



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 259363 MLS#: 773038 Instrument # _____

Situs: 5150 Caplinger Rd SE
Salem, OR 97317

Sale Type: 33 Sale Price: \$420,000 Sale Date: 3/16/2021

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____ Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) 773038 Yes No
2. Was a realtor involved? Yes No
3. Was the sale between related parties? (business/family/other) Yes No
4. Did you shop around? How long? _____ Yes No
5. Was there trade involved? Estimated value: _____ Yes No
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ Yes No
7. Did you pay any back taxes? Yes No
8. Did the seller pay any closing costs or any other concessions? \$ _____ Yes No
9. Were you under any pressure to buy / sell the property? Yes No
10. Do you feel the price paid was fair market value? Yes No

11. Condition at sale: Poor Fair Average Good Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Have any improvements been made to the property since time of purchase? Yes No

Description Did not speak English

Appraiser GS

Date 8-27-21