

Summary

Lead Appr: _____ Clerk: **lak 12.16.25** Lead Clerk: _____ Appr: _____

Print Date: 11/6/2025

Acct ID: 133308

MTL: 081W30C001200P1

Date: **11/19/25**

Appr: **02**

Prop Class: 019

ts **12-24-25**

RMV Prop Class: 019

Situs: 713 STAFFORD ST # 50 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 143584

Year: 2026

Last Date Appraised: 03/17/2016

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: ORSI, GIOVANNI

Last Sales Date: 07/17/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

Inspection level: 1 **2** 3 4 **LCB** TTO INSP

AV: 54480

RMV Land: 0

RMV Imp: 66230

RMV Total: 66230

MAV: 54480

MSAV: 0

SAV: 0

Comment: WINDEMERE MEADOWS , SPACE #50, MS SERIAL # N16000, X # X00236444, PERSONAL MS

Improvements - Residence / Manufactured Structures

update class & Inv

I/O

Bldg: 1

Code Area: 05050

Stat Class: **457**

Year Blt: 1995

Eff Year Blt: 1999

Sq.Ft: 1188

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 44x27

RMV: 66230

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	1188	3	FB-2	1995	1999	+ ROOF, SKIRT, HVAC+, KIT-, BATH - 2	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	1999	560	0	
DECK	5	225	1999	2624	0	
MULTI-PURPOSE BUILDING	5	80	1999	990	0	
ROOF EXTENSION OR PATIO COVER	5	300	1999	4611	0	



Active MLS Pending

Fresh Paint/Floors

asking 134,900

New Bulk Vanity/shower

Fresh Paint/Floors

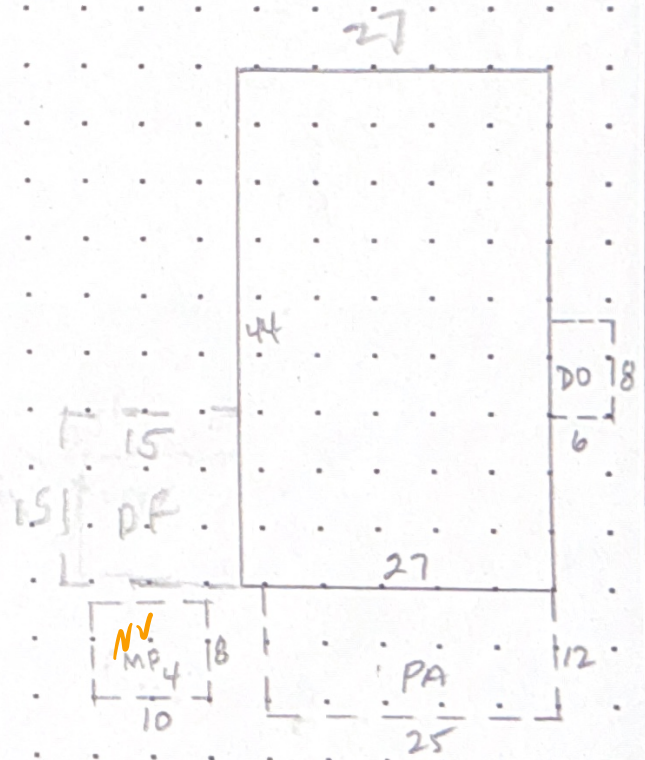
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 236444

MAP NO:

TAX LOT:

M133308



CALCULATIONS: $27 \times 44 = 1188$

SCALE: 1" = 20'

Windemere meadows MHP # 50

MEASUREMENT VERIFIED		YR BLT: 96	ADDRESS: 713 Stafford St. SE	SALES	
DATE	BY	REMARKS:	BUILDER: Golden West	Date	Amt.
7-11-96	WBP				
6-20-02	28				
7-1-15	OT4				
		NV-cycle			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133308

MTL: 081W30C001200

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 133308

Date Printed: 11/6/2025

Situs: 713 STAFFORD ST # 50 AUMSVILLE, OR 97325

Grantor:

QUILLIN, DAVID D

Grantee:

ORSI, GIOVANNI

Sale ID:

Deed:

Accts In Sale:

Sale Date: 7/17/2025

Sale Price: 35000

Condition Code: 00 *19*

Tax Statement RMV

Land & OSD:

Imp:

Total: 87960

Ratio (Cert. Total RMV/Sale Price): 251

11/19/25 9:50 LCB

Attempt	Date/Time	Reason
1 st		
2 nd		

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:

*Purchaser is a flipper
Estate Sale*

Appraiser: *02* Date: *11/13/25*