

lak 10.28.24

GM 10-30-24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

9/20/2024

Acct ID: 126070

MTL: 083W23DD01600P1

Date: 9-30-24 Appr: GM

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 NOCTURNE CT SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 140592

Year: 2024

2025

Last Date Appraised: 10/24/2018 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: USELTON, RICK

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP 721536 AV: 6110

RMV Land: 0 RMV Imp: 34210 RMV Total: 34210 MAV: 6110 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 14X56S1284, X # X00110873, PERSONAL MS

update the at

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Improvement Detail

MARION County

For Assessment Year 2024

Account ID	126070	Appraiser	THERESA SWEARINGEN	Inspected	10/24/2018
Map	083W23DD01600P1	Appraisal Area	16-05-003	Stat Class	454 - MANUF STRUCT, CLASS 5, 14' WIDE SINGLE
Mailing	USELTON, RICK 2120 NOCTURNE CT SE SALEM OR 97306				
Situs	2120 NOCTURNE CT SE SALEM OR 97306				

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable		AV	Sqft	
									RMV	MAV Exception			
1	24010	1974	1974	100	20	231	Tabled	34,210	34,210	6,110	0	6,110	728

Rooms: 2 - BD, 1 - FB

Description	Floor Segments				RCN
	Yr Blt	Eff Yr	% Good	Class	
First Floor	1974	1974	20	5	68,515

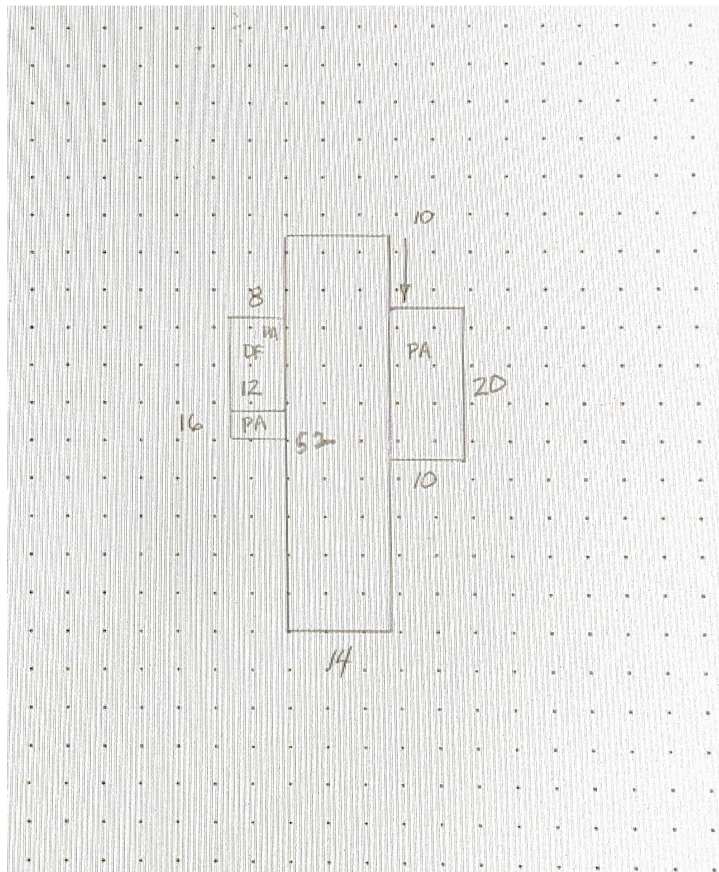
Improvement Inventory						
F	Description	Qty/Size	RMV	F	Description	Qty/Size
1st	ABOVE CLASS HEATING/COOLING HVAC	728	353	1st	AVERAGE CLASS SKIRTING	0
1st	AVERAGE CLASS ROOF ✓	728	0	1st	BATH - FULL	1
1st	BELOW CLASS KITCHEN	1	647			

Accessories				
Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1974	328		1,902
DECK	1974	96		422

Totals		Size Breakdown	
Description	RMV	Finished	728
First Floor	\$16,067		
Inventory	\$0		
Accessories	\$2,324		
Calculation	Tabled		
Trend	186.00 %		
Total RMV	\$34,210		

Comments //2019-20 NO CHANGE, 02. PULL TAG//18-19 S.V. N.C.// 16-17 CYCLE WORK N.C.// 08 -09 CYCLE WORK INVENTORY UPDATES PER #04// 01-02: REAPPRAISAL

MLS Sold \$20,000 8/2017 (prios) New paint, carpet,



M126070 083W23DD01600 Appr #: 02 Date 10/24/18 Prop Class 019 Prop Code T54
 Situs Address 2120 NOCTURNE CT SE 97306 Franchise Code 02 Year For: 2019-2020
 Owner USELTON,RICK

Tags Cycle Sales Verification Other: M/C Pull Tag TTO LCB Insp. Pictom. MLS
 Notes:

RMV Land: 0	RMV Imp: 17,610	RMV Total: 17,610	M50 Total: 5,150	NBHD Code: G
Seg.Type MA	MFD STRUCT	Seg. # 1.1	Method: M04 Class 5S	Area 728 Eff Area 728
Length 52	Width 14	Roof Cover BLTUP	Plumbing BATH1	Heat FA
Fireplace	Inter. Comp: H&F			Bedrooms 2
Year Built 1974	Eff. Year Built 1974	Cond. P F A G E		
Adj Codes MSLCMS	Qty % Comp	Func Econ		RMV: 14,970
Lump Sum	Except Code/Year	Comments		

Accessory Improvements

Seg.Type PA	MFD STRUCT	Seg. # 1.3	Method: R05 Class	Area 328 Eff Area 328
Length	Width	Foundation	Ex. Wall	Roof Cover METAL
Roof Style	Floor	Plumbing		
Year Built 1974	Eff. Year Built: 1974	Cond. P F A G E	% Comp Econ	RMV: 2,010
Lump Sum	Except Code/Year	Comments		

Seg.Type DF	MFD STRUCT	Seg. # 1.4	Method: R05 Class	Area 96 Eff Area 96
Length 12	Width 8	Foundation	Ex. Wall	Roof Cover
Roof Style	Floor	Plumbing		
Year Built 1974	Eff. Year Built: 1974	Cond. P F A G E	% Comp Econ	RMV: 390
Lump Sum	Except Code/Year	Comments		

Out Buildings

Seg.Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04 Class	Area 132 Eff Area 132
Length	Width	Foundation	Ex. Wall METAL	Roof Cover
Roof Style	Floor	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Bilt. 1974	Eff. Yr. Bilt: 1974
Cond. P F A G E	Adj. Codes	% Comp	Func Econ	RMV: 240
Lump Sum	Except Code/Year	Comments		

Floorm in carpet