

Summary

Lead Appr: \_\_\_\_\_ Clerk: **LAK 12.16.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 11/6/2025

Acct ID: 134021

MTL: 052W130000103P1

Date: **11/18/25** Appr: **02**

Prop Class: 019

RMV Prop Class: 019

Situs: 845 FESCUE AVE # 35 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 134021

Year: 2026

Last Date Appraised: 02/16/2024

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: MOOTZ, ALAN JAMES

Last Sales Date: 09/02/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_

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

TTO INSP

AV: 88010

RMV Land: 0

RMV Imp: 119910

RMV Total: 119910

MAV: 88010

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 02.16.24 GM

Improvements - Residence / Manufactured Structures

**MC**

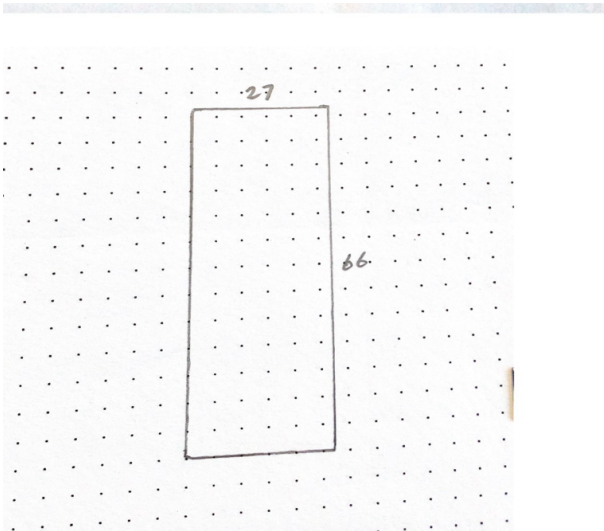
Bldg: 1	Code Area: 03030	Stat Class: 457 +	Year Blt: 1997	Eff Year Blt: 1999	Sq.Ft: 1782	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 66x27		RMV: 119910	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: GAR	Adjust RMV: 27671	Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1782	3	FB-2	1997	1999	BATH+, ROOF+, SKRT+, HVAC+, KIT, FP - 1, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



**RMIS**  
W.M.  
Kit update 2021  
update Floors  
HP, Jetted Tub  
Fireplace

**W.M.**  
Photos  
new lights - Paint  
st. lights



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 134021

MTL: 052W130000103

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 134021

Date Printed: 11/6/2025

Situs: 845 FESCUE AVE # 35 WOODBURN, OR 97071

Grantor:  
HAYES, TOM

Grantee:  
MOOTZ, ALAN JAMES

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 9/2/2025 Total: 159540  
Sale Price: 225000 Ratio (Cert. Total RMV/Sale Price): 71  
Condition Code: 00

Attempt	Date/Time	Reason
1 <sup>st</sup>	11/18/25 10:35	LCB
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: 6 <sup>R</sup> MLS: 315986925 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: 11/05/25