



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 593581  
MTL: 083W15BB08400  
MaSaNh/P.Class: 0600000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 5032 LONE OAK RD SE SALEM, OR 97306

Grantor:  
LEDGERWOOD, GARY & LEDGERWOOD, NICOLAZA

Grantee:  
PHILLIPS, ERIC LEON

Deed: 44810130  
Accts In Sale: 1  
Sale Date: 04/23/2021  
Sale Price: 325,000  
Code: 00 30  
Ratio: 70.00

Total Sale RMV:  
Land: 80000  
OSD: 15000  
Imp: 133280  
Grand Total: 228280

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/18/21	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 36 MLS: 774816  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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 72 Date: 8/18/21