

LK APEXED 9.10.25

lak 11.26.25

MBH 12/1/25

Summary

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

Clerk: \_\_\_\_\_

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

Appr: \_\_\_\_\_

Print Date:

8/4/2025

Acct ID: 321716

MTL: 041W170002100P1

Date: 8/20/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 11105 MAIN ST NE # 37 DONALD, OR 97020

MaSaNh: 12 05 000

Unit: 321716

Year: 2025

Last Date Appraised: 08/03/2023

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: OLSON, WALTER LEON JR

Roll Type: MS

Cycle Tag sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 65590

RMV Land: 0

RMV Imp: 129790

RMV Total: 129790

MAV: 65590

MSAV: 0

SAV: 0

Comment: 23-24: L3 08.03.23 GM

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15080

Stat Class: 457

Year Blt: 1998

Eff Year Blt: 2001

Sq.Ft: 1296

% Complete: 100

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

Dimensions: 48x27

RMV: 129790

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	1296	3	FB-2	1998	2001	SKRT+, ROOF+, HVAC, KIT, BATH - 2	Exception: Y N
Garage Attached	3	Unfinished	400	0	0	1998	2001	ROOF+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER	5	36	2001	699	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

PR

Segment	AGE	
Class		
Dimensions/Size	140	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built		
Eff. Year	2001	
Condition		
% Complete		
Lump Sum		
Exception Code	new	



Photos,  
Paint, Floors,  
Kit cab. doors &  
New Built Vandy

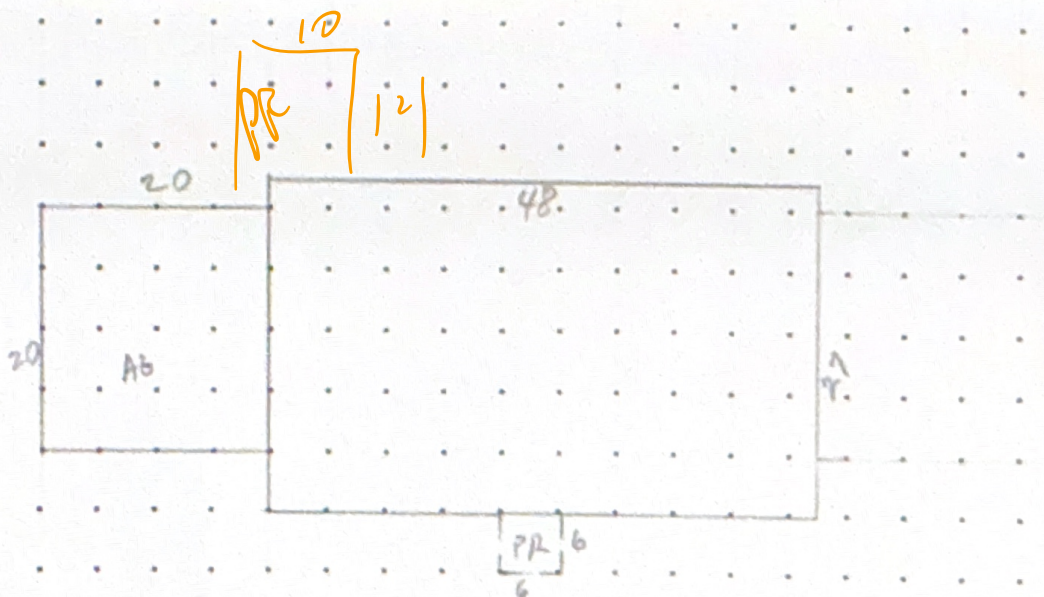
MLS  
was ASK  
199,950  
updated light

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M321716

MAP NO: 4-1W17

TAX LOT: 2100



CALCULATIONS:  $27 \times 48 = 1296 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 98	ADDRESS: Sp. # 37 Country DOK Est.	SALES	
DATE	BY	REMARKS:	BUILDER: GUERDON	Date	Amt.
2-17-99	WBP 79				
5 30 db	52				
8-22-13	DTY NV				



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 321716

MTL: 041W170002100

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 321716

Date Printed: 8/4/2025

Situs: 11105 MAIN ST NE # 37 DONALD, OR 97020

Grantor:  
HARDEN, MICHAELLE S

Grantee:  
OLSON, WALTER LEON JR

Sale ID: 34502

Deed:

Accts In Sale:

Sale Date: 5/20/2025

Sale Price: 188,450

Condition Code: 0033

Tax Statement RMV

Land & OSD: 0

Imp: 135,990

Total: 135,990

Ratio (Cert. Total RMV/Sale Price): 72.68

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: 91 MLS: 825774 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: Per letter changed 2 windows & Plumbing

Appraiser: 02 Date: 8/20/25