

Print Date:

11/6/2025

Acct ID: 128337 MTL: 063W35CB00500P1 Date: 7/10/23 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 5355 RIVER RD N # 113 KEIZER, OR 97303 MaSaNh: 13 05 000 Unit: 141399 Year: 2026

Last Date Appraised: 07/09/2025 Appraiser: THERESA SWEARINGEN Tag: Y N 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 Land: 0 RMV Imp: 46310 RMV Total: 46310 MAV: 28770 MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 07.09.25 SH

Improvements - Residence / Manufactured Structures

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

Desc: MANUF STRUCT, CLASS 6, 14' WIDE SINGLE

Dimensions: RMV: 46310

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 | |
|-------------|-------|---------------|------------|------|-------|--------|------------|-------------------------------------|----------------|
| First Floor | 6 | Finished | 1022 | 2 | 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

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M128337 MAP NO:

TAX LOT:

CALCULATIONS: $(14 \times 67) + (7 \times 14) = 1,022 \text{ SF.}$ SCALE: 1" = 20'

| MEASUREMENT VERIFIED | | YR BLT: 78 | ADDRESS: MCNARY OAKS #113 | SALES Date Amt. | |
|----------------------------|----------------|-----------------|---------------------------|--------------------|--|
| DATE 12/10/86 5-9-95 | BY 65 79 | REMARKS: 114 | BUILDER: BENDIX | | |
| 2-11-12 | | BT4 NV-cycle | | | |



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128337

MTL: 063W35CB00500

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 128337

Date Printed: 11/6/2025

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

Grantor:

HEMPHILL, LEONARD D & HEMPILL, GLENDA J

Grantee:

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: 78 MLS: 829402 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:

asked 42,900

done in cycle

Appraiser: 02 Date: 11/10/25