

Summary

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

Print Date: 11/6/2025

Acct ID: 133394

MTL: 052W130000102P1

Date: **11/18/25** Appr: **02** Prop Class: 019

RMV Prop Class: 019

Situs: 427 OATS ST # 91 WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 133394

Year: 2026

Last Date Appraised: 02/16/2024

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: MAJORS, JAY ANDERS CASTIEL

Last Sales Date: 05/28/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

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

AV: 80150

RMV Land: 0

RMV Imp: 95310

RMV Total: 95310

MAV: 80150

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 02.16.24 GM

update class + efb - I/O

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 03030

Stat Class: 457 **+**

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1848

% Complete: 100.00

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

Dimensions: 66x28

RMV: 95310

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: GAR

Adjust RMV: 21993

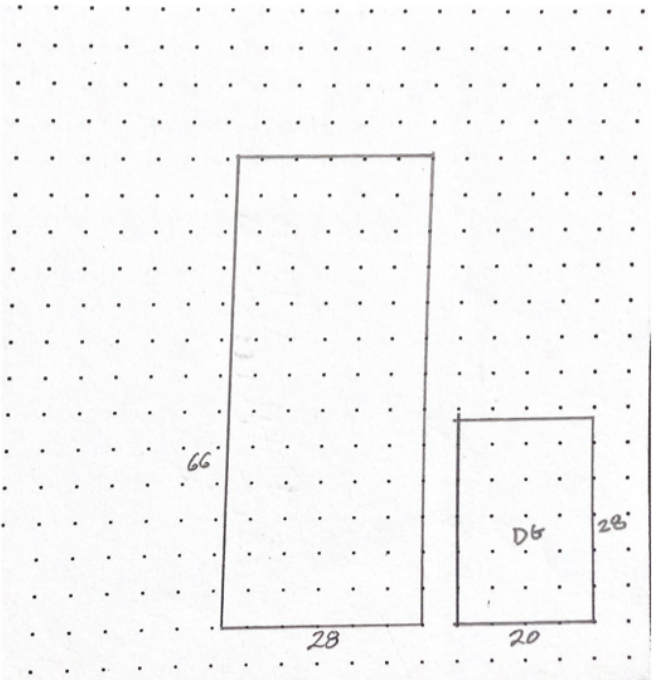
Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	1848	3	FB-2	1996	1999	KIT-, BATH - 2, ROOF+, HVAC, SKRT+, FP - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	5	168	1999	2144	0	Y N



RMLS
'Mobile Seller
new Roof
move in Ready
Photos input
sky input
Ae/w.m. loc Kit & lots of cabinets



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133394

MTL: 052W130000102

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 133394

Date Printed: 11/6/2025

Situs: 427 OATS ST # 91 WOODBURN, OR 97071

Grantor:

TURRENTINE,JOYCE G & TURRENTINE,RANDAL J

Grantee:

MAJORS, JAY ANDERS CASTIEL

Sale ID:

Tax Statement RMV

Deed:

Land & OSD:

Accts In Sale:

Imp:

Sale Date: 5/28/2025

Total: 121090

Sale Price: 229900

Ratio (Cert. Total RMV/Sale Price): 53

Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/18/25 10:30	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 153 ^RMLS: 24451388 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: _____

Appraiser: 02 Date: 11/25/25