

lak 7.24.25

Summary

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

Print Date: 5/19/2025

Acct ID: 133416

MTL: 081W30C001200P1

Date: 6/25/25

Appr: DL

ts 8-1-25

Prop Class: 019

RMV Prop Class: 019

Situs: 610 WINDEMERE ST # 6 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 133416

Year: 2025

Last Date Appraised: 12/21/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CASSELMAN, TYRAN MICHAEL

Roll Type: MS

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

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 58530

RMV Land: 0

RMV Imp: 72890

RMV Total: 72890

MAV: 58530

MSAV: 0

SAV: 0

Comment: 23-24; L2 12.21.22 TS

Notations

No notation data available.

update DNO 5/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05058

Stat Class: 457 +

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1404

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 52x27

RMV: 72890

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

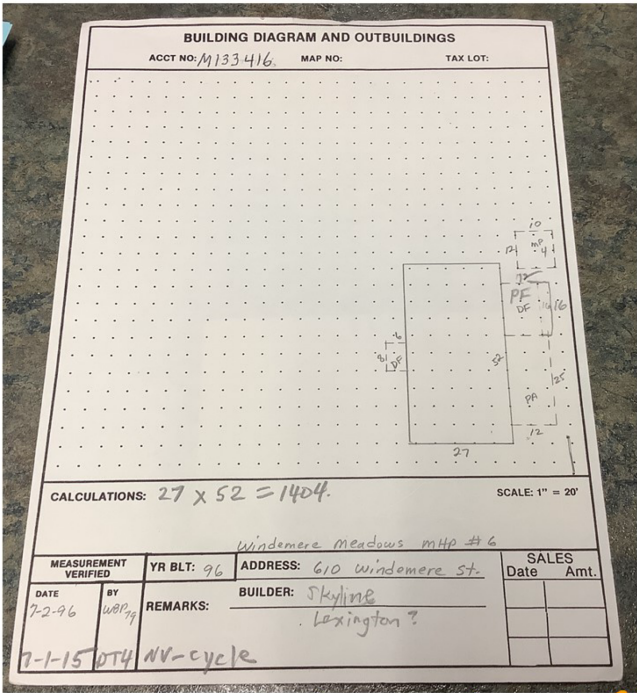
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1404	3	FB-2	1996	1996	SKIRT, ROOF+, HVAC+, KIT, BATH - 2, RFP-1	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	240	1996	2105	0	
GARDEN SHED	5	120	1996	856	0	
ROOF EXTENSION OR PATIO COVER	5	192	1996	2561	0	
ROOF EXTENSION OR PATIO COVER	5	300	1996	4002	0	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Trade exterior paint

W.M.

move in ready

Pellet stove,

new Int paint

MS



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 133416  
MTL: 081W30C001200  
MaSaNh/P.Class: 1705000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 133416

Date Printed: 5/19/2025

Situs: 610 WINDEMERE ST # 6 AUMSVILLE, OR 97325

Grantor: CROUGH, PAMELA LEE  
Grantee: CASSELMAN, TYRAN MICHAEL

Sale ID: 34031  
Deed: 34031  
Accts In Sale: 1  
Sale Date: 2/28/2025  
Sale Price: 123,000  
Condition Code: 00  
Tax Statement RMV  
Land & OSD: 0  
Imp: 97,550  
Total: 97,550  
Ratio (Cert. Total RMV/Sale Price): 79

Attempt	Date/Time	Reason
1 <sup>st</sup>	4/25/25 3:05	LCP
2 <sup>nd</sup>		

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

1. Was the property listed on the open market? Days: 75 MLS: 824502 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: 7/7/25