

lk 7.24.25

Summary

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

Print Date:
5/19/2025

Acct ID: 124055

MTL: 063W35CB00300P1

Date: 6/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 20 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 124055

Year: 2025

Last Date Appraised: 07/02/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: Repairs ✓

Owner: BASKOVICH, ELAINE MARIE

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 28700

RMV Land: 0

RMV Imp: 29390

RMV Total: 29390

MAV: 28700

MSAV: 0

SAV: 0

Comment: MCNARY OAKS MOBILE VILLA, SPACE #20, MS SERIAL # 26K36024023, X # X00068654, PERSONAL MS

Notations

No notation data available.

update INV I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 456

Year Blt: 1971

Eff Year Blt: 1970

Sq.Ft: 1344

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: RMV: 29390

Func Obsc: 100

Econ %: 100

Other %: 70

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	1344	2	FB-1/ HB-1	1971	1970	ROOF+, HVAC+, KIT-, FP - 1, SKIRT, BTH - 1, BATH - 1
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	550	1970	3190	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Selling as is
asking 10,000 / 11,000

3 floors listed on Craigslist
Remove exterior walls
to studs

avoider
viewed
mobile pool



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 124055
MTL: 063W35CB00300
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 124055

Date Printed: 5/19/2025

Situs: 5355 RIVER RD N # 20 KEIZER, OR 97303

Grantor:
WEST, MICHAEL & WEST, DIXIE

Grantee:
BASKOVICH, ELAINE MARIE

Sale ID: 33011
Deed: 33011
Accts In Sale: 1
Sale Date: 1/22/2025
Sale Price: 7,000
Condition Code: 20
Tax Statement RMV
Land & OSD: 0
Imp: 33,330
Total: 33,330
Ratio (Cert. Total RMV/Sale Price): 476

Attempt	Date/Time	Reason
1 st	4/25/25 9:50	LEB
2 nd		

Contact: Mr. Baskovich 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: Interior poor Cond, Plumbing issues

listed on Craig List Appraiser: 02 Date: 6/27/25

