

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: 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 + 296 - T/D

Improvements - Residence / Manufactured Structures

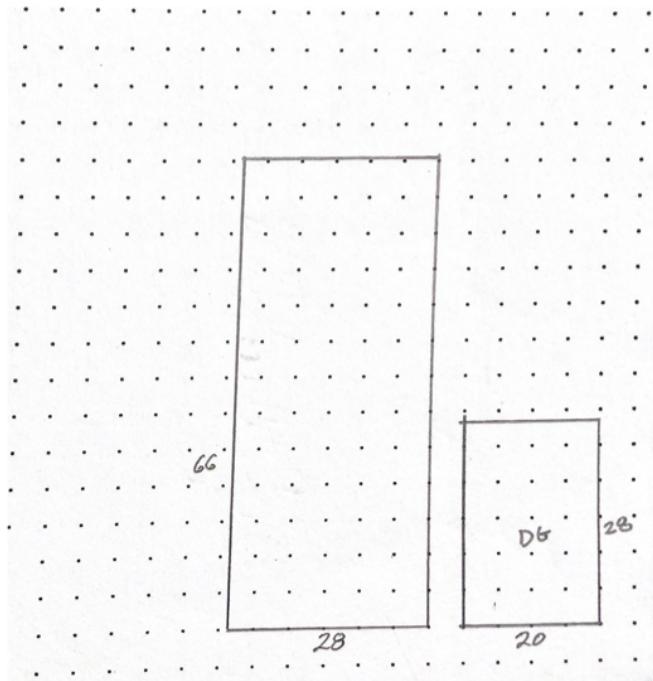
Bldg: 1	Code Area: 03030	Stat Class: 457	T	Year Blt: 1996	Eff Year Blt: 1996	Sq.Ft: 1848	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE				Dimensions: 66x28		RMV: 95310	
Func Obsc: 100	Econ %: 100	Other %: 100		Exception: 0	Adjust: GAR	Adjust RMV: 21993	Subtype: P

Floors

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

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER	5	168	1996	2144	0	Exception: Y N



RMLS

*Move in ready
new roof
move in ready*

*Photos
sky (19)
AC/W.M. - 1a
Kit & lots of eabs*



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 133394
MTL: 052W130000102
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 133394

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
Sale Price: 229900
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 MLS: 24451388 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?
If yes, describe: _____ Y N

Comments:

Appraiser: 02 Date: 11/25/25