



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 592792
MTL: 083W09BC04700
MaSaNh/P.Class: 0600003/101
MH Acct:

Date Printed: 7/29/2021

Situs: 4478 BOSTON CT S SALEM, OR 97302

Grantor: BERGSTEDT, HEATHER N & BERGSTEDT, BROCK W

Grantee: MENDEZ-EVANS TR

Deed: 44800328
Accts In Sale: 1
Sale Date: 04/22/2021
Sale Price: 398,500
Code: 33 GM
Ratio: 73.00

Total Sale RMV:
Land: 100000
OSD: 15000
Imp: 175680
Grand Total: 290680

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 21 MLS: 775512 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: Many updates
- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: \$48.5K over listing. Cash sale. Increased City + E4B due to updates.

Appraiser: 72 Date: 8/19/21