

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: SH 7/22/25

Print Date: 6/16/2025

Acct ID: 130600

MTL: 063W35CB00300P1

Date: 7/9/25

Appr: SH

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 78 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 142324

Year: 2025

Last Date Appraised: 07/09/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: DIXON, LA SHAWN DEE

Roll Type: MS

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

AV: 18970

RMV Land: 0

RMV Imp: 29620

RMV Total: 29620

MAV: 18970

MSAV: 0

SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #78, MS SERIAL # 1253, X # X00192892, PERSONAL MS

Add EP, update eyb

Rm15 24232670

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 446

Year Blt: 1970

Eff Year Blt: 1970

Sq.Ft: 960

% Complete: 100

Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE

Dimensions: 40x24

RMV: 29620

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 | <u>4</u> | Finished      | 960        | 2    | FB-2  | 1970   | <u>1970</u> | BATH - 2, KIT-, HVAC+, ROOF+, SKIRT |                |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt  | RMV  | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|-------------|------|----------|----------------|
| DECK                          | 4     | 160       | <u>1970</u> | 986  | 0        |                |
| ROOF EXTENSION OR PATIO COVER | 4     | 300       | <u>1970</u> | 2436 | 0        |                |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Segment: EP

Plumbing: \_\_\_\_\_

Stat Class: 454

Heat: \_\_\_\_\_

Class: 3

Electric: \_\_\_\_\_

Dimension/Size: 8'0

Misc.: \_\_\_\_\_

Foundation: \_\_\_\_\_

Year Built: 1960

Exterior Wall: \_\_\_\_\_

Effective Yr Built: 1970

Interior Finish: \_\_\_\_\_

Condition: \_\_\_\_\_

Roof Cover: Roof

% Complete: \_\_\_\_\_

Roof Style: \_\_\_\_\_

Lump Sum: \_\_\_\_\_

Flooring: \_\_\_\_\_

Exception Code: ✓

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M130600 MAP NO: \_\_\_\_\_ TAX LOT: \_\_\_\_\_

CALCULATIONS: 24 X 40 = 960

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 70

ADDRESS: McNARY OAKS #78

SALES Date Amt.

DATE: 6/12/25

BY: 65

REMARKS: BUILDER: STATLER (GHE RDON)

7-9-2013 NTY NV-cycle



listed \$10,500  
original windows  
"Needs some TLC" -needs roof + paint  
soiled carpet