

lak 11.21.24

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

10/2/2024

Acct ID: 126395 MTL: 073W24DB01600P1 Date: 10/11/24 Appr: 02 Prop Class: 019

RMV Prop Class: 019

Situs: 3187 LADD AVE NE SALEM, OR 97301

MaSaNh: 15 05 002

Unit: 140697

Year: 2024

25.26

Last Date Appraised: 12/27/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: VAZQUEZ, MARIA GUADALUPE

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 03 4 LCB TTO INSP

AV: 2350

RMV Land: 0 RMV Imp: 38290 RMV Total: 38290 MAV: 2350 MSAV: 0

SAV: 0

Comment: 23-24: L4 12.27.22 TS

22-23: L3, 4.29.22 TS//

N/C

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 443 Year Blt: 1965 Eff Year Blt: 1993 Sq.Ft: 648 % Complete: 100  
Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE Dimensions: 54x12 RMV: 38290  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	648	2	FB-1	1965	1993	BATH - 1, KIT+, HVAC+, ROOF+, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	264	1993	2297	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



23-24 SV

L4

12-27-2

# Improvement Detail

no onsite

MARION County

## For Assessment Year 2023

**Account ID** 126395  
**Map** 073W24DB01600P1  
**Mailing** YAEGGY, ELFEGO E  
 6310 N HIGHWAY 101 #21  
 OTIS OR 97368  
**Situs** 3187 LADD AVE NE SALEM OR 97301

**Appraiser** THERESA SWEARINGEN  
**Appraisal Area** 05-05-002  
**Stat Class** 443 - MANUF STRUCT, CLASS 4, 12' WIDE SINGLE  
**Inspected** 04/29/2022



Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1965	1993	100	29	243	Tabled	22,480	22,480	2,230	0	2,230	648

Rooms: 2 - BD, 1 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1965	1993	29	4	100		648	59,873

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AIR CONDITIONING	648	479	1st	DISPOSAL	1	106
1st	BATH - FULL	1	1,057	1st	ROOF COVER - METAL	648	959
1st	COOKTOP	1	166	1st	SINGLE OVEN	1	211
1st	DISHWASHER	1	338		SKIRTING - WOOD	132	421
1st	WOOD PANELING	648	0				

### Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1993	264		1,378

### Totals

Description	RMV
First Floor	\$20,679
Inventory	\$421
Accessories	\$1,378
Trend	100.00 %
<b>Total RMV</b>	<b>\$22,480</b>

### Size Breakdown

Finished	648
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**Comments** 22-23: Cycle, update invent, eyb 1965 to 1993, skirt metal to wood, io per TS//  
 22-23: Bring MAV forward from 2007, mju 6-15-22//

18-19 SET TO CALC// 16-17 LUMP SUM Per 32 // 06-07:RECALC SETUP; #32 9/29/05

M/C



4/29/22



**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

Date Printed: 10/2/2024

**Appraiser Sales Verification From**

**Primary Acct:** 126395  
**MTL:** 073W24DB01600  
**MaSaNh/P.Class:** 1505002/019  
**Appraiser:** THERESA  
**MS Acct:** SWEARINGEN  
126395

**Situs:** 3187 LADD AVE NE SALEM, OR 97301

**Grantor:**  
YAEGGY, ELFEGO E

**Grantee:**  
VAZQUEZ, MARIA GUADALUPE

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 6/1/2024  
**Sale Price:** 5,000  
**Code:** 00  
**Ratio:** 766

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:**  
**Grand Total:** 38290

Attempt	Date/Time	Reason
1 <sup>st</sup>	10/1/24 2:10	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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: 02 Date: 10/22/24