

Acct ID: 613073 MTL: 051W18DA09100P4 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: 150856 Year: 2026

Last Date Appraised: _____ Appraiser: _____ Tag: **Y** N Tag info: _____
 Owner: ADVANCED HOME BROKERS 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

ADD MH SEG @ 80% AND TAG \checkmark 1-1-27 FOR REMOVAL

*** NO NEED TO DRAW APEX \checkmark**

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

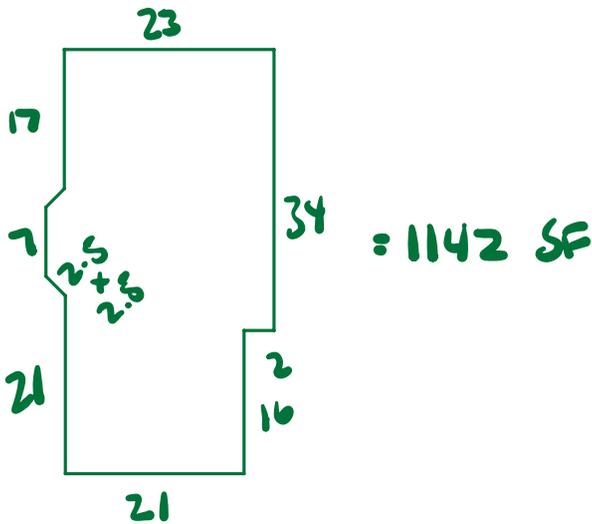
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

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



ClassingCalculator		Manuf Calc ext only	
Account Number		Average_MS	613073
Design		T111_or_metal_MS	
Siding		All_Sides_MS	
Trim		Wide	
Overhang		Transom_or_Sidelights_average_windows_MS	
Windows & Doors		No_entry_MS	
Entry		Gable_MS	
Roof			
CLASS	5.1		5

Prop ID #	613073	Prop Class	200
MTL		Situs	
Date	1/6/26	Appr	ZH
Sign off:	Clerk: _____	Lead Clerk:	Appr: _____
Segment	MBH MA	Stat Class:	456
Roof:	Roof Y Roof Y	SqFt:	1142
Heat:	HVAC Y HVAC +		
Plumbing:	2 Jettub Grdntub		
# of Fireplace(s):			
Interior comp:	Cktp Crng Dsp DW		
H&F	Oven s/d Micro BIREF Trash Other		
Kitchen Package	Kitch - Kitch Kitch +		
Bedrooms:	3 Qty 5		
Yr Blt	1989 Eff Yr 1989 % Good		
% Comp	80 Func NEW Econ		
Except Code		Lump Sum	
Comments			



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.

Home ID Number: 257496 **Print Date:** 12/23/25 1:57 pm
Status: Active **Status Date:** 2/18/25

Home Information

<i>Manufacturer:</i>	FUQUA HOMES INC	<i>Dwelling Type:</i>	Manufactured Dwelling
<i>Manufacture Year:</i>	1989	<i>Model:</i>	UNKNOWN
<i>Date of Sale:</i>	02/12/2025	<i>Purchase Price:</i>	\$1,152
<i>Square Footage:</i>	1238	<i>No. of Bedrooms:</i>	3
<i>Roofing Material:</i>	Composition	<i>Includes Land:</i>	No
<i>Siding Type:</i>	T1-11 hardwood	<i>No. of Bathrooms:</i>	2
		<i>Heating Type:</i>	Electric
		<i>Cooling Type:</i>	None

Section Information

	<i>Serial Number</i>	<i>HUD Number</i>
1	10438U	ORE 174855
2	10438X	ORE 174856

Site Information

285 S PACIFIC HWY
WOODBURN, OR 97071

County: Marion

Right of Survivorship: No

Owner

**ADVANCED HOME
BROKERS, INC.**
20337 S. LELAND RD.
OREGON CITY, OR 97045

Owner Type

Business

Manufactured home

Account: 613073

Exterior:

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

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: 1-111 Hardi Beveled with accents Hardi with masonry

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

Doors: Res Steel Wooden Glass Slider 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 + -