

BLOCK 3 LOT 36
IN OR 2212/1934
R360080 & R360081

PFISTER THOMAS & MELODY
7723 YAQUINA BAY RD
NEWPORT, OR 97365

2023

45-2N-28-550B-0003-0360



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	133,664
UOP	296	25	74	5,777
TOTALS	2,008		1,786	139,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,786	160.1600	104.10	185,923	1989	2013	0	0	25.00	75.00

1 M/H 93- - 0% - 0

Heated Area: 1712

HX Base Yr

64

27

27

14

3

3.1

3

3.1

7

3.1

3

3.1

22

10

28

11

BAS
1993

UOP
1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023

ML