LAK 12.16.25

Summary Lead Clerk: Print Date: Lead Appr: 11/6/2025 Acct ID: 128337 MTL: 063W35CB00500P1 Prop Class: 019 RMV Prop Class: 019

MaSaNh: 13 05 000

Unit: 141399

Year: 2026

Appraiser: THERESA SWEARINGEN Tag: Y N Last Date Appraised: 07/09/2025 Tag info:

Owner: COLSON, WALTER MITCHELL Last Sales Date: 08/11/2025 Roll Type: MS

Cycle Tag Sales Verification Other:_ _ Inspection level: 1 2 3 4 LCB TTO INSP AV: 28770 RMV Imp: 46310 RMV Land: 0 RMV Total: 46310 MAV: 28770 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 07.09.25 SH

Situs: 5355 RIVER RD N # 113 KEIZER, OR 97303

Improvements - Residence / Manufactured Structures

Code Area: 24200 Stat Class: 464 Sq.Ft: 1022 Bldg: 1 Year Blt: 1978 % Complete: 100.00 Eff Year Blt: 1983

Desc: MANUF STRUCT, CLASS 6, 14' WIDE SINGLE Dimensions: RMV: 46310

Exception: 0 Subtype: P Func Obsc: 100 Econ %: 100 Other %: 100 Adjust: Adjust RMV: 0

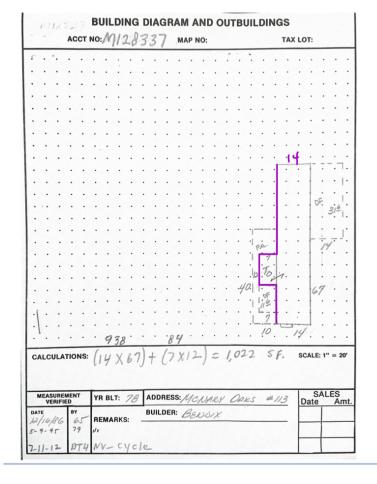
Floors

Туре Class Display Floor Beds Baths Yr Blt Eff Yr Blt Inventory Group First Floor Finished 1022 FB-2 1978 1983 ROOF+, SKIRT, HVAC+, KIT-, BATH - 2 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	6	521	1983	3439	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	316	1983	3024	0	Exception: Y N

done i cycle





Situs: 5355 RIVER RD N # 113 KEIZER, OR 97303

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 128337

MTL: 063W35CB00500

MaSaNh/P.Class: 1305000/019 **Appraiser:** THERESA SWEARINGEN

MS Acct: 128337

Grantor:	Grantee:
HEMPHILL, LEONARD D & HEMPHILL, GLENDA J	COLSON, WALTER MITCHELL

Sale ID: Tax Statement RMV

Deed: Land & OSD:

Accts In Sale: Imp:

Sale Date: 8/11/2025 **Total: 57910**

Sale Price: 45400 Ratio (Cert. Total RMV/Sale Price): 128

Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact:	Phone/email:	
1.	Was the property listed on the open market? Days: $\frac{78}{8}$ MLS: $\frac{819402}{}$	Y N
2.	Was property other than real estate included in the sale? Describe: Est. \$:	Y N
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. Describe:	Y N
7.	Have any improvements been made since the time of sale? If yes, describe:	Y N
Commer	nts:	

doren yell Appraiser: 02 Date: 11/10/25