



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 585597  
MTL: 083W10DB02600  
MaSaNh/P.Class: 0600000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 735 BOXWOOD LN SE SALEM, OR 97302

Grantor:  
FERRELL, KAREN R

Grantee:  
CHEN, LEFU

Deed: 44640413  
Accts In Sale: 1  
Sale Date: 03/18/2021  
Sale Price: 479,900  
Code: 00 33  
Ratio: 77.00

Total Sale RMV:  
Land: 111960  
OSD:  
Imp: 255510  
Grand Total: 367470

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 49 MLS: 773223 \$ 449,900 2/5/21  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?  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
Multiple offers  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 72 Date: 8/18/21