

Summary Lead Appr: **SR 4/9/26** Clerk: **lak 4.9.26** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date:

3/10/2026

Acct ID: 129982 MTL: 052W12BB10100P1 Date: **4/3/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 7 PINE CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 142064 Year: 2026

Last Date Appraised: 03/18/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: GONZALEZ, MARTIN L Last Sales Date: 10/15/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 **3** 4 **LCP** TTO INSP AV: 25900

RMV Land: 0 RMV Imp: 63710 RMV Total: 63710 MAV: 25900 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 03.18.24 TS

**N/C**

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03030 Stat Class: 456 Year Blt: 1983 Eff Year Blt: 1999 Sq.Ft: 1152 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 63710

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	1152	3	FB-2	1983	1999	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	160	1999	1866	0	Y N
ROOF EXTENSION OR PATIO COVER	5	160	1999	2459	0	Y N

**-CERT. VALUE: 84,680**

**- NO MLS FOUND**

**- ROOF HOLDING UP WELL**

**- NO OBSERVED EXT. CHANGES SINCE PRIOR CYCLE**

**- PAINT PEEL OBSERVED ON SOUTH SIDE**





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129982

MTL: 052W12BB10100

MaSaNh/P.Class: 1205000/019

Appraiser: ZACK HARROLD

MS Acct: 129982

Date Printed: 3/10/2026

Situs: 7 PINE CIR WOODBURN, OR 97071

Grantor:  
RAMIREZ, VICTOR MARINO

Grantee:  
GONZALEZ, MARTIN L

Sale ID: Tax Statement RMV  
Deed: Land & OSD: 0  
Accts In Sale: Imp: 84680  
Sale Date: 10/15/2025 Total: 84680  
Sale Price: 10000 Ratio (Cert. Total RMV/Sale Price): 847  
Condition Code: **0120**

Attempt	Date/Time	Reason
1 <sup>st</sup>	<b>4/3/26 9:40</b>	<b>LCB</b>
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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? \$ \_\_\_\_\_ 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: **NEVER EXPOSED TO OPEN MARKET & SALES PRICE FAR BELOW MARKET. NO RESPONSE FROM HOME OWNER.**

Appraiser: **ZH** Date: **4/3/26**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 129982 Parcel No.: 052W12BB10100  
 Property Address: 7 PINE CIRCLE  
 City: WOODBURN County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**129982**  
**052W12BB10100**

GS N/V

PR/DW  
8x20

MA  
1152 sf

48'

24'

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1152.0	144.0	1152.0

### COMMENT TABLE 1

DRAWN BY JT 3/21/24

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,152
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