



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 580937  
MTL: 083W04BA06300  
MaSaNh/P.Class: 0600003/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 1275 HANSEN AVE S SALEM, OR 97302

Grantor:  
MUNSTERS, JUSTIN R

Grantee:  
NIES, TROY S

Deed: 44710121  
Accts In Sale: 1  
Sale Date: 03/31/2021  
Sale Price: 517,250  
Code: ~~00~~ 33 GM  
Ratio: 71.00

Total Sale RMV:  
Land: 104750  
OSD:  
Imp: 261330  
Grand Total: 366080

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/16/21	NOT LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 42 MLS: 773340  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: per MS - many updates
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments:  
Added view, updated city & ezb.

Appraiser: 72 Date: 8/16/21