



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 531447  
MTL: 083W05DD00700  
MaSaNh/P.Class: 0600000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 3887 SPRING ST S SALEM, OR 97302

Grantor:  
ROMBACH, DIANE E

Grantee:  
SHELBY, LYNN E

Deed: 44840100  
Accts In Sale: 1  
Sale Date: 04/30/2021  
Sale Price: 451,000  
Code: 00 **33 & 20**  
Ratio: 78.00

Total Sale RMV:  
Land: 80000  
OSD: 15000  
Imp: 258150  
Grand Total: 353150

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/19/21	UB
2 <sup>nd</sup>		

Contact: Simone Shelby / Daughter-in-law Phone/email: 503-957-0734

- Was the property listed on the open market? Days: 29 MLS: 775532  Y  N
- Was property other than real estate included in the sale?  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_  Y  N
- 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: Cosmetic things only  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
Sold 52K over asking. -cash sale. Buyer purchased for children, then "resold" it to them 7/19/21 for \$390,000. Had a refi appraisal to determine price.

Appraiser: 72 Date: 9/1/21