

lak 8.29.25

Summary

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

Print Date: 8/4/2025

Acct ID: 128085

MTL: 063W35CB00500P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5355 RIVER RD N # 118 KEIZER, OR 97303

MaSaNh: 13 05 000

Unit: 128085

Year: 2025

Last Date Appraised: 07/09/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: DODSON, DIANE

Roll Type: MS

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

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 49270

RMV Land: 0

RMV Imp: 65030

RMV Total: 65030

MAV: 49270

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 07.09.25 SH

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: 466

Year Blt: 1977

Eff Year Blt: 1977

Sq.Ft: 1462

% Complete: 100

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

Dimensions: RMV: 65030

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 | 6     | Finished      | 1462       | 2    | FB-2  | 1977   | 1977       | HVAC, SKIRT, ROOF, KIT, BATH - 2 |
|             |       |               |            |      |       |        |            | Exception: Y N                   |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity       |
|-------------------------------|-------|-----------|------------|------|----------------|
| DECK                          | 6     | 310       | 1977       | 2114 | 0              |
| ENCLOSED PORCH                | 4     | 50        | 1977       | 1217 | 0              |
| ROOF EXTENSION OR PATIO COVER | 6     | 400       | 1977       | 3596 | 0              |
|                               |       |           |            |      | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MLS  
Original - wmm

## Apef Summary



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 128085

MTL: 063W35CB00500

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 128085

Date Printed: 8/4/2025

Situs: 5355 RIVER RD N # 118 KEIZER, OR 97303

Grantor:  
ALDERMAN, CHRISTINA

Grantee:  
DODSON, DIANE

Sale ID: 34505

Deed:

Accts In Sale:

Sale Date: 5/20/2025

Sale Price: 74,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 56,080

Total: 56,080

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

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

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

1. Was the property listed on the open market? Days: 446 MLS: 813843 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: \_\_\_\_\_