

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: **MBH 2/9/26** Appr: **ZH 2/6/26**

Print Date:  
1/12/2026

Acct ID: 613102 MTL: 051W18DA09100P6 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: 150864 Year: 2026

Last Date Appraised: \_\_\_\_\_ Appraiser: \_\_\_\_\_ Tag:  N Tag info: \_\_\_\_\_  
 Owner: A3538 Last Sales Date: \_\_\_\_\_ Roll Type: MS  
 Cycle Tag Sales Verification Other: **DEALER INVENTORY** Inspection level: 1  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 @ 80% AND TAG 1-1-27 FOR REMOVAL**

**\* NO NEED TO 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 |
|------|-------|---------------|------------|------|-------|--------|------------|-----------|
|------|-------|---------------|------------|------|-------|--------|------------|-----------|

No floor data available

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

- DRE108468 / DRE108469
- DIMENSIONS 48' X 23'
- WIDE EAVES
- T1-11
- ARCH. COMP. ROOF
- ALUM. WINDOWS
- NO RECESSED ENTRY
- DR X 181960
- MID 80'S
- 80% COMPLETE



48 23 x 48 = 1,104 SF

**241846**

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

|                    |  |             |             |
|--------------------|--|-------------|-------------|
| Segment            | <b>MH MA</b>   | Stat Class: | <b>456</b>  |
| Roof:              | Roof <input checked="" type="checkbox"/> Roof+ <input checked="" type="checkbox"/> | SqFt:       | <b>1104</b> |
| Heat:              | HVAC <input checked="" type="checkbox"/> HVAC+ <input checked="" type="checkbox"/> |             |             |
| 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 - <input checked="" type="checkbox"/> Kitch                                  | Kitch +     | <b>5</b>    |
| Bedrooms:          | <b>3</b>   | Qty         | <b>5</b>    |
| Yr Blt             | <b>1983</b>  | Eff Yr      | <b>1983</b> |
| % Comp             | <b>80</b>  | Func        | Econ        |
| Except Code        | <b>NEW</b>   | Lump Sum    |             |
| Comments           |  |             |             |



| ClassingCalculator |  | Manuf Calc ext only |       |
|--------------------|--|---------------------|-------|
| Account Number     |  |                     | 24184 |
| Design             | Average_MS                               |                     |       |
| Siding             | T111_or_metal_MS                         |                     |       |
| Trim               | Front_only_MS                            |                     |       |
| Overhang           | Wide                                     |                     |       |
| Windows & Doors    | Transom_or_Sidelights_average_windows_MS |                     |       |
| Entry              | No_entry_MS                              |                     |       |
| Roof               | Gable_MS                                 |                     |       |
| CLASS              |  |                     |       |
|                    |  |                     | 5     |



## 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>241846</b> | <b>Print Date:</b>  | 1/6/26 11:26 am |
| <b>Status:</b>         | Active        | <b>Status Date:</b> | 4/28/25         |

### Home Information

|                          |                |                          |                       |
|--------------------------|----------------|--------------------------|-----------------------|
| <i>Manufacturer:</i>     | COMMODORE      | <i>Dwelling Type:</i>    | Manufactured Dwelling |
| <i>Manufacture Year:</i> | 1983           | <i>Model:</i>            | UNKNOWN               |
| <i>Date of Sale:</i>     | 4/18/2025      | <i>Purchase Price:</i>   | \$25,000              |
| <i>Square Footage:</i>   | 1152           | <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>     | Heat Pump             |

### Section Information

|   | <i>Serial Number</i> | <i>HUD Number</i> |
|---|----------------------|-------------------|
| 1 | 10876A               | ORE 108468        |
| 2 | 10876B               | ORE 108469        |

### Site Information

4141 CAMELLIA ST  
SPRINGFIELD, OR 97477

*County:* Lane

**Right of Survivorship:** No

### Owner

**BIG LEAF CORP.**  
PO BOX 1427  
SPRINGFIELD, OR 97477

### Owner Type

Business