

Summary Lead Appr: \_\_\_\_\_ Clerk: **lak 12.16.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_  
 11/6/2025

Acct ID: 129496 MTL: 081W34AC00100P1 Date: **11/19/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019

Situs: 340 NE CREST ST # 7 SUBLIMITY, OR 97385 MaSaNh: 17 05 000 Unit: 129496 Year: 2026

Last Date Appraised: 02/22/2017 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: OPOKA, RICHARD Last Sales Date: 08/05/2025 Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB **TTO** INSP AV: 7220

RMV Land: 0 RMV Imp: 31560 RMV Total: 31560 MAV: 7220 MSAV: 0 SAV: 0

Comment: SUBLIMITY MOBILE VILLAGE, SPACE #7, MS SERIAL # 1279, X # X00171987, Home ID 234115, PERSONAL MS

*Improvements - Residence / Manufactured Structures DW/PR NW 8/ update E/B - DT*

Bldg: 1 Code Area: 29180 Stat Class: 456 Year Blt: 1970 Eff Year Blt: 1988 Sq.Ft: 720 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 30x24 RMV: 31560

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	5	Finished	720	2	FB-1	1970	<b>1988</b>	KIT-, SKIRT, ROOF, HVAC+, BATH - 1	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	5	119	1988	942	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	147	1988	1535	0	Exception: Y N

<i>EF</i>	
<b>Segment</b>	<b>AGF</b>
<b>Class</b>	<b>3</b>
<b>Dimensions/Size</b>	<b>174</b>
<b>Foundation</b>	
<b>Exterior Wall</b>	
<b>Interior Finish</b>	
<b>Roof Cover</b>	
<b>Roof Style</b>	
<b>Flooring</b>	
<b>Plumbing</b>	
<b>Heat</b>	
<b>Electric</b>	
<b>Misc.</b>	
<b>Year Built</b>	
<b>Eff. Year</b>	<b>199D</b>
<b>Condition</b>	
<b>% Complete</b>	
<b>Lump Sum</b>	
<b>Exception Code</b>	<b>E/D</b>



*V. WINGS  
C.W.M.*



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

**Appraiser Sales Verification From**

Primary Acct: 129496  
MTL: 081W34AC00100  
MaSaNh/P.Class: 1705000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 129496

Situs: 340 NE CREST ST # 7 SUBLIMITY, OR 97385

**Grantor:**

MCKEAN, WILLIAM J

**Grantee:**

OPOKA, RICHARD

**Sale ID:** Tax Statement RMV

**Deed:** Land & OSD:

**Accts In Sale:**

**Sale Date:** 8/5/2025

**Sale Price:** 62500

**Condition Code:** 33

Tax Statement RMV

Land & OSD:

Imp:

Total: 39390

Ratio (Cert. Total RMV/Sale Price): 63

Attempt	Date/Time	Reason
1 <sup>st</sup>	11/19/25 10:55	LCB
2 <sup>nd</sup>		

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

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Y N *Local paper*

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?  
If yes, describe: \_\_\_\_\_ Y N

Comments:

Appraiser: D2 Date: 11/21/25

# BUILDING DIAGRAM AND OUTBUILDINGS

**ACCT NO:** X171987

MAP NO:

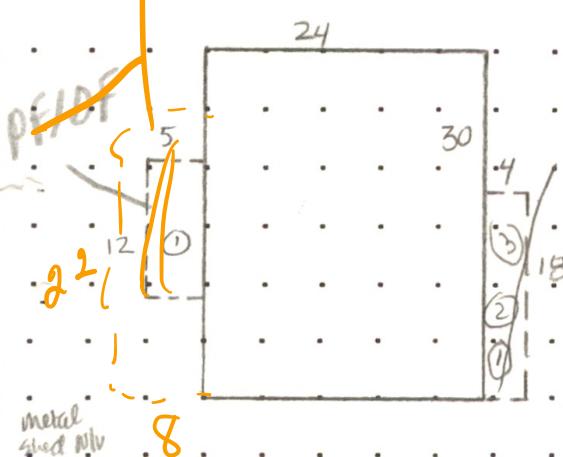
**TAX LOT:**

M129496



Ep 22 + 8

Metal  
Shed #1V



5/9/02 delete no longer there 28

PF 7x21 DF 7x17

**CALCULATIONS:**  $24 \times 30 = 720 \text{ SF.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 70	ADDRESS: SUBLIMITY VILL # 7	SALES Date	Amt.
DATE 12/13/85 3-17-93	BY # KKB 65 ERB 65	REMARKS: NV	BUILDER: LAMPLIGHTER		
5/9/02	28	✓			
6/14/07	28	Sales verify - condition, issue change eyes			