

Summary Lead Appr: _____ Clerk: **lak 12.16.25** Lead Clerk: _____ Appr: _____ Print Date: _____
 Acct ID: 321436 MTL: 041W170002100P1 Date: **11/18/25** Appr: **02** Prop Class: 019 11/6/2025
 RMV Prop Class: 019

Situs: 11105 MAIN ST NE # 41 DONALD, OR 97020 MaSaNh: 12 05 000 Unit: 321436 Year: 2026

Last Date Appraised: 08/03/2023 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: CLAASSEN, MARIA ELIZABETH Last Sales Date: 07/17/2025 Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 4 LCB **TTO** INSP AV: 67800
 RMV Land: 0 RMV Imp: 106070 RMV Total: 106070 MAV: 67800 MSAV: 0 SAV: 0
 Comment: 23-24: L3 08.03.23 GM

update Inv 5/10

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15080 Stat Class: 457 Year Blt: 1998 Eff Year Blt: 2001 Sq.Ft: 1568 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x28 RMV: 106070
 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	Exception: Y N
First Floor	5	Finished	1568 1562	3	FB-2	1998	2001	BATH - 2, KIT, SKRT+, HVAC, ROOF+, <i>1 Bath</i>	
Carport Attached	3	Unfinished	560	0	0	2000	2001	ROOF+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

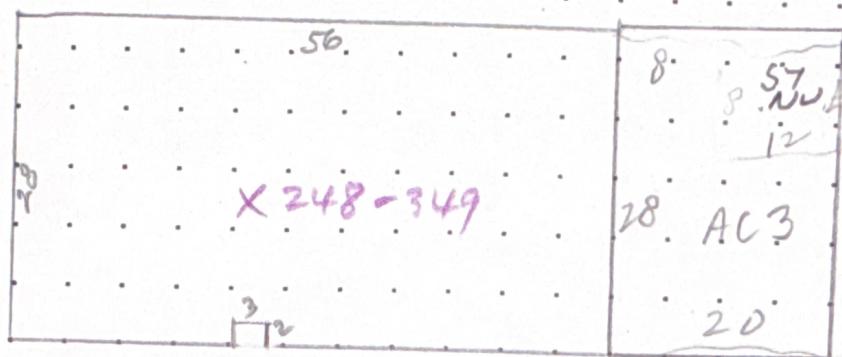


*Realtor.com
 garden tub
 w.m.
 look original*

W.M.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M321436
 ACCT NO: X 248-349 MAP NO: 4-1W 17 TAX LOT: 2100



CALCULATIONS: $28 \times 56 = 1568 \text{ SF}$

SCALE: 1" = 20'

$\frac{1}{1568}$

MEASUREMENT VERIFIED		YR BLT: 99	ADDRESS: Sp. #41 Country Oak Est.	SALES Date	Amt.
DATE 2-17-99 9-11-01 8-22-13	BY WEP DT4 52 AC meas. NY		REMARKS: BUILDER: Redman		



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 321436
MTL: 041W170002100
MaSaNh/P.Class: 1205000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 321436

Situs: 11105 MAIN ST NE # 41 DONALD, OR 97020

Grantor:

NUXALL, JUDY MARIE

Grantee:

CLAASSEN, MARIA ELIZABETH

Sale ID: Tax Statement RMV

Deed: Land & OSD:

Accts In Sale:

Sale Date: 7/17/2025

Sale Price: 170000

Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/18/25 9:30	LCB
2 nd		

Contact: Maria Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ Y N *H Sale*
- Was property other than real estate included in the sale?
Describe: _____ Y N *Big Owner*
- Did the seller pay closing costs or make other concessions? \$ _____ Y N *Q*
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | **Avg.** | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale?
If yes, describe: _____ Y N

Paid Fair price for market

Comments:

Had inspection

Appraiser: 02 Date: 11/21/25