

Summary

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

Print Date: 11/6/2025

Acct ID: 129411

MTL: 061W03CD03900P1

Date: **11/18/25** Appr: **02** ts **12-22-25**

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

**update Deck & EYB - J/O**

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
First Floor	4	Finished	994	2	FB-1	1980	1995	ROOF+, SKIRT, KIT-, BATH - 1, HVAC+ Exception: Y <b>N</b>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	120	1995	591	0	Y <b>N</b>
ROOF EXTENSION OR PATIO COVER	4	376	1995	4580	0	Y <b>N</b>



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					
<div>129411</div> <div>061W03CD03900</div> <div><p>14'</p><p>33'</p><p>7'</p><p>12'</p><p>20'</p><p>65'</p><p>14'</p><p>PR</p><p>DW</p><p>MA</p><p>994sf</p><p>DW</p></div> <div>Sketch by ApexSketch</div>					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	994.0	172.0	994.0
<div>Net LIVABLE</div> <div>cnt</div> <div>1 (rounded)</div> <div>994</div>					
COMMENT TABLE 1					
DRAWN BY LK 9.16.24					
COMMENT TABLE 2			COMMENT TABLE 3		
8-6-24 CYCLE TS					



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129411

MTL: 061W03CD03900

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 129411

Date Printed: 11/6/2025

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 Total: 56710  
Sale Price: 76000 Ratio (Cert. Total RMV/Sale Price): 75  
Condition Code: 00

Attempt	Date/Time	Reason
1 <sup>st</sup>		
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?  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_ Y ☐ N

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. |  
Describe: \_\_\_\_\_ Y ☐ N

7. Have any improvements been made since the time of sale? Y ☒ N  
If yes, describe: \_\_\_\_\_

Comments: unsure

Appraiser: da Date: 11/20/25