

Acct ID: 127801 MTL: 082W06AC02600P147 Date: 7/10/24 Appr: 02 ts 8-2-24 6/6/2024  
 Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 325 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 141188 Year: 2024

Last Date Appraised: 08/30/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: CLAUDIA GLAZE JONES TRUST Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 27980

RMV Land: 0 RMV Imp: 27980 RMV Total: 27980 MAV: 37490 MSAV: 0 SAV: 0

Comment: SUNDIAL TERRACE, SPACE #325, MS SERIAL # R54VS5641, X # X00139884, PERSONAL MS

*update EFB TD*

**Notations**  
 No notation data available.

**OSDs**  
 No OSD data available.

**Land**  
 No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1152 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 27980  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1152	2	FB-2	1977	1977	BATH - 2, KIT+, HVAC+, ROOF, SKIRT	Y N

*1990*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	192	1977	845	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	597	1977	3463	0	Exception: Y N

*1990*

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



*ms  
 Paint, upgrade  
 doors, floors,  
 new toilets/sinks*

*Windows  
 win.*

### BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M127801 MAP NO: \_\_\_\_\_ TAX LOT: \_\_\_\_\_

CALCULATIONS:  $24 \times 48 = 1152$  SF. SCALE: 1" = 20'

SUNDIAL TERRACE MOBILE PARK #325

MEASUREMENT VERIFIED		YR BLT: <u>77</u>	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER: <u>ROYAL OAKS (KIT)</u>	Date	Amt.
<u>08-28-83</u>	<u>DTM</u>				
<u>2-22-94</u>	<u>DTM</u>				
<u>7-15-04</u>	<u>DTM</u>				
<u>5-11-09</u>	<u>DTM</u>				

M127801 082W06A 00200 Appr # DTM Date 2-30-16 Prop Class 019 Prop Code 166-T56  
 Situs Address 2232 42ND AV SE, #325 Franchise Code 04 Year For: 2016-2017  
 Owner NIMS, SALLY JO &

Tags \_\_\_\_\_ Cycle \_\_\_\_\_ Sales Verification \_\_\_\_\_ Other: \_\_\_\_\_  
 Notes: \_\_\_\_\_

RMV Imp: 15,840 RMV Total: 15,840 M50 Total: 15,840

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	SD	Area	1152	Eff Area	1152	Length	48	Width	24		
Make:	KIT	Model:	ROYAL OAKS	Intfinish:	PANEL	Roof Cover:	COMP	Plumbing:	BATH2	Heat:	HP	Fireplace:		Inter. Comp:	CKTP;OVEN-D;DW;DSP	Bedrooms:	2
Year Built:	1977	Eff. Year Built:	1977	Cond. P F A G E		% Comp		Func		Econ		RMV	12,660	Lump Sum		Except Code/Year	
Comments: <u>Very plain-architecture</u>																	

#### Accessory Improvements

Seg. Type	PA	MFD STRUCT	Seg. #	1.3	Method:	R05	Class	Area	597	Eff Area	597
Length	24	Width	8	Foundation		Ex. Wall		Roof Cover		Plumbing	
Year Built		Eff. Year Built:	1977	Cond. P F A G E		% Comp		Econ		RMV:	2,470
Lump Sum _____ Except Code/Year _____ Comments _____											

Seg. Type	DF	MFD STRUCT	Seg. #	1.4	Method:	R05	Class	Area	192	Eff Area	192
Length	24	Width	8	Foundation		Ex. Wall		Roof Cover		Plumbing	
Year Built		Eff. Year Built:	1977	Cond. P F A G E		% Comp		Econ		RMV:	530
Lump Sum _____ Except Code/Year _____ Comments _____											

#### Out Buildings and Skirting

Seg. Type	MHSK	MFD STRUCT	Seg. #	1.2	Method:	M04	Class	Area	144	Eff Area	144
Length		Width		Foundation		Ex. Wall	METAL	Roof Cover		Plumbing	
Year Built		Eff. Year Built:	1977	Cond. P F A G E		% Comp		Func		Econ	
Lump Sum _____ Except Code/Year _____ Comments _____											



08-30-16 M127801



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

**Appraiser Sales Verification From**

Primary Acct: 127801  
 MTL: 082W06AC02600  
 MaSaNh/P.Class: 1705003/019  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 127801

Situs: 2232 42ND AVE SE # 325 SALEM, OR 97317

**Grantor:**  
KIRK, DEE A & KIRK, EARL R

**Grantee:**  
CLAUDIA GLAZE JONES TRUST

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 2/16/2024  
**Sale Price:** 74,000  
**Code:** 00  
**Ratio:** 38

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:**  
**Grand Total:** 27980

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 92 MLS: 810327 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: Painted in/out Bath - new shower/tub, Floor  
From letter

Appraiser: 02 Date: \_\_\_\_\_