

lak 12.16.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

11/6/2025

Acct ID: 128693

MTL: 061W03CD03900P1

Date: 11/18/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

ts 12-22-25

Situs: 830 N MAIN ST # 65 MOUNT ANGEL, OR 97362

MaSaNh: 12 05 000

Unit: 128693

Year: 2026

Last Date Appraised: 08/06/2024

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: GARCIA, JOAQUIN GUERRERO

Last Sales Date: 10/24/2025

Roll Type: MS

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

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 14620

RMV Land: 0

RMV Imp: 33900

RMV Total: 33900

MAV: 14620

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 08.06.24 TS

update 843

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 91150 Stat Class: 454 Year Blt: 1978 Eff Year Blt: 1992 Sq.Ft: 784 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Dimensions: 56x14

RMV: 33900

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	784	2	FB-1	1978	1992	BATH - 1, ROOF+, KIT-, HVAC, SKIRT	Y N

1995

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	96	1992	803	0	Y N
ROOF EXTENSION OR PATIO COVER	5	160	1992	1763	0	Y N

1995



w.m.



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 128693

MTL: 061W03CD03900

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 128693

Date Printed: 11/6/2025

Situs: 830 N MAIN ST # 65 MOUNT ANGEL, OR 97362

Grantor:  
LOPEZ, MOISES G

Grantee:  
CORRALES, SERGIO A

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 9/3/2025 Total: 42250  
Sale Price: 24000 Ratio (Cert. Total RMV/Sale Price): 176  
Condition Code: 0026

Attempt	Date/Time	Reason
1 <sup>st</sup>	11/18/25 11:00	LCB
2 <sup>nd</sup>		

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

Resold 10-24-25  
\$600,000

Appraiser: 02 Date: 11/20/25

# SKETCH/AREA TABLE ADDENDUM

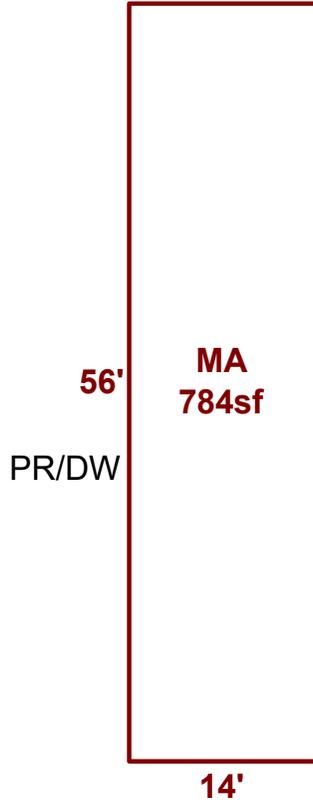
## SUBJECT INFO

File No.: 128693 Parcel No.: 061W03CD03900  
 Property Address: 830 N MAIN ST #65  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**128693**

**061W03CD03900**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	784.0	140.0	784.0

### COMMENT TABLE 1

Drawn by LK 9.16.24

### COMMENT TABLE 2

8-6-24 CYCLE TS

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	784
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