



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 555121  
MTL: 072W31AC07000  
MaSaNh/P.Class: 0400000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 4325 MACLEAY RD SE SALEM, OR 97317

Grantor:  
KARACHEBAN, IVAN G & KARACHEBAN, MARIA D

Grantee:  
SIERRA, JOSE DANIEL BARAJAS

Deed: 44490299  
Accts In Sale: 1  
Sale Date: 02/12/2021  
Sale Price: 401,400  
Code: 0033  
Ratio: 78.00

Total Sale RMV:  
Land: 80000  
OSD:  
Imp: 231900  
Grand Total: 311900

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/27 11:00	COB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 31 MLS: 772662 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: 05 Date: 8-27-21