

Summary

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

Print Date: 11/6/2025

Acct ID: 133689

MTL: 081W30C001200P1

Date: **11/19/25** Appr: **02** ts **12-24-25**

Prop Class: 019

RMV Prop Class: 019

Situs: 911 YORK ST # 82 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 143742

Year: 2026

Last Date Appraised: 07/06/2015

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: CUELLAR, GERMAN

Last Sales Date: 09/02/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: _____

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

AV: 57510

RMV Land: 0

RMV Imp: 63810

RMV Total: 63810

MAV: 57510

MSAV: 0

SAV: 0

Comment: Uncoded accessory clean-up 5/1/23

Improvements - Residence / Manufactured Structures

update snv + E4B - 5/10

Bldg: 1

Code Area: 05050

Stat Class: 457

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1350

% Complete: 100.00

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

Dimensions: 50x27

RMV: 63810

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	1350	3	FB-2	1996	1998	BATH+, ROOF, SKIRT, HVAC+, BATH - 2, KIT Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1996	465	0 Exception: Y N
MULTI-PURPOSE BUILDING	5	80	1996	739 0	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	400	1998	5104	0 Exception: Y N

1998



Fresh Paint Ekt
New Roof
Wm

Photos original
need audit DM

MLS

\$5,000 - interior audit
New Roof



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133689

MTL: 081W30C001200

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 133689

Date Printed: 11/6/2025

Situs: 911 YORK ST # 82 AUMSVILLE, OR 97325

Grantor:
CAIN, CORI A

Grantee:
CUELLAR, GERMAN

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 9/2/2025 Total: 81000
Sale Price: 52000 Ratio (Cert. Total RMV/Sale Price): 156
Condition Code: 00 **20**

Attempt	Date/Time	Reason
1 st	11/19/25 10:00	LOB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: **384** MLS: **820414** 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: **asking 65,000**

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

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M133689

MAP NO: 81W.30C

TAX LOT: 1200



CALCULATIONS: $27 \times 50 = 1350 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
6-27-02	Z8				
	DT4				
7-6-15	DT4				
		NV-cycle			