



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 551371
MTL: 072W07BA05100
MaSaNh/P.Class: 0400000/101
MH Acct:

Date Printed: 7/29/2021

Situs: 4373 41ST AVE NE SALEM, OR 97305

Grantor:
RANSTEAD, NICOLE J & RANSTEAD, JOHN A

Grantee:
YU, XIAOFANG

Deed: 44550194
Accts In Sale: 1
Sale Date: 02/26/2021
Sale Price: 371,000
Code: 00 GM
Ratio: 79.00
82

Total Sale RMV:
Land: 80100
OSD: 15,000
Imp: 211660
Grand Total: 291760
306,760

Attempt	Date/Time	Reason
1 st	8/30/21 11:10	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 127 MLS: ~~740756~~ Zillow 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: ~~\$5,000 for roof - per MLS~~

Appraiser: 02 Date: 9/14/21