

Summary

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

Print Date: 11/6/2025

Acct ID: 321436

MTL: 041W170002100P1

Date: **11/18/25**

Appr: **02**

ts **12-22-25**

Prop Class: 019

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** 3 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

Improvements - Residence / Manufactured Structures

update INV 5/0

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:
First Floor	5	Finished	1568 1562	3	FB-2	1998	2001	BATH - 2, KIT, SKRT+, HVAC, ROOF+ , Bath+	N
Carport Attached	3	Unfinished	560	0	0	2000	2001	ROOF+	Y N

Accessories

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



Realtor, com
garden Tub
win.
look oil qu

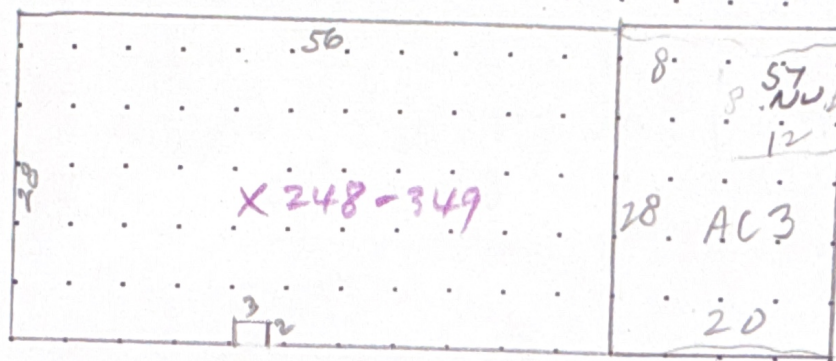
win.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M321436
X 248-349

MAP NO: 4-1W 17

TAX LOT: 2100



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

SCALE: 1" = 20'

$\frac{1568}{1562}$

MEASUREMENT VERIFIED		YR BLT: 99	ADDRESS: Sp. #41 Country Oak Est.	SALES	
DATE	BY	REMARKS:	BUILDER: Redman	Date	Amt.
2-17-99	WBP	AC meas.			
9-11-01	DT4				
5/30/06	52				
8-22-13	DT4	NV			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 321436

MTL: 041W170002100

MaSaNh/P.Class: 1205000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 321436

Date Printed: 11/6/2025

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

Grantor:

NUXALL, JUDY MARIE

Grantee:

CLAASSEN, MARIA ELIZABETH

Sale ID:

Deed:

Accts In Sale:

Sale Date: 7/17/2025

Sale Price: 170000

Condition Code: 00

Tax Statement RMV

Land & OSD:

Imp:

Total: 135000

Ratio (Cert. Total RMV/Sale Price): 79

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

Contact: Maria Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: H Sale Y N

2. Was property other than real estate included in the sale? By owner 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:

Had inspection

Appraiser: 02 Date: 11/21/25