

Summary

Lead Appr: _____ Clerk: **lak 8.14.25** Lead Clerk: **MBH 8/18/25** Appr: _____

Print Date: 8/4/2025

Acct ID: 127107 MTL: 063W34CA00100P1 Date: **8/18/25** Appr: **02** ts **8/19/25** Prop Class: 019 RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303 MaSaNh: 13 05 003 Unit: 140919 Year: 2025

Last Date Appraised: 06/10/2025 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: LOMBOY, KIMBERLY SUE Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 82440

RMV Land: 0 RMV Imp: 120950 RMV Total: 120950 MAV: 40730 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 06.10.25 DW

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: 456 +	Year Blt: 1975	Eff Year Blt: 1999	Sq.Ft: 1536	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE			Dimensions: 64x24		RMV: 120950	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 41710	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1536	3	FB-2	1975	1999	SKIRT, ROOF, HVAC+, KIT+, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	135	1999	1723	0
ROOF EXTENSION OR PATIO COVER	5	360	1999	6055	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

LAK 6-16-25

MBH 6/17/25

Summary

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

Print Date: 5/15/2025

Acct ID: 127107

MTL: 063W34CA00100P1

Date: 6/10/25

Appr: [Signature]

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 140919

Year: 2025

Last Date Appraised: 06/21/2012

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: WOLFE, BRENDON D

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 40730

RMV Land: 0

RMV Imp: 48910

RMV Total: 48910

MAV: 40730

MSAV: 0

SAV: 0

Comment: WILDWOOD MOBILE VILLA, SPACE #61, MS SERIAL # 24IGES1490, X # X00125183, PERSONAL MS

Upd Inv for EXL & ComAR

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: 456 +

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 1536

% Complete: 100

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

Dimensions: 64x24

RMV: 48910

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
First Floor	AJ	5+	Finished	1536	3	FB-2	1975	1999 KIT+, HVAC+, SKIRT, ROOF, FB+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	135	1975	891	0	Y N
ROOF EXTENSION OR PATIO COVER	5	360	1975	3132	0	Y N

Improvements - Accessory Buildings
No improvement data available for all other stat class types.

Dec 2023 type 33
Pending 4/14/25 mls 827422
multiple offers Asking \$124,900

New Roof being installed on date of pic.
Winds, int/ext paint, quartz counters, LVP Flrs thruout. new door.
Kit Cabs, New appliances, bath updated.

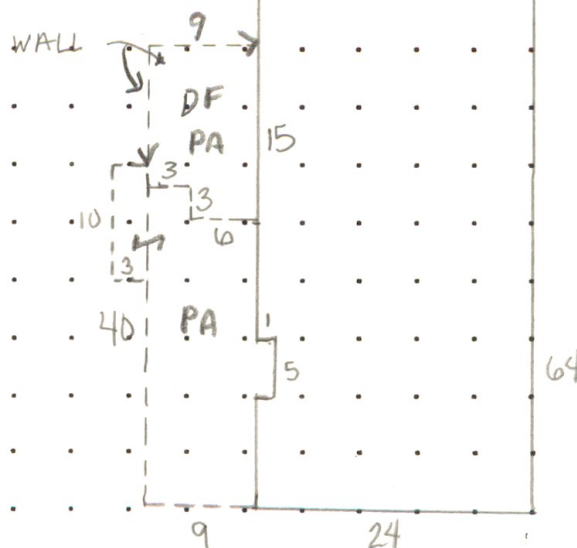
EYB Calculator = 1999 Classing Calc = From 5+ to 6-



BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M127107 MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

Wildwood Mobile Villa #61

MEASUREMENT VERIFIED		YR BLT: 75	ADDRESS: 5510 Winsor Island Rd N	SALES	
DATE	BY	REMARKS:	BUILDER: Brookwood (REX)	Date	Amt.
8/5/87	65				
2-28-95	DT/4				
6-21-12	DT/4	NV - cycle			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127107

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127107

Date Printed: 8/4/2025

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303

Grantor:

WOLFE, BRENDON D

Grantee:

LOMBOY, KIMBERLY SUE

Sale ID: 35611

Deed:

Accts In Sale:

Sale Date: 6/27/2025

Sale Price: 127,363

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 60,640

Total: 60,640

Ratio (Cert. Total RMV/Sale Price): 48

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 80 MLS: 827422 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: _____

Appraiser: 02 Date: 8/12/25