

10/9/25

lak 11.6.25

L3 #2

Marion County
2025 Manufactured Structure Assessment Report
Account 128340

tag for demo for 26-27

Code - Tax ID 24200 - 128340

Mailing MESERVE, COREY & NAVA, ISABELLE
5355 RIVER RD N # 111
KEIZER OR 97303

Tax Status Assessable

ts 11-6-25

Account Status Active

Subtype Personal

Home ID 216646

X Number X00149034

Appraiser THERESA SWEARINGEN

Tax Notation WARRANT

Situs Address	City
5355 RIVER RD N # 111	KEIZER

Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24200	\$67,350	\$41,570	\$41,570	120 %		

Manufactured Structure			
VIN #	ABMB0748	Stat Class	456
Brand	COMMODORE	Condition	
Model	PACIFICA	MA / SA / NH	13 / 05 / 000
Year Built	1978	Rooms	3-BD,2-FB
Sticker #			

Real Property			
Real Account ID	520300	MA / SA / NH	03 / 07 / 000
Map	063W35CB00500	Property Class	707
Park Name	MCNARY OAKS MOBILE VILLA	RMV Class	707
Comments	REVIEWED 12.1.20 CF #91 // EXT 08.12.20 KB#14// 08.12.11 #29		

Floors				
Description	Class	Sqft	Dimensions	Heating
First Floor	5	1,440		
				RMV
				50,304

Inventory				
	Size/Qty	RMV		Size/Qty
BATH - FULL	2	2,633	BELOW CLASS KITCHEN	1
AVERAGE CLASS SKIRTING	168	1,622	AVERAGE CLASS ROOF	1,440
ABOVE CLASS HEATING/COOLING	1,440	758		
Total Inventory RMV				6,242

Accessories				
Description	Eff Year Built	Sqft	Quantity	RMV
DECK	1990	70		585
ROOF EXTENSION OR PATIO COVER	1990	475		5,235
Total Accessories RMV				5,820

Flat Value \$8,000

Remove Trend

Per Park manager on their walk through

Weak Floors through

Infested w/ Fleas, urine & feces. 30 cats & have

no working heat.

Pictures from Park manager.

mold in Bath & issues in tub.

Floors Bad.

Poor interior cond.