

lak 8.29.25

Summary

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

Print Date:
8/4/2025

Acct ID: 127333

MTL: 063W34CA00100P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 43 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 141000

Year: 2025

Last Date Appraised: 06/10/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: DUNAGAN, SARAH Y

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 30240

RMV Land: 0

RMV Imp: 68660

RMV Total: 68660

MAV: 30240

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 06.10.25 DW

25-26 per SR

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: 1995

Sq.Ft: 960

% Complete: 100

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

Dimensions: 40x24

RMV: 68660

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	960	2	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	132	1995	1278	0
ROOF EXTENSION OR PATIO COVER	5	485	1995	6189	0
					Exception: Y N

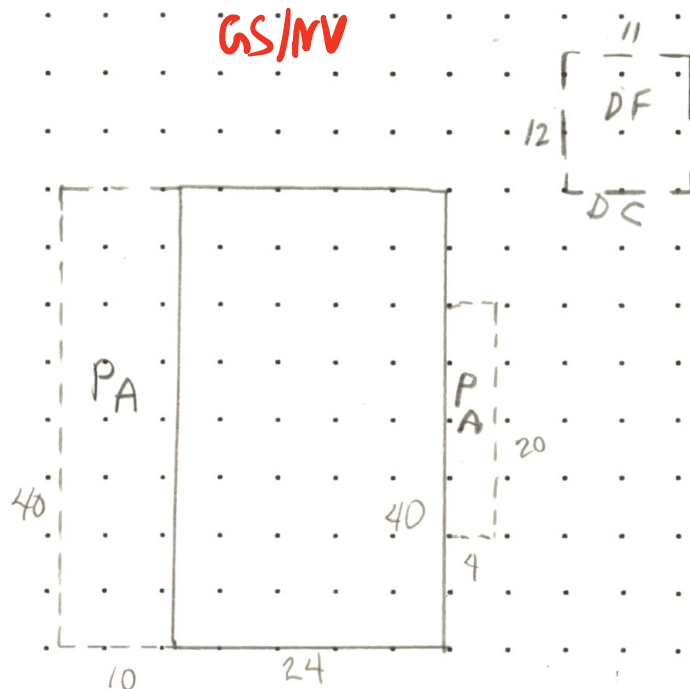
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M127333 MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 40 = 960 \text{ S.F.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>75</u>	ADDRESS: <u>Wildwood Mobile Villa #43</u>	SALES	
				Date	Amt.
DATE <u>8/5/87</u> <u>2-24-95</u>	BY <u>65</u> <u>DT/4</u>	REMARKS: <u>NV</u> <u>6-20-12 DT4 NV-cycle</u>	BUILDER: <u>Brookwood</u>		



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127333

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127333

Date Printed: 8/4/2025

Situs: 1055 LOCKHAVEN DR N # 43 KEIZER, OR 97303

Grantor:

GABOURY, PHIL & GABOURY, JUDY

Grantee:

DUNAGAN, SARAH Y

Sale ID: 34752

Deed:

Accts In Sale:

Sale Date: 6/16/2025

Sale Price: 68,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 45,710

Total: 45,710

Ratio (Cert. Total RMV/Sale Price): 67
100

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 183 MLS: 817786 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: _____ Date: _____