

Summary

Lead Appr: _____ Clerk: **LAK 12.16.25** Lead Clerk: _____ Appr: _____

Print Date: 11/6/2025

Acct ID: 127107

MTL: 063W34CA00100P1

Date: **11/10/25** Appr: **02**

Prop Class: 019

RMV Prop Class: 019

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303

MaSaNh: 13 05 003

Unit: 140919

Year: 2026

Last Date Appraised: 08/12/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: LOMBOY, KIMBERLY SUE

Last Sales Date: 06/27/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

Inspection level: 1 2 3 **4** LCB TTO INSP

AV: 41950

RMV Land: 0

RMV Imp: 74480

RMV Total: 74480

MAV: 41950

MSAV: 0

SAV: 0

Comment: 25-26: Other Misc Appraisal; L4 08.12.25 TS

25-26: SV; L3 06.10.25 DW

Improvements - Residence / Manufactured Structures

N/C

Bldg: 1

Code Area: 24200

Stat Class: 456 +

Year Blt: 1975

Eff Year Blt: 1997

Sq.Ft: 1531

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: RMV: 74480

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1531	3	FB-2	1975	1997	SKIRT, HVAC+, KIT+, BATH - 2, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	135	1997	1366	0	Y N
ROOF EXTENSION OR PATIO COVER	5	360	1997	4802	0	Y N

Sale already done
done in August 2025



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127107

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127107

Date Printed: 8/4/2025

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303

Grantor:

WOLFE, BRENDON D

Grantee:

LOMBOY, KIMBERLY SUE

Sale ID: 35611

Deed:

Accts In Sale:

Sale Date: 6/27/2025

Sale Price: 127,363

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 60,640

Total: 60,640

Ratio (Cert. Total RMV/Sale Price): 48

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 80 MLS: 827422 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: 8/12/25



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127107

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127107

Date Printed: 11/6/2025

Situs: 1055 LOCKHAVEN DR N # 61 KEIZER, OR 97303

Grantor:
WOLFE, BRENDON D

Grantee:
LOMBOY, KIMBERLY SUE

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 6/27/2025 Total: 99890
Sale Price: 127363 Ratio (Cert. Total RMV/Sale Price): 78
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: _____ 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: *Done in August 2025*

Comments: _____

Appraiser: *TS* Date: *11/10/25*