

Acct ID: 321851 MTL: 072W17CB00100P1 Date: 7/12/24 Appr: 02 ts 8-5-24 6/6/2024
 Prop Class: 019 RMV Prop Class: 019

Situs: 4849 SAN FRANCISCO DR NE # 2 SALEM, OR 97305 MaSaNh: 14 05 000 Unit: 321851 Year: 2024

Last Date Appraised: 03/03/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:
 Owner: AUMAN JR, BLAIR EDWIN Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 80670
 RMV Land: 0 RMV Imp: 91450 RMV Total: 91450 MAV: 80670 MSAV: 0 SAV: 0
 Comment: 22-23: L2, 3.3.22 TS//

Notations
 No notation data available. *update 24 B I/O*

OSDs
 No OSD data available.

Land
 No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1995 Eff Year Blt: 1998 Sq.Ft: 1782 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27, RMV: 91450
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

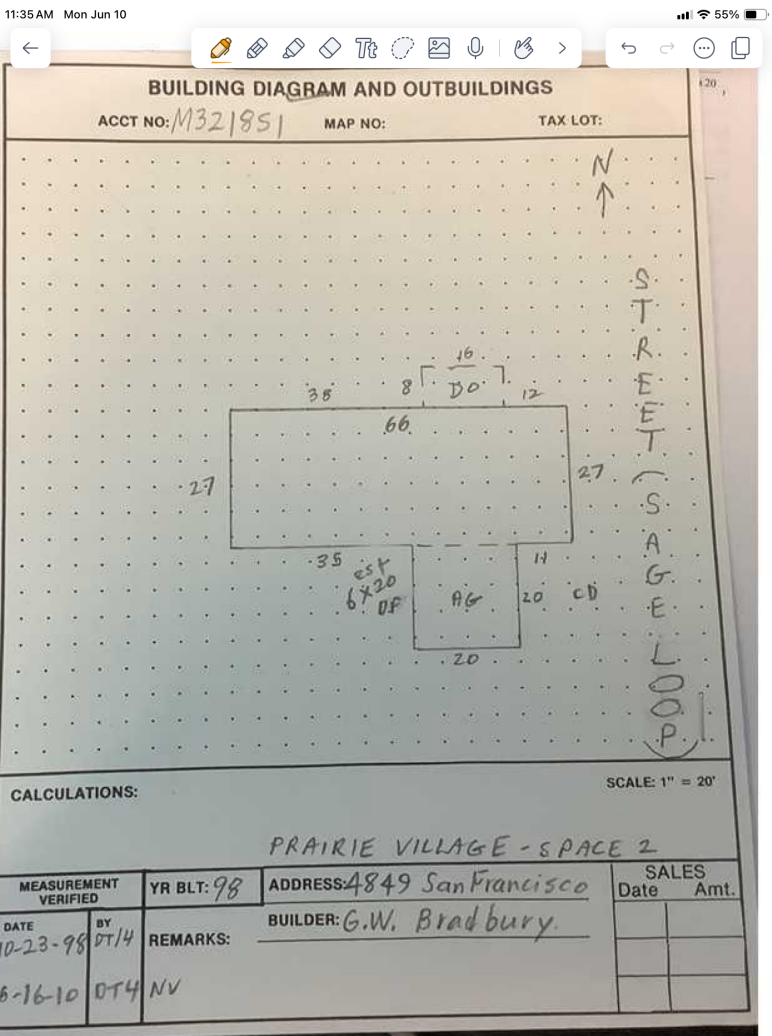
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1782	3	FB-2	1995	1998	BATH - 2, FP - 1, KIT, HVAC+, ROOF+, SKIRT	Y N
First Floor <i>delete</i>	5 +	Finished	0	0	0	1995	1998		Y N
Garage Attached	3	Unfinished	400	0	0	1998	1998		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	120	1998	1135	1	Y N
DECK	5	128	1998	1211	1	Y N

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



*m/s
 new floor,
 paint
 roof 2022*

*w/m:
 original
 new roof*

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

02 3-3-22

LV 2
 COB SV
 MLS ✓
 Pict ✓

1/26/2022 9:36:29 AM

Account # 321851

Code - Tax # 24010

Mailing Address ALLEN, WILLIAM EDWARD
 4849 SAN FRANCISCO DR NE # 2
 SALEM OR 97305

TAX STATUS ASSESSABLE

ACCT STATUS ACTIVE

SUBTYPE PERSONAL

HOME ID 291960

X NUMBER X00247138

Please correct spelling

SITUS ADDRESS

4849 SAN FRANCISCO DR NE #2

SITUS CITY

SALEM

APPRAISER

THERESA SWEARINGEN

VALUE SUMMARY

CODE AREA	RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
24010	IMPR.	\$60,030	\$76,050	\$60,030	100% IMPR.	

Manufactured Structure Information

VIN #	BD14464	STAT CLASS	457 +
BRAND	GOLDENWEST	QUALITY	100
MODEL	BRADBURY	CONDITION	
YEAR BUILT	1995	MA / SA / NH	04 / 05 / 000
STICKER #		BEDROOMS / BATHS	3 / 2

Real Property Information

REAL ACCOUNT #	523072	MA / SA / NH	04 / 07 / 000
MAP	072W17CB00100	PROP CLASS	707
UNIT	83416	RMV CLASS	707
PARK NAME	PRAIRIE VILLAGE		
COMMENTS	LEVEL 2 CJ93/LS89 062521//16-17: REVIEWED NC66// 16-17 EXT INSP ONLY, MDY #38.		

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	5	1,782	S		46,478
DIMENSIONS: 27 X 66					
Garage	3	400	S		10,905
DIMENSIONS: 20 X 20					

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
SKIRTING - WOOD	186	738	DISHWASHER	1	504
BATH - FULL	2	2098	HOOD & FAN	1	287
HEARTH, PLAIN	1	280	RANGE	1	629
DRYWALL	1	0	ROOF COVER - COMPOSITION	1	0
HEAT PUMP	1782	1060			
Total Inventory RMV					5596

ACCESSORIES

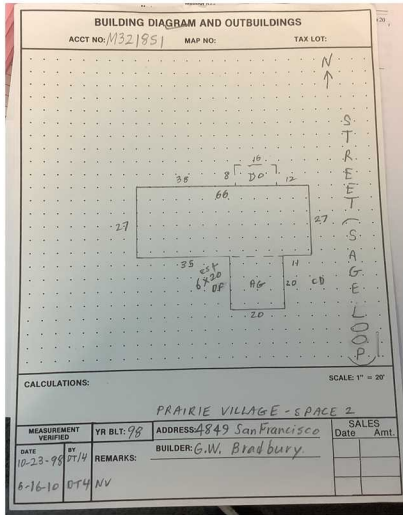
DESCRIPTION	EFF YEAR BUILT	SQFT	QUANTITY	RMV
WOOD DECK	1995	128	1	986
WOOD DECK	1995	120	1	924
Total Accessories RMV				1910

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE	AMOUNT
SPECIAL ASSESSMENT(S): TYPE MFD COMMUNITIES RES CTR	\$10.00

COMMENTS:

21-22: SV Update Inv, MA & MHSK eyb 98 to 95, aj, Agu eyb 98 to 95, remove DF & DF, add DW, DW per #02, 4-13-21// 10-11 CYCLE WORK #4 6-16-10// M99-2000; ADD MS (GLDNWEST) & ACC IMPS 05-06:RECALC SETUP; #52 5/24/04



M321851 072W17CB00100 Appr #02 Date 4/13/21 Prop Class 019 Prop Code T57
 Situs Address 4849 SAN FRANCISCO DR NE, #2 Franchise Code 02 Year For: 2021-2022
 Owner HOFFEY, DONALD W &
 Tags Cycle Sales Verification Other: Update Inv TTO LCB Insp Pictom MLS
 Notes: 7/16/93

RMV Imp: 98,670	RMV Total: 98,670	MSO Total: 73,840	Nsh Code: A
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Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 1782 Eff Area 1782 Length 66 Width 27
 Make: GOLDENWEST Model: BRADBURY Infinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: EXHP Fireplace: IRTH-Inter. Comp: RNG, DW, J1&F Bedrooms: 3
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes MSLCMD, MSD-QLTY City 54 % Comp Func Econ RMV: 67,810
 Lump Sum Except Code/Year Comments A7

Seg. Type AGU Seg. # 1.3 Method R05 Class 3 Area 400 Eff Area 400 Length 20 Width 20
 Make: Model: Infinish: Roof Cover COMP
 Plumbing Heat: Fireplace: Inter. Comp: Bedrooms:
 Year Built 1998 Eff. Year Built 1998 Cond. P F A G E
 Adj Codes RLCM3 City % Comp Func Econ RMV: 28,010
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg. Type DW MFD STRUCT Seg. # 1.4 Method: R05 Class Area 128 Eff Area 128
 Length 16 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1998 Eff. Year Built: 1998 Cond. P F A G E % Comp Econ RMV: 928
 Lump Sum Except Code/Year Comments A7

Seg. Type DW MFD STRUCT Seg. # 1.5 Method: R05 Class Area 120 Eff Area 120
 Length 6 Width 20 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1995 Cond. P F A G E % Comp Econ RMV: 710
 Lump Sum Except Code/Year Comments A7

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1995 Eff. Yr. Bilt. 1995
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 1,220
 Lump Sum Except Code/Year Comments

Not need to skirting mulch on west side
MS Diamond in the Rough
H.A. needs a good Polisher
Poles only

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 321851

072W17CB00100P1

Appraiser

THERESA SWEARINGEN

Inspected 04/13/2021

ing ALLEN, WILLIAM EDWARD
4849 SAN FRANCISCO DR NE # 2
SALEM OR 97305

Area

04-05-000

Stat Class

457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Situs 4849 SAN FRANCISCO DR NE #2 SALEM OR 97305

Bldg	Code	Year	Eff Yr	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
								60,030				60,030	

Rooms: 3 - BD, 2 - FB

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
Garage - Attached - Unfinished	1998	1995	35	3	100		400	11

Improvement Inventory

Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	504	1st HOOD & FAN	1	287
1st DRYWALL	1782	0	1st RANGE	1	629
1st HEARTH, PLAIN	1	280	1st ROOF COVER - COMPOSITION	0	0
SKIRTING - WOOD	186	738			

Accessories

Description	Eff Yr	Size	Qty	RMV
WOOD DECK	1998	120	1	924

Totals

Description	RMV
Garage	\$10,905
Inventory	\$738
Accessories	\$1,910
Trend	100.00 %
Total RMV	\$60,030

Size Breakdown

Finished	1,782
Garage	400

Comments 21-22: SV Update Inv, MA & MHSK eyb 98 to 95, aj, Agu eyb 98 to 95, remove DF & DF, add DW, DW per #02, 4-13-21// 10-11 CYCLE WORK #4 6-16-10// M99-2000; ADD MS (GLDNWEST) & ACC IMPS 05-06:RECALC SETUP; #52 5/24/04

update DWV I/O

Input mjjw

ts 6-9-22

1/26/2022

clean
Pave
New roof
w/ins.



2

4/13/21



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 321851
MTL: 072W17CB00100
MaSaNh/P.Class: 1405000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
321851

Situs: 4849 SAN FRANCISCO DR NE # 2 SALEM, OR 97305

Grantor:
RYAN JR, WILLIAM ROBERT

Grantee:
AUMAN JR, BLAIR EDWIN

Deed: MS
Accts In Sale: 1
Sale Date: 2/29/2024
Sale Price: 170,000
Code: 00
Ratio: 54

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 91450

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Mrs. O'Walle Phone/email: _____

- Was the property listed on the open market? Days: 116 MLS: 811067 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: Replaced front deck. Dry Rot

Comments: Repairs - pending - new floors Fair price for market
Screens on windows

Appraiser: 02 Date: 7/12/24