

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 11/6/2025

Acct ID: 133424

MTL: 081W30C001200P1

Date: 11/19/25

Appr: 02

ts 12-24-25

Prop Class: 019

RMV Prop Class: 019

Situs: 800 ABBEY LN # 76 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 133424

Year: 2026

Last Date Appraised: 06/26/2015

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: BENSON, JOHN

Last Sales Date: 07/08/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 63830

RMV Land: 0

RMV Imp: 70340

RMV Total: 70340

MAV: 63830

MSAV: 0

SAV: 0

Comment: WINDEMERE MEADOWS , SPACE #76, MS SERIAL # 1321, X # X00237841, PERSONAL MS

Improvements - Residence / Manufactured Structures

update 24B- I/O

Bldg: 1

Code Area: 05050

Stat Class: 457 +

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1512

% Complete: 100.00

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

Dimensions: 56x27

RMV: 70340

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	1512	3	FB-2	1996	1996	BATH - 2, KIT, SKIRT, ROOF, HVAC+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	120	1996	1162	0 Exception: Y N
MULTI-PURPOSE BUILDING	5	80	1996	739	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	120	1996	1531	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	1996	3828	0 Exception: Y N



Clear W.A

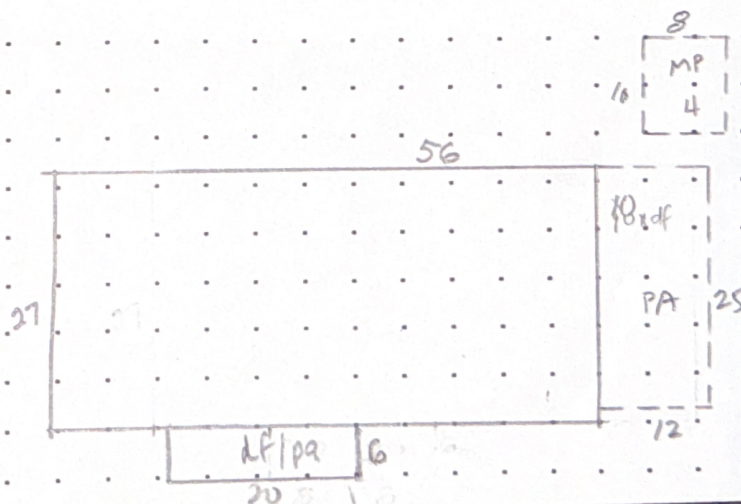
51

M133424 ACC

ACCT NO: X 237841

TAX LOT:

800 ABBE



2002 - of now 20x6
pa new 20x6

SCALE: 1" = 20'

CALCULATIONS:
 $27 \times 56 = 1512 \text{ sf.}$

Windemere meadows MHP # 76

MEASUREMENT VERIFIED		YR BLT: 96	ADDRESS: 800 Abbey Lane SE	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: NW Homebuilders		
7-11-96	WBP				
5-26-02	28 ¹⁹				
1-26-15	MTU				



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133424

MTL: 081W30C001200

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 133424

Date Printed: 11/6/2025

Situs: 800 ABBEY LN # 76 AUMSVILLE, OR 97325

Grantor:
LEMKE, ALAN

Grantee:
BENSON, JOHN

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/8/2025 Total: 89290
Sale Price: 153000 Ratio (Cert. Total RMV/Sale Price): 58
Condition Code: 33

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:

Appraiser: 02 Date: 11/21/25