

lak 8.29.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 8/4/2025

Acct ID: 126862

MTL: 063W34CA00100P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 34 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 140833

Year: 2025

Last Date Appraised: 06/10/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: PEARCE, FRANCES

Roll Type: MS

Cycle Tag Sales Verification

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

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 39180

RMV Land: 0

RMV Imp: 84070

RMV Total: 84070

MAV: 39180

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 06.10.25 DW

xxxxxxx

25-26 per SR

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

done in cycle

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24200

Stat Class: 456

Year Blt: 1975

Eff Year Blt: 1995

Sq.Ft: 1248

% Complete: 100

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

Dimensions: 52x24

RMV: 84070

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	1248	3	FB-2	1975	1995	SKIRT, ROOF+, HVAC+, KIT+, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	110	1995	1065	0
ENCLOSED PORCH	3	250	1995	7623	0
ROOF EXTENSION OR PATIO COVER	5	210	1995	2680	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

lak 6.16.25

Summary


Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 5/15/2025

Acct ID: 126862

MTL: 063W34CA00100P1

Date: 6/10/25

Appr: 

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 34 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 140833

Year: 2025

Last Date Appraised: 06/20/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: KNOLL, MARION E & KNOLL, D DIANA

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 39180

RMV Land: 0

RMV Imp: 45000

RMV Total: 45000

MAV: 39180

MSAV: 0

SAV: 0

Comment: WILDWOOD MOBILE VILLA, SPACE #34, MS SERIAL # 24FGES1387, X # X00120013, PERSONAL MS

Upd Inv(Io)

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

1995

Bldg: 1

Code Area: 24200

Stat Class: 456

Year Blt: 1975

Eff Year Blt: ~~1980~~

Sq.Ft: 1248

% Complete: 100

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

Dimensions: 52x24

RMV: 45000

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	5	Finished	1248	3	FB-2	1975	<del>1980</del> 1995	SKIRT, HVAC+, KIT+, BATH - 2, ROOF+	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	110	<del>1980</del>	774	0	N
ENCLOSED PORCH	3	250	<del>1980</del> 1995	2400	0	N
ROOF EXTENSION OR PATIO COVER	5	210	<del>1980</del>	1949	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

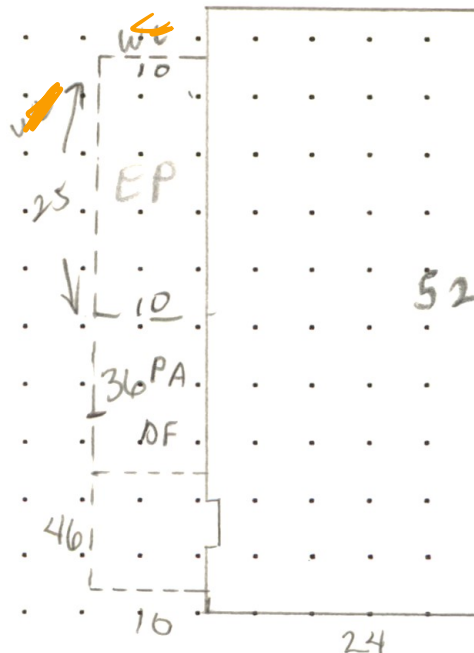
5/15/25 pending  
ASKING \$69K mls 828978

Roof, Paint, Wins, EP Removed  
original interior



## BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M 126862 MAP NO:

**TAX LOT:**

**CALCULATIONS:**  $24 \times 52 = 1248$

**SCALE: 1" = 20'**

Wildwood Mobile Villa # 34

MEASUREMENT VERIFIED		YR BLT: 75	ADDRESS: 5510 Windsor Island Rd N	SALES Date Amt.	
DATE 8/4/87 2-24-95 6-20-12	BY 65 DT/4 OT4	REMARKS: NV NV-cycle	BUILDER: Elcar (Commodore)		





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 126862

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 126862

Date Printed: 8/4/2025

Situs: 1055 LOCKHAVEN DR N # 34 KEIZER, OR 97303

**Grantor:**

KNOLL, MARION E & KNOLL, D DIANA

**Grantee:**

PEARCE, FRANCES

Sale ID: 35151

Deed:

Accts In Sale:

Sale Date: 6/25/2025

Sale Price: 69,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 52,310

Total: 52,310

Ratio (Cert. Total RMV/Sale Price): 76

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 41 MLS: 828978 Y N
- Was property other than real estate included in the sale? Y N  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_
- Did the seller pay closing costs or make other concessions? \$ \_\_\_\_\_ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale? Y N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_