



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 574923
MTL: 083W22AA02700
MaSaNh/P.Class: 0603030/101
MH Acct:

Date Printed: 7/29/2021

Situs: 6130 CROOKED STICK LOOP SE SALEM, OR 97306

Grantor:
CAROL A EVANS TR

Grantee:
SWOBODA, ALLAN CHARLES II

Deed: 44680107
Accts In Sale: 1
Sale Date: 03/25/2021
Sale Price: 740,000
Code: ~~00~~ 20 GM
Ratio: 69.00

Total Sale RMV:
Land: 83380
OSD:
Imp: 425900
Grand Total: 509280

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Alan Swoboda Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ Y N
- Was property other than real estate included in the sale?
Describe: piece of furniture Est. \$: 1,000 Y N
- Did the seller pay closing costs or make other concessions? \$ new roof \$9,500 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. |
Describe: _____

- Have any improvements been made since the time of sale?
If yes, describe: _____

Comments:
Buyer was in distress to purchase. Also didn't know about golf course going away until after closing. Feels he was tricked in many ways.

Buyer only viewed 15 mins by offer due to seller's sick husband

Appraiser: 72 Date: 9/9/21