

Summary

Lead Appr: \_\_\_\_\_ Clerk: **lak 12.16.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 11/6/2025

Acct ID: 320704

MTL: 081W30C001200P1

Date: **11/14/25** Appr: **02** ts **12-24-25**

Prop Class: 019

RMV Prop Class: 019

Situs: 731 STAFFORD ST # 100 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 320704

Year: 2026

Last Date Appraised: 03/17/2016

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: SCHMALTZ, DEREK

Last Sales Date: 07/10/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_

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

AV: 45230

RMV Land: 0

RMV Imp: 49060

RMV Total: 49060

MAV: 45230

MSAV: 0

SAV: 0

Comment: uncoded accessory clean up 5-3-23 AG

Improvements - Residence / Manufactured Structures

**update inv** **5/0**

Bldg: 1

Code Area: 05050

Stat Class: 457

Year Blt: 1997

Eff Year Blt: 1992

Sq.Ft: 1242

% Complete: 100.00

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

Dimensions: 46x27

RMV: 49060

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	1242	3	FB-2	1997	1992	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2

Exception: Y **N**

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	48	1992	401	0
MULTI-PURPOSE BUILDING	5	80	1992	638	0
ROOF EXTENSION OR PATIO COVER	5	300	1992	3306	0

Exception: Y **N**

**gp**

Segment	<b>AGF</b>	
Class		
Dimensions/Size	<b>11 2</b>	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built		
Eff. Year	<b>1999</b>	
Condition		
% Complete		
Lump Sum		
Exception Code	<b>5/0</b>	



**MLS**

Remodeled

New Floors tile in Bath, BB ct's,

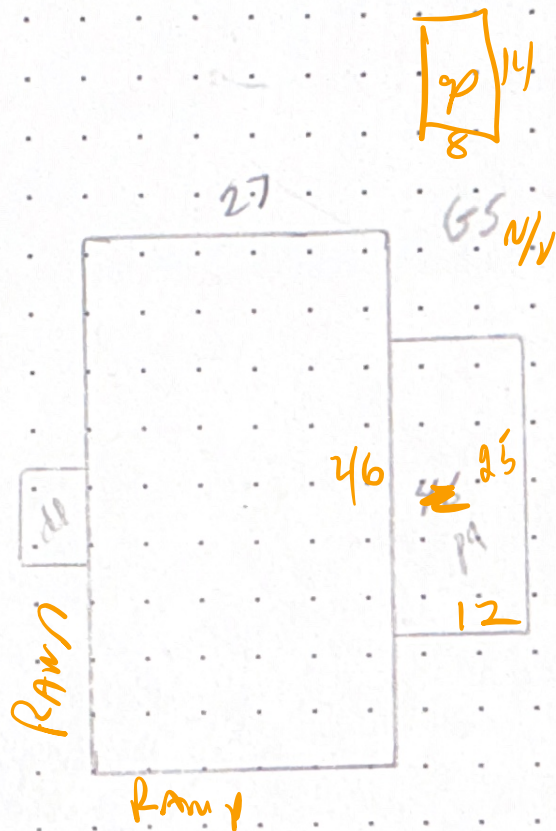
Photos

Orig- Kitchens w.m.

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M320704 MAP NO:

TAX LOT:



CALCULATIONS:  $27 \times 46 = 1242$

SCALE: 1" = 20'

Windemere Meadows, Sp. 100

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
3-26-98	VB	97	731 Stafford St.		
6-27-02	28		BUILDER: Redman		
7-6-15	BT4		REMARKS: NV-cycle		



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 320704

MTL: 081W30C001200

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 320704

Date Printed: 11/6/2025

Situs: 731 STAFFORD ST # 100 AUMSVILLE, OR 97325

**Grantor:**

ORSI, GIOVANNI

**Grantee:**

SCHMALTZ, DEREK

**Sale ID:**

**Deed:**

**Accts In Sale:**

**Sale Date:** 7/10/2025

**Sale Price:** 134900

**Condition Code:** 00

Tax Statement RMV

**Land & OSD:**

**Imp:**

**Total:** 61150

**Ratio** (Cert. Total RMV/Sale Price): 45

Attempt	Date/Time	Reason
1 <sup>st</sup>	11/19/25 10:05	LCB
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: 104 MLS: 827036 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:

WAS ASK 159,900

Appraiser: 02 Date: 11/25/25