



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 555796
MTL: 072W06CC01300
MaSaNh/P.Class: 0400000/101
MH Acct:

Date Printed: 7/29/2021

Situs: 4480 39TH AVE NE SALEM, OR 97305

Grantor:
NGUON, SINAN TOUCH

Grantee:
CLAYTON, MATTHEW

Deed: 44780115
Accts In Sale: 1
Sale Date: 04/16/2021
Sale Price: 349,900
Code: 00 30
Ratio: ~~78.00~~ 82

Total Sale RMV:
Land: 80000
OSD: 15,000
Imp: 191870
Grand Total: 271870
286,870

Attempt	Date/Time	Reason
1 st	8/30/21 11:20	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 50 MLS: 774142 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:

Appraiser: _____ Date: _____