



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 578117
MTL: 083W09DA08700
MaSaNh/P.Class: 0600000/101
MH Acct:

Date Printed: 7/29/2021

Situs: 4723 2ND AVE SE SALEM, OR 97302

Grantor:
JONES, ALAN B

Grantee:
NEAL, JAMES R

Deed: 44530393
Accts In Sale: 1
Sale Date: 02/23/2021
Sale Price: 340,000
Code: 33 GM
Ratio: 67.00

Total Sale RMV:
Land: 80000
OSD:
Imp: 147710
Grand Total: 227710

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 45 MLS: 772580 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 EUB, updated inventory.

Appraiser: 72 Date: 8/18/21