

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ lak 12.16.25 Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_  
 11/18/25 ts 12-22-25 11/6/2025

Acct ID: 129411 MTL: 061W03CD03900P1 Date: 11/18/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 830 N MAIN ST # 3 MOUNT ANGEL, OR 97362 MaSaNh: 12 05 000 Unit: 141851 Year: 2026

Last Date Appraised: 08/06/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: CORRALES PENA, SERGIO ARTURO Last Sales Date: 06/12/2025 Roll Type: MS

Cycle Tag Sales verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 17920

RMV Land: 0 RMV Imp: 44590 RMV Total: 44590 MAV: 17920 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 08.06.24 TS

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 91150 Stat Class: 444 Year Blt: 1980 Eff Year Blt: 1995 Sq.Ft: 994 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 44590  
 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	994	2	FB-1	1980	1995	1997	1997

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	120.64	1995	591	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	376	1995	4580	0	Exception: Y N



# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 129411      Parcel No.: 061W03CD03900

Property Address: 830 N MAIN ST #3

City: MT ANGEL      County:      State: OR

ZipCode: 97362

Owner:

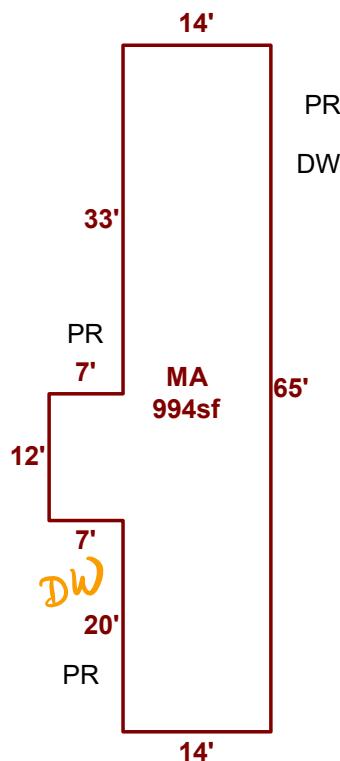
Client:      Client Address:

Appraiser Name:      Inspection Date:

## SKETCH

129411

061W03CD03900



Sketch by ApexSketch

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	994.0	172.0	994.0

## COMMENT TABLE 1

DRAWN BY LK 9.16.24

Net LIVABLE      cnt      1      (rounded)      994

## COMMENT TABLE 2

8-6-24 CYCLE TS

## COMMENT TABLE 3



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

**Appraiser Sales Verification From**

Primary Acct: 129411  
MTL: 061W03CD03900  
MaSaNh/P.Class: 1205000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 129411

Situs: 830 N MAIN ST # 3 MOUNT ANGEL, OR 97362

**Grantor:**  
ROJAS, EDGAR V

**Grantee:**  
CORRALES PENA, SERGIO ARTURO

**Sale ID:** Tax Statement RMV  
**Deed:** Land & OSD:  
**Accts In Sale:** Imp:  
**Sale Date:** 6/12/2025  
**Sale Price:** 76000  
**Condition Code:** 00

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: Sergio D Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Y  N
- Was property other than real estate included in the sale?  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_ Y  N
- Did the seller pay closing costs or make other concessions? \$ \_\_\_\_\_ Y  N
- Was the sale between related parties? (business or family)  
purchased from friend 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. |  
Describe: \_\_\_\_\_ Y  N
- Have any improvements been made since the time of sale?  
If yes, describe: \_\_\_\_\_ Y  N

Comments:

unsure

Appraiser: DA Date: 11/20/25