

lak 4.9.26

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date:

3/10/2026

Acct ID: 126098 MTL: 063W34CA00100P1 Date: **4/3/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 5510 WINDSOR ISLAND RD N # 2 KEIZER, OR 97303 MaSaNh: 13 05 003 Unit: 140601 Year: 2026

Last Date Appraised: 06/10/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: JONES, MICHELLE Last Sales Date: 10/09/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 39070

RMV Land: 0 RMV Imp: 43920 RMV Total: 43920 MAV: 39070 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 06.10.25 DW

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 456 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1440 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 43920

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	5	Finished	1440	3	FB-2	1974	1974	SKIRT, KIT+, ROOF+, BATH - 2, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	200	1974	1276	0	Y N
ROOF EXTENSION OR PATIO COVER	5	400	1974	3364	0	Y N

- CERT. VALUE : \$58,380

- N/C AFTER 6/25 CYCLE VISIT

- LISTED FOR \$49,900 & SOLD FOR \$39,500

- ALMOST ENTIRELY ORIGINAL ON THE INTERIOR

- VINYL WINDOWS SINCE BUILT - LEAVING EYB AS IS





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 126098

MTL: 063W34CA00100

MaSaNh/P.Class: 1305003/019

Appraiser: ZACK HARROLD

MS Acct: 126098

Date Printed: 3/10/2026

Situs: 5510 WINDSOR ISLAND RD N # 2 KEIZER, OR 97303

Grantor:
OWEN, JERRY T

Grantee:
JONES, MICHELLE

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 58380
Sale Date: 10/9/2025 Total: 58380
Sale Price: 39500 Ratio (Cert. Total RMV/Sale Price): 148
Condition Code: 20 ~~302~~

Attempt	Date/Time	Reason
1 st	4/3/26 2:15	_____
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 85 MLS: 831550 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ NONE - CASH SALE Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: S.V. RETURNED & ATTACHED

Appraiser: ZH Date: 4/3/26

MANUFACTURED STRUCTURE SALE VERIFICATION

JONES, MICHELLE HORNE, ROBERT ULLYSSES
5510 WINDSOR ISLAND RD N # 2 KEIZER, OR 97303

RECEIVED

DEC 05 2025

MARION COUNTY
ASSESSOR

Account: 126098
Sale Price: 39500
Sale Date: 10/09/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

- 1. Total sales price, if different from above: \$ _____
- 2. Was an appraisal completed? No Yes, Appraised value? _____
- 3. Did you also purchase the land? No Yes, land price was? _____
- 4. Did this transaction involve any of the following? (please check all that apply):
 distress sale auction trade or exchange partial interest conveyed estate sale
 buyer and seller related by family or business buyer or seller is a charitable organization
- 5. Financing: none conventional FHA Oregon VA contract other _____
- 6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ 0
- 7. Personal property (other than appliances) included in the transaction?
Description: _____ Estimated Value \$: _____
- 8. Was the property listed on the open market (real estate broker, online, etc)? No Yes Don't Know
If No or Don't Know, how did you discover the property? _____
- 9. Your opinion of condition at time of purchase? (Please check only one):
 Good or Excellent. New, recently updated or remodeled, describe remodel: _____
 Average. Regularly maintained, no significant problems
 Fair. Deferred maintenance, some repairs needed, describe: Plumber/ No AGI
 Poor. Multiple significant maintenance or repair issues, describe: _____
- 10. Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
- 11. Have any improvements been made to the property since the time of purchase? Please describe:
None yet

Your name: Robert Horne Phone: 435-632-3613
Email: robertuhorne@gmail.com

A county appraiser may contact you for additional details or clarification. Thank you!



SKETCH/AREA TABLE ADDENDUM

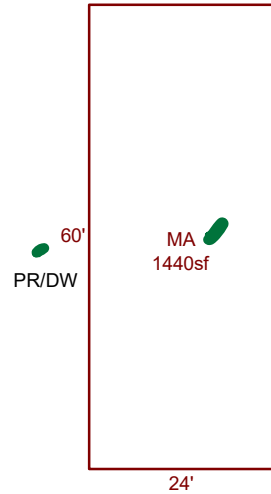
SUBJECT INFO

File No.: 126098 Parcel No.: 063W34CA00100
 Property Address: 5510 WINDSOR ISLAND RD N #2
 City: KEIZER County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

126098

063W34CA00100



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1440.0	168.0	1440.0
	Net LIVABLE	cnt	1	(rounded)	1,440

COMMENT TABLE 1

DRAWN BY LK 2.19.26

COMMENT TABLE 2

6.10.25 CYCLE DW

COMMENT TABLE 3