

Summary

Lead Appr: _____ Clerk: **lak 10-10-25** Lead Clerk: **MBH 10/16/25** Appr: _____

Print Date: 7/21/2025

Acct ID: 612087 MTL: 041W34B000900P2 Date: 7/30/25 Appr: 02 Prop Class: 707 RMV Prop Class: 707

** update Act # on Appr* **LK 09.10.25** 019 019

Situs: 4459 LOCUST ST # 60 HUBBARD, OR 97032 MaSaNh: 12 05 002 Unit: 150485 Year: 2025

Last Date Appraised: Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2026 - Tags/Permit (MS PLACEMENT) 2026

Owner: RIGG, KIRSTAN ANN Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0

RMV Land: 0 RMV Imp: 0 RMV Total: 0 MAV: 0 MSAV: 0 SAV: 0 *ts 10-21-25*

Comment:

Notations

No notation data available.

update prop class & rmv class

Add new mobile

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15119	Stat Class: 441	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE					Dimensions:	RMV: 0
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 612087 MLS#: _____ Instrument # _____

Situs: 4459 Locust

Hubbard

Sale Type: 46 Sale Price: 124,000 Sale Date _____

Verified With: _____ RIGG, KIRSTAN ANN _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) ☐ ☐
2. Was a realtor involved? ☐ ☐
3. Was the sale between related parties? (business/family/other) ☐ ☐
4. Did you shop around? How long? _____ ☐ ☐
5. Was there trade involved? Estimated value: _____ ☐ ☐
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ ☐ ☐
7. Did you pay any back taxes? ☐ ☐
8. Did the seller pay any closing costs or any other concessions? \$ _____ ☐ ☐
9. Were you under any pressure to buy / sell the property? ☐ ☐
10. Do you feel the price paid was fair market value? ☐ ☐
11. Condition at sale: ☐ Poor ☐ Fair ☐ Average ☐ Good ☐ Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

- Appraiser _____ Date _____
13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description _____

Purchased from Dealer J & M

SKETCH/AREA TABLE ADDENDUM

* 612087

SUBJECT INFO			
File No.: 131305		Parcel No.: 041W34B000900P1	
Property Address: 4459 Locust St # 60			
City: Hubbard	County: Marion	State: OR	ZipCode: 97032
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

24'

MA
1056 sf

44'

Drawn by AE 5.22.25

131305

041W34B000900P1

* 612087

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Drawn by AE 5.22.25	
MFH	MA	1.0	1056.0	136.0	1056.0		
						COMMENT TABLE 2	COMMENT TABLE 3
Net LIVABLE							
	cnt	1	(rounded)		1,056		

Manufactured home

Account: 612087

Tag color _____

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slider Transom Sidelights

Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Extra rooms _____

Kitchen:

Island: Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: _____

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: _____

Kitchen Class: 4 5 6 7 + -

Bath:

Number: _____

Master: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Other: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Bath Class: 4 5 6 7 + -

Utility: Cabinets Sink Other: _____

Overall Class: 4 5 6 7 + -