

Summary

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

Print Date: 5/19/2025

Acct ID: 128164

MTL: 063W35CB00500P1

Date: 6/25/25

Appr: 02

ts 7-29-25

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 126 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 141325

Year: 2025

Last Date Appraised: 03/21/2019

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: AMBITIOUS PATHWAY LLC

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4 LCB

TTO INSP

AV: 44890

RMV Land: 0

RMV Imp: 53920

RMV Total: 53920

MAV: 44890

MSAV: 0

SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #126, MS SERIAL # MB0867AB, X # X00146174, PERSONAL MS

Notations

No notation data available.

update INV 5/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 466

Year Blt: 1977

Eff Year Blt: 1980

Sq.Ft: 1344

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Dimensions: 56x24

RMV: 53920

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

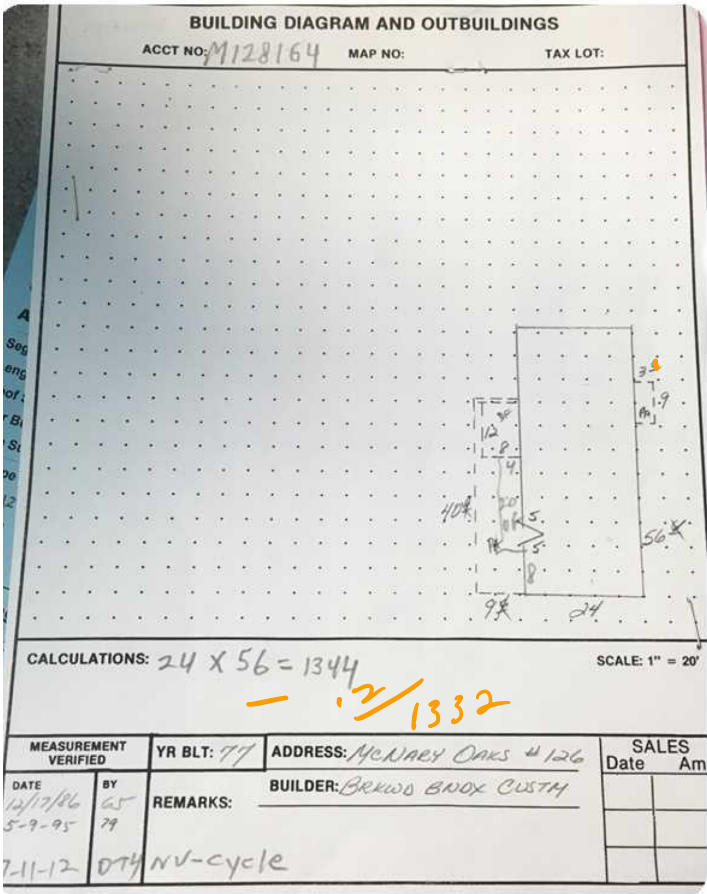
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	1344	2	FB-2	1977	1980	SKIRT, ROOF, HVAC+, KIT, FP - 1, BATH - 2	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	176	1980	1239	0	N
ROOF EXTENSION OR PATIO COVER	6	416	1980	3860	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



old du look
v. wind
work tied



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128164
MTL: 063W35CB00500
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 128164

Date Printed: 5/19/2025

Situs: 5355 RIVER RD N # 126 KEIZER, OR 97303

Grantor:
BAAKKO, GERALD E JR

Grantee:
AMBITIOUS PATHWAY LLC

Sale ID: 32799 Tax Statement RMV
Deed: 32799 Land & OSD: 0
Accts In Sale: 1 Imp: 54,600
Sale Date: 1/3/2025 Total: 54,600
Sale Price: 20,000 Ratio (Cert. Total RMV/Sale Price): 273
Condition Code: 00 *19*

Attempt	Date/Time	Reason
1 st	<i>6/25/25 9:53</i>	<i>LCP</i>
2 nd		

Contact: _____ 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?
Describe: _____ Est. \$: _____

Y N
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. |
Describe: _____

Y N
7. Have any improvements been made since the time of sale?
If yes, describe: _____

Y N

Comments:

no reply

Appraiser: *02* Date: *6/27/25*