



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 593064  
MTL: 083W09CB08600  
MaSaNh/P.Class: 0600003/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 4775 15TH CT S SALEM, OR 97302

Grantor:  
DOROTHY MAE GYSIN-FAJER LT

Grantee:  
DUNCAN, MATTHEW R

Deed: 44860176  
Accts In Sale: 1  
Sale Date: 05/06/2021  
Sale Price: 400,000  
Code: 00 **30**  
Ratio: 69.00

Total Sale RMV:  
Land: 100000  
OSD: 15000  
Imp: 160980  
Grand Total: 275980

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/19/21	NOT LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 48 MLS: 775016  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: updated
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments:  
Increased E4B, Added GS, + updated inventory.

Appraiser: 72 Date: 8/19/21

*40k over asking*