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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Tax Records



First American Title™

Jackson County Property Profile Information

Parcel #: 30105623

Tax Acct#:

Owner: **Fairrington, Daryl E / John R**

CoOwner: Fairrington, Janet M / Doug E

Site: **6850 Downing Rd 24**

Central Point OR 97502 - 3418

Mail: 6850 Downing Rd 24

Central Point OR 97502 - 3418

Land Use: 707 Multi-family - Mobile home parks

Std Land Use: 1110 - Multi-Family Dwellings (Generic, 2+)

Legal:

Twn/Rng/Sec:

ASSESSMENT & TAX INFORMATION

Market Total: **\$113,270.00**

Market Land:

Market Impr: **\$113,270.00**

Assessment Year: **2025**

Assessed Total: **\$49,520.00**

Exemption:

2024 Taxes: **\$603.66**

Levy Code: 0604

Levy Rate: 0.0123

SALE & LOAN INFORMATION

Sale Date: 05/29/1987

Sale Amount: \$550,000.00

Document #: 1987012142

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1984

Bedrooms:

Bathrooms: 1

Total SF: 1,440 SqFt

Basement SF:

Lot Size: ()

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-UR-1

School Dist: 6 Central Point

Primary School: Sams Valley Elementary School

Middle School: Hanby Middle School

High School: Crater Renaissance Academy

Census: 1008 - 001100

Watershed: Gold Hill-Rogue River

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

12-Mar-2026

FAIRINGTON DARYL E ET AL
6850 DOWNING RD 24
CENTRAL POINT OR 97502-3418

Tax Account #	30105623	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0604
Situs Address	6850 DOWNING RD 24 CENTRAL POINT/COUNTY OR	Interest To	Mar 12, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$414.38	\$411.64	\$2.74	\$0.00	\$617.46	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$603.66	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$583.82	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.85	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.91	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$539.99	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$527.86	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.32	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.75	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$322.19	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$324.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$309.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$322.43	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$347.78	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$365.05	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.88	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$430.98	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.27	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$505.51	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$503.32	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.96	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$494.78	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.53	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$464.37	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$460.99	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$375.99	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.44	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.05	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.07	Nov 15, 1996
Total		\$414.38	\$411.64	\$2.74	\$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
HOME ID	24-Feb-2011	244575, no security interest. PJB

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

12-Mar-2026

FAIRINGTON DARYL E ET AL
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**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:	244575	Print Date:	3/12/26 10:09 am
Status:	Active	Status Date:	2/19/20

Home Information

<i>Manufacturer:</i>	NASHUA	<i>Dwelling Type:</i>	Manufactured Dwelling
<i>Manufacture Year:</i>	1984	<i>Model:</i>	UNKNOWN
<i>Date of Sale:</i>	07/25/2017	<i>Purchase Price:</i>	\$37,000
<i>Square Footage:</i>	1440	<i>No. of Bedrooms:</i>	3
<i>Roofing Material:</i>	Composition	<i>No. of Bathrooms:</i>	2
<i>Siding Type:</i>	T1-11 hardwood	<i>Heating Type:</i>	Gas
		<i>Cooling Type:</i>	Heat Pump

Section Information

	<i>Serial Number</i>	<i>HUD Number</i>
1	BNC460243BLR225889A	
2	BNC460243BLR225889B	

Site Information

TABLE ROCK MOBILE ESTATES, CENTRAL POINT
6850 DOWNING RD, SPC 24
CENTRAL POINT, OR 97502

County: Jackson

Right of Survivorship: Yes

Owner**FAIRINGTON JOHN R**

5415 HWY 238
JACKSONVILLE, OR
97530

Owner Type

Person

FAIRINGTON DARYL E**FAIRINGTON JANET M**

6850 DOWNING RD 24
CENTRAL POINT, OR
97502

Person

Person

FAIRINGTON DOUG E

PO BOX 285
BLUE RIVER, OR 97413

Person



First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

LACEY KING
TITLE OFFICER
lking@firstam.com

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email: LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

PERSONAL PROPERTY SEARCH

Chris Martin
871 Medford Center
Medford, OR 97504

May 06, 2026
File Number: 7161-4379171

Re: 6850 Downing Rd #24
Fee: \$125.00

We have searched the records of Jackson County, Oregon for Personal Property Taxes and the records of The Secretary of State of the State of Oregon for unsatisfied Financing Statements, Federal Tax Liens and State Tax Liens affecting:

Daryl Fairrington and Doug Fairrington and John Fairrington and Janet Fairrington

Located at: 6850 Downing Road 24, Central Point, OR 97502 (property address)

and as of April 28, 2026 at 8:00 a.m., we find the following:

A. DIVISION MAINTAINING RECORDS:

- State of Oregon Building Codes Division
- Other: MHODS

B. SERIAL NUMBER(S) OR OTHER IDENTIFICATION NUMBER(S):

Property Type: Mobile Home
Type of ID No.: Home ID
ID No.: 244575

C. PERSONAL PROPERTY TAXES:

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$617.46
Map No.: 362W26A 136
Property ID: 3-010562-3
Tax Code No.: 6-04

D. FINANCING STATEMENTS: NONE

E. FEDERAL AND STATE TAX LIENS: NONE

F. SECURITY INTEREST HOLDER (IF ANY): NONE

THIS IS NOT a title report since no examination has been made of the title to the above-described property. Our search for apparent encumbrances was limited to our tract Indices and therefore does not include additional matters which might have been disclosed by an examination of the record title, such as pending litigation. The charge for this service will not include supplemental reports, rechecks or other services.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Maps



 Boundary

6850 Downing Rd SPC 24

Oregon, AC +/-



 Boundary



 Boundary

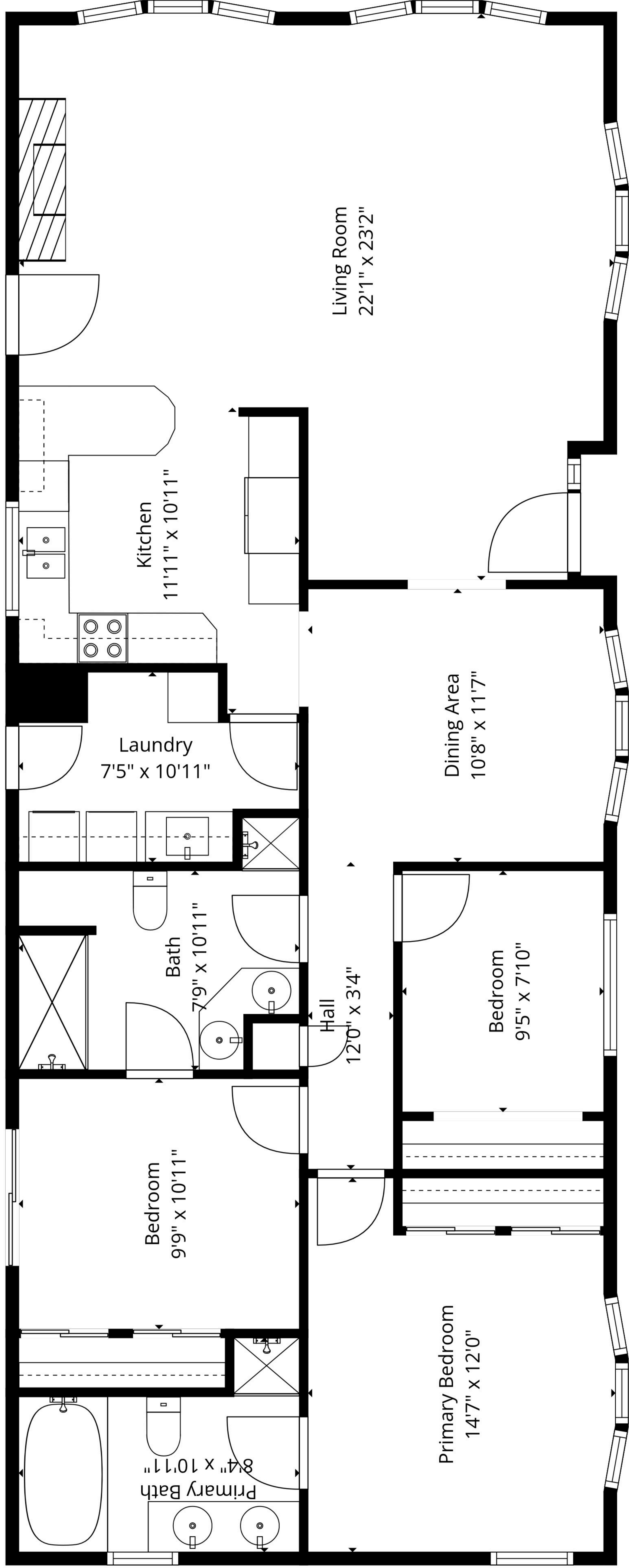
6850 Downing Rd SPC 24

Oregon, AC +/-



 Boundary

Floorplan



TOTAL: 1363 sq. ft
1st floor: 1363 sq. ft
EXCLUDED AREAS: WALLS: 85 sq. ft

Application Requirements

(Coming Soon)

CC&Rs

(Coming Soon)