

Acct ID: 613072 MTL: 051W18DA09100P3 Date: **1/6/26** Appr: **ZH** Prop Class: 200 RMV Prop Class: 200

Situs: 285 S PACIFIC HWY WOODBURN, OR 97071 MaSaNh: 02 07 000 Unit: 150855 Year: 2026

Last Date Appraised: \_\_\_\_\_ Appraiser: \_\_\_\_\_ Tag: **Y** N Tag info: \_\_\_\_\_  
 Owner: DOUGS MOBILE HOME SERVICE INC **DEALER** Last Sales Date: \_\_\_\_\_ Roll Type: MS  
 Cycle Tag Sales Verification Other: **INVENTORY** Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 0  
 RMV Land: 0 RMV Imp: 0 RMV Total: 0 MAV: 0 MSAV: 0 **✓✓** SAV: 0

Comment: **ADD MH SEG @ 80% AND TAG 1-1-27 FOR REMOVAL**  
**\* NO NEED TO DRAW APEX \***

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03039 Stat Class: 441 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE Dimensions: \_\_\_\_\_ RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: P

**Floors**

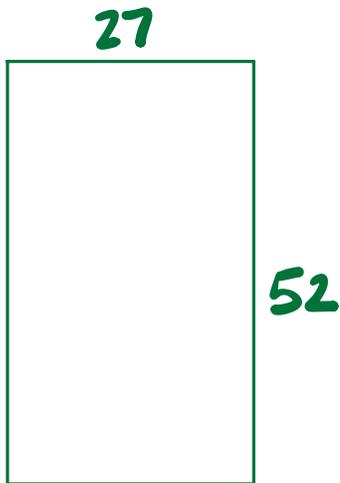
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

**Accessories**

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



**27 x 52 = 1,404 SF**



Prop ID # **613072**  
 MTL \_\_\_\_\_  
 Date **1/6/26** Appr **ZH**  
 Sign off: Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_

Segment	<b>MH MA</b>	Stat Class:	<b>457</b>
Roof:	Roof <b>Roof +</b>	SqFt:	<b>1,404</b>
Heat:	<b>HVAC</b> HVAC +		
Plumbing:	<b>2</b>	Jettub	Grdntub
# of Fireplace(s):			
Interior comp:	Cktp Crng Dsp DW		
	H&F Oven s/d Micro BIREF Trash Other		
Kitchen Package	Kitch - <b>Kitch</b>	Kitch +	
Bedrooms:	<b>3</b>	Qty	<b>5</b>
Yr Blt	<b>2005</b> Eff Yr <b>2003</b>	% Good	
% Comp	<b>80</b> Func	Econ	
Except Code	<b>NEW</b>	Lump Sum	
Comments			

ClassingCalculator		Manuf Calc ext only
Account Number		613072
Design	Average_MS	
Siding	T111_or_metal_MS	
Trim	All_Sides_MS	
Overhang	Average_on_1_or_2_sides	
Windows & Doors	Transom_or_Sidelights_average_windows_MS	
Entry	No_entry_MS	
Roof	Multiple_Gables_MS	
CLASS		5
	5.15	



## Manufactured Structure Ownership Document

Certificates of title are no longer issued for manufactured homes. This ownership document reflects all owners and security interests recorded as of the print date listed below. For the most current recording status, please check the website mhods.oregon.gov or call the Department of Consumer and Business Services at (503) 378-4530.

<b>Home ID Number:</b>	<b>306698</b>	<b>Print Date:</b>	12/23/25 2:04 pm
<b>Status:</b>	Active	<b>Status Date:</b>	8/15/25

### Home Information

<i>Manufacturer:</i>	FLEETWOOD HOMES	<i>Dwelling Type:</i>	Manufactured Dwelling
<i>Manufacture Year:</i>	2005	<i>Model:</i>	CELEBRATION 4523J
<i>Date of Sale:</i>	7/8/2025	<i>Purchase Price:</i>	\$20,000
<i>Square Footage:</i>	1404	<i>No. of Bedrooms:</i>	3
<i>Roofing Material:</i>	Composition	<i>No. of Bathrooms:</i>	2
<i>Siding Type:</i>	Lap cement composition	<i>Heating Type:</i>	Electric
		<i>Cooling Type:</i>	Heat Pump

### Section Information

	<i>Serial Number</i>	<i>HUD Number</i>
1	ORFL548A310045C13	ORE 479210
2	ORFL548B310045C13	ORE 479211

### Site Information

285 S PACIFIC AVE  
WOODBURN, OR 97021

*County:* Marion

**Right of Survivorship:** No

### Owner

**DOUGS MOBILE HOME  
SERVICE INC**  
12692 FRY RD NE  
AURORA, OR 97002

### Owner Type

Business

Manufactured home

Account: 613072

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slide Transom Sidelights Trim: front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Ceiling: Flat Trayed Coffered Skylights Vaulted

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins \_\_\_\_\_ Accent Wall \_\_\_\_\_ Crown Molding \_\_\_\_\_

Kitchen:

Island: Y N Separate dining area Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: \_\_\_\_\_

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: \_\_\_\_\_

Kitchen Class: 4 5 6 7 + -

Bath:

Number: \_\_\_\_\_

Master: Sinks: 1 2 Shower Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other \_\_\_\_\_

Other: Sinks: 1 2 Shower Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other \_\_\_\_\_

Bath Class: 4 5 6 7 + -

Other:

Utility: Cabinets Sink Other: \_\_\_\_\_

Overall Class: 4 5 6 7 + -