

Summary

Lead Appr: _____ Clerk: **lak 12.16.25** Lead Clerk: **MBH 12/17/25** Appr: _____

Print Date: 11/6/2025

Acct ID: 127391 MTL: 081W34AC00100P1

Date: **11/19/25** Appr: **02** ts **12-24-25**

Prop Class: 019 RMV Prop Class: 019

Situs: 340 NE CREST ST # 74 SUBLIMITY, OR 97385

MaSaNh: 17 05 000 Unit: 127391

Year: 2026

Last Date Appraised: 09/08/2022 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: EDMONDS, ANTHONY Last Sales Date: 08/20/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 10560

RMV Land: 0 RMV Imp: 33310 RMV Total: 33310 MAV: 10560 MSAV: 0 SAV: 0

Comment: 23-24: L2, 9.8.22 TS//

Improvements - Residence / Manufactured Structures

update Deck & PR I/O - 246- new

Bldg: 1 Code Area: 29180 Stat Class: 444 Year Blt: 1976 Eff Year Blt: 1993 Sq.Ft: 784 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 56x14 RMV: 33310

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	4	Finished	784	2	FB-1	1976	1998	ROOF+, HVAC+, KIT, BATH - 1, SKIRT	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4 180	140	1998	1201	0	N
ROOF EXTENSION OR PATIO COVER	4 200	160	1998	1810	0	N



MLS
complete FACE lift
KIT, LBS, TPT, H/L,
floors, wind

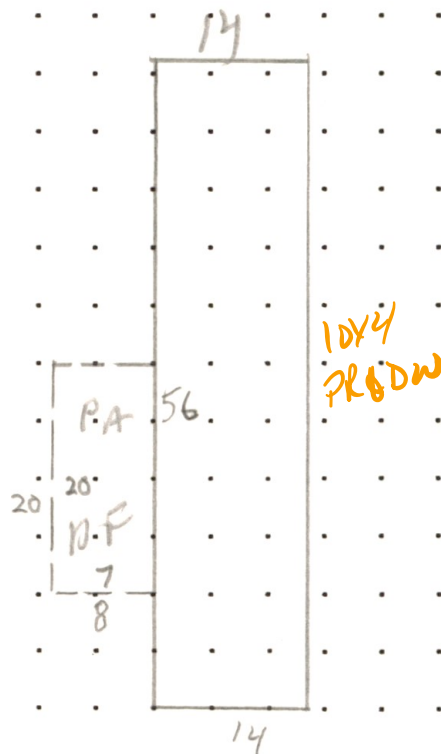
M127391

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X132684

MAP NO:

TAX LOT:



CALCULATIONS:

$$14 \times 56 = 784$$

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 76

ADDRESS: SUBLIMITY MOB VILL #74SALES
Date Amt.DATE
12-18-85
1-12-93BY
KK865
65REMARKS:
NYBUILDER: Liberty Bridgewood

12-13-17 02 NV

5/16/02

28

✓
NV-cycle

7-16-15

074



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127391

MTL: 081W34AC00100

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127391

Date Printed: 11/6/2025

Situs: 340 NE CREST ST # 74 SUBLIMITY, OR 97385

Grantor:
ROOD, DAVID

Grantee:
EDMONDS, ANTHONY

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/20/2025 Total: 41490
Sale Price: 62500 Ratio (Cert. Total RMV/Sale Price): 66
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Anthony. Phone/email: _____

- Was the property listed on the open market? Days: 55 MLS: 830759 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

Appraiser: 02 Date: 11/21/25

SV

2324

#2

L2

9/8/22

LGB-T/D

Input mjlw 2-10-23, Update Inv, I/O

Improvement Detail

MARION County

For Assessment Year 2022

MLS -

P.C. -

Account ID 127391

Map 081W34AC00100P1

Mailing
ROOD, DAVID
ROOD, VALARIE
340 NE CREST ST # 74
SUBLIMITY OR 97385

Appraiser THERESA SWEARINGEN

Inspected 12/13/2017

Appraisal Area 07-05-000

Stat Class 444 - MANUF STRUCT, CLASS 4, 14' WIDE SINGLE

Situs 340 NE CREST ST #74 SUBLIMITY OR 97385

ts 2-14-22

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	29180	1976	1984	100	20	194	Tabled	21,780	21,780	9,400	0	9,400	784

Rooms: 2 - BD, 1 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1976	1984	20	4	100		784	56,675

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	1	582	1st	FORCED AIR	784	0
1st	DISHWASHER	1	186	1st	HOOD & FAN	1	109
1st	DISPOSAL	1	58	1st	ROOF COVER - METAL	784	0
1st	DRYWALL	784	0	1st	SKIRTING - METAL	140	150

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1984	160		576
WOOD DECK	1984	140		616

Totals

Description	RMV
First Floor	\$12,420
Inventory	\$0
Accessories	\$1,192
Trend	160.00 %
Total RMV	\$21,780

Size Breakdown

Finished	784
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Comments 22-23: Bring MAV forward from 2010 mjlw//

18-19 S.V. REMODELED// 16-17 LUMP SUM Per 32 // 15-16 CYCLE WORK N.C.// 08-09: CYCLE WORK. VINYL WINDOWS. NICE CARE. DT4.
6/06/08. 02-03; REAPP

update Inv & EYB I/O

22-23: Bring MAV forward from 2010 mjlw//

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NICE CARE. DT4. 6/06/08. 02-03; REAPP

ACCT NO: X132684
MAP NO:
TAX LOT:

CALCULATIONS: 14 X 56 = 784

SCALE: 1" = 20'

MEASUREMENT	VERIFY
DATE 12-18-85	BY PGL/LS
1-16-86	WY
5/14/02	ZR
7-16-15	OTW

YR	BLT:
76	

ADDRESS:
Summer Ave Van 274
Builder: Liberty Ridge Wood

SALES	
Date	Am't
2-23-86	

REMARKS:

✓

W-CY010

F3
F0
F11
F02

V-Will
w. Trn
w. m.



M127319 08W34AC000100 Apr 8 02 Date 12-23-97 Prog Class 019 Prog Code T44
 Ship Address 340 NE CREST ST, #74 Franchises Code 04 Year For 2018-2019
 Owner HIGGINS, BOBIE L. #74
 Trade Cycle 365 Verifying Other: T/O BLCC Insp. Plum M3
 Notes: new upgrade 6-19 - Paving 10-17
 RVW (mp 3,760 RVW Total 3,760 MSW Total g)

Seg Type PA	Seg # 1.1	Method <u>PSB</u>	Class <u>LS</u>	Area <u>784</u>	Eff Area <u>784</u>	Length <u>56</u>	Width <u>14</u>
Make LIBERTY	Model REGROD	Installs <u>PSB</u>	<u>PSB</u>	Roof Cover METAL	Bedrooms: <u>0</u>		
Plumbing BATH	Heat PA	Flange: <u> </u>	Inter. Comp <u>UVS</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>				
Year Built 1976	Est. Year Built <u>1976</u>	Cond. P F A G E	% Comp	Func	Econ	RVW	1,700
Adj Codes MSLMSPN	Except Code Year <u>DOE</u>	Comments <u>new paint - clean</u>					
Lump Sum							

Accessory Improvements

Seg Type PA	Method <u>STRUCT</u>	Seg # 1.3	Method <u>PSB</u>	Class <u>AL</u>	Area <u>160</u>	Eff Area <u>160</u>
Length 20	Width 8	Foundation	Ext Wall	Plumbing	Roof Cover METAL	
Year Built 1976	Est. Year Built: <u>1976</u>	Cond. P F A G E	% Comp	Econ	RVW	0
Lump Sum	Except Code Year <u>DOE</u> Comments <u> </u>					

Seg Type DF	Method <u>STRUCT</u>	Seg # 1.4	Method <u>PSB</u>	Class <u>AL</u>	Area <u>140</u>	Eff Area <u>140</u>
Length 20	Width 7	Foundation	Ext Wall	Plumbing	Roof Cover	
Roof Style	Est. Year Built: <u>1976</u>	Cond. P F A G E	% Comp	Econ	RVW	0
Lump Sum	Except Code Year <u>DOE</u> Comments <u> </u>					

Out Buildings and Skirting

Seg Type MSHK	Method <u>STRUCT</u>	Seg # 1.2	Method <u>PSB</u>	Class <u>AL</u>	Area <u>140</u>
Length Style	Width	Foundation	Ext Wall METAL	Plumbing	Roof Cover
Heat	Int. Comp.	Elect.	Yr. BR.	1976	Est. Yr. BR.
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ	RVW
Lump Sum	Except Code Year <u>DOE</u> Comments <u> </u>				

*MCS
 Specially Modified
 Solid Alloys
 made-to-order*