERAGE | 15000 | 14130     | 0         |

Land

Site: 1

Code Area: 14130

Size: 5000 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 85000

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: //2018-19 UPDATE LAND TABLE FROM 012 TO 011. //50X100. //2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14130

Stat Class: 107

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 3210

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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 3     | 1         | 0          | 3210 | 1        |
| Exception: Y N         |       |           |            |      |          |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

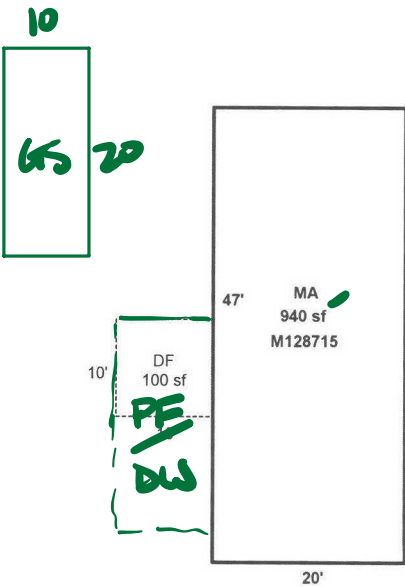
Parcel No 103W12CA07900

File No R100763

SUBJECT

|                  |                  |        |        |
|------------------|------------------|--------|--------|
| Property Address | 740 N SUNRISE DR |        |        |
| City             | JEFFERSON        | County | MARION |
|                  |                  | State  | OR     |
| Zip              | 97352            |        |        |
| Owner            |                  |        |        |
| Client           |                  |        |        |
| Appraiser Name   |                  |        |        |

IMPROVEMENTS SKETCH



R100763  
103W12CA07900

Scale: 1" = 20'

AREA CALCULATIONS

| AREA CALCULATIONS SUMMARY             |             |        |          |           |            |
|---------------------------------------|-------------|--------|----------|-----------|------------|
| Code                                  | Description | Factor | Net Size | Perimeter | Net Totals |
| GLA1                                  | MA          | 1.00   | 940      | 134       | 940        |
| Net LIVABLE Area (rounded w/ factors) |             |        |          |           | 940        |

| Comment Table 1        |                 |
|------------------------|-----------------|
| DRAWN BY MONA 01.25.18 |                 |
| Comment Table 2        | Comment Table 3 |
|                        |                 |



10-15-15

**Marion County**  
**2025 Manufactured Structure Assessment Report**  
Account 128715  
NOT OFFICIAL VALUES

**Code - Tax ID** 14130 - 128715  
**Mailing** MEJIA, EDMAR ISAAC  
789 N SUNRISE DR  
JEFFERSON OR 97352

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Personal  
**Home ID** 223010  
**X Number** X00157737  
**Appraiser** GREG MARKLEY

**Tax Notation** NSV

| Situs Address    | City      |
|------------------|-----------|
| 740 N SUNRISE DR | JEFFERSON |

| Value Summary |          |          |          |       |               |     |
|---------------|----------|----------|----------|-------|---------------|-----|
| Code Area     | RMV      | MAV      | AV       | Trend | RMV Exception | CPR |
| 14130         | \$30,470 | \$17,920 | \$17,920 | 100 % |               |     |

| Manufactured Structure |                 |                     |               |
|------------------------|-----------------|---------------------|---------------|
| <b>VIN #</b>           | 6HDC5020C2S5890 | <b>Stat Class</b>   | 455           |
| <b>Brand</b>           | GUERDON         | <b>Condition</b>    |               |
| <b>Model</b>           | DIPLOMAT        | <b>MA / SA / NH</b> | 17 / 01 / 000 |
| <b>Year Built</b>      | 1968            | <b>Rooms</b>        | 2-BD,2-FB     |
| <b>Sticker #</b>       |                 |                     |               |

| Real Property          |                                  |                       |               |
|------------------------|----------------------------------|-----------------------|---------------|
| <b>Real Account ID</b> | 100763                           | <b>MA / SA / NH</b>   | 17 / 01 / 000 |
| <b>Map</b>             | 103W12CA07900                    | <b>Property Class</b> | 109           |
| <b>Park Name</b>       | SUNRISE VILLA, FIRST ADDITION TO | <b>RMV Class</b>      | 109           |
| <b>Comments</b>        |                                  |                       |               |

| Floors      |       |      |            |         |        |
|-------------|-------|------|------------|---------|--------|
| Description | Class | Sqft | Dimensions | Heating | RMV    |
| First Floor | 5     | 940  | 20 X 47    |         | 26,973 |

| Inventory                   |          |       |                     |          |       |
|-----------------------------|----------|-------|---------------------|----------|-------|
|                             | Size/Qty | RMV   |                     | Size/Qty | RMV   |
| BATH - FULL                 | 2        | 1,871 | BELOW CLASS KITCHEN | 1        | 873   |
| AVERAGE CLASS SKIRTING      | 134      | 919   | ABOVE CLASS ROOF    | 940      | 0     |
| ABOVE CLASS HEATING/COOLING | 940      | 498   |                     |          |       |
| Total Inventory RMV         |          |       |                     |          | 4,161 |

| Accessories                              |                |      |          |       |
|------------------------------------------|----------------|------|----------|-------|
| Description                              | Eff Year Built | Sqft | Quantity | RMV   |
| <del>DECK</del>                          | 1968           | 240  |          | 1,426 |
| <del>ROOF EXTENSION OR PATIO COVER</del> | 1968           | 264  |          | 2,067 |
| Total Accessories RMV                    |                |      |          | 3,493 |

INTD Y1 AVG.

R100763

103W12CA07900

Appr #:

28

Date

4/22/16

Prop Class

101

Prop Code

R09

Situs Address

740 N SUNRISE DR

97352

Franchise Code

28

Year For:

2016-2017

Owner

JMS PROPERTIES LLC

Notes:

Tags

Cycle

Sales Verification

Other:

RMV Land:

39,100

RMV Imp:

3,080

RMV Total:

42,180

M50 Total:

21,140

Accessory Improvements

Seg.Type

CD

RESIDENTIAL

Seg. #

1.1

Method:

R05

Class

Area

396

Eff Area

396

Length

33

Width

12

Foundation

Ex. Wall

Roof Cover

Roof Style

Floor

Plumbing

Year Built

Eff. Year Built:

1968

Cond. P

F

A

G

E

% Comp

Econ

RMV:

1,840

Lump Sum

Except Code/Year

Comments

Seg.Type

DF

RESIDENTIAL

Seg. #

1.2

Method:

R05

Class

Area

100

Eff Area

100

Length

10

Width

10

Foundation

Ex. Wall

Roof Cover

Roof Style

Floor

Plumbing

Year Built

2002

Eff. Year Built:

2002

Cond. P

F

A

G

E

% Comp

Econ

RMV:

1,240

Lump Sum

Except Code/Year

Comments

Out Buildings