

Acct ID: 352291 MTL: 083W36BC00600P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 8372 ENCHANTED WAY SE # 106 TURNER, OR 97392 MaSaNh: 17 05 007 Unit: 352291 Year: 2026

Last Date Appraised: 11/27/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: DISTROLA, JENNIFER Last Sales Date: 07/31/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 **LCB** **ITC** INSP AV: 103300

RMV Land: 0 RMV Imp: 142570 RMV Total: 142570 MAV: 103300 MSAV: 0 SAV: 0

Comment: MFD STRUCT, SPACE #A6, MS SERIAL # FLE210OR1516838A, Home ID 385675, PERSONAL MS

NIC

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 469 + Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 509 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, PARK MODEL Dimensions: RMV: 142570

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	6 +	Finished	509	1	FB-1	2015	2015	KIT-, SKIRT, ROOF+, HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	265	2015	5364	0	Y N
ROOF EXTENSION OR PATIO COVER	6	55	2015	1467	0	Y N

- mls # 828905 - 79 DOM - SOLD FOR \$179,400
- SHED HAS BEEN ON SITE SINCE 2016 (8x8)
- WELL MAINTAINED



M352291 083W36BC006000 Appr # **ZS** Date **11-27-16** Prop Code 049 Prop Code 173P
 Situs Address: 8372 ENCHANTED WY SE, #A6 Owner: DAVIS, EMERY D & Franchise Code 73 Year For: 2016-2017

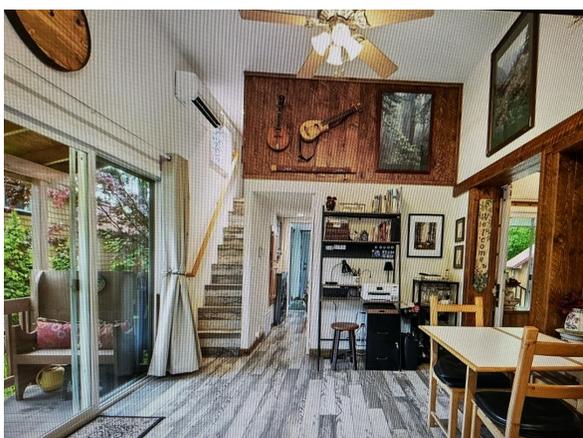
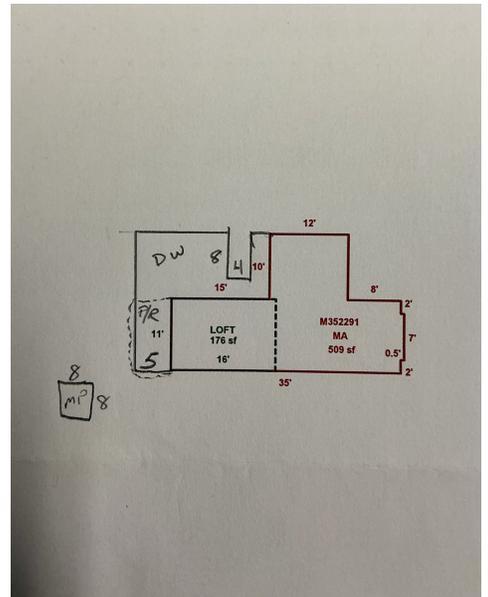
Notes: _____ Tags Cycle **Sales Verification** Other: _____
 RMV Imp: 106,280 RMV Total: 106,280 MSO Total: 0

Seg. Type MA Seg. # 1.1 Method M04 Class 7S Area 509 Eff Area 509 Length Width
 Make: FLEETWOOD Model: MCKENZIE Infinish: DRYWL Roof Cover BKENAM
 Plumbing BATH Heat: FA Fireplace: Inter. Comp: CKTP:HAF:MICRO Bedrooms: 1
 Year Built: 2015 Eff. Year Built: 2015 Cond. P F A G E
 Adj. Codes: MS1:CMS:MS5+CLTY:TN City % Comp. Func Econ RMV 94,270
 Lump Sum Except Code/Year Comments

Accessory Improvements
 Seg. Type DW MFD STRUCT Seg. # 1.3 Method: R05 Class Area 265 Eff Area 265
 Length Width Foundation Ex. Wall Roof Cover
 Floor Plumbing
 Year Built: 2015 Eff. Year Built: 2015 Cond. P F A G E % Comp. Econ RMV: 8,089
 Lump Sum Except Code/Year Comments

Seg. Type FR MFD STRUCT Seg. # 1.4 Method: R05 Class Area 55 Eff Area 55
 Length Width Foundation Ex. Wall Roof Cover BKENAM
 Roof Style: GABLE Floor Plumbing
 Year Built: 2015 Eff. Year Built: 2015 Cond. P F A G E % Comp. Econ RMV: 2,210
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting
 Seg. Type MSKX MFD STRUCT Seg. # 1.2 Method: M04 Class Area 113 Eff Area 113
 Length Width Foundation Ex. Wall Roof Cover
 Floor Plumbing
 Roof Style Int. Comp. Blank Yr. Bld. 2015 Eff. Yr. Bld. 2015
 Cond. P F A G E Adj. Codes % Comp. Func Econ RMV: 1,239
 Lump Sum Except Code/Year Comments





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 352291

MTL: 083W36BC00600

MaSaNh/P.Class: 1705007/019

Appraiser: THERESA SWEARINGEN

MS Acct: 352291

Date Printed: 11/6/2025

Situs: 8372 ENCHANTED WAY SE # 106 TURNER, OR 97392

Grantor:
DUMBAULD, JAMES L

Grantee:
DISTROLA, JENNIFER

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/31/2025 Total: 208970
Sale Price: 179400 Ratio (Cert. Total RMV/Sale Price): 116
Condition Code: **33**

Attempt	Date/Time	Reason
1 st	12-8-25/11:45	LCB
2 nd	12/9/25/10:35	TTD

Contact: **JENNIFER** Phone/email: _____

1. Was the property listed on the open market? Days: **79** MLS: **828905** 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? \$ **3,000** 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: **DEEP CLEANING / INSULATION REMEDIATED UNDER THE HOME**

Comments:

Appraiser: **ZH** Date: **12/8/25**