

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

10/2/2024

Acct ID: 127828 MTL: 083W23DC03100P1 Date: 10/9/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 6870 FAIRWAY AVE SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 141195 Year: 2024

2526

Last Date Appraised: 04/26/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: MORGAN, DEE ANNA Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 28560

RMV Land: 0 RMV Imp: 65280 RMV Total: 65280 MAV: 28560 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 24X482BR14681, X # X00140560, PERSONAL MS

Notations

Done in cycle

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: 456 + Year Blt: 1977 Eff Year Blt: 1991 Sq.Ft: 1152 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 65280
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
First Floor	5 +	Finished	1152	2	FB-2	1977	1991	BATH - 2, BATH+, KIT-, HVAC+, ROOF+, SKIRT Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	205	1991	1605	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MCS

M127828 083W23DC03100 Appr #: 02 Date 4/26/21 Prop Class 019 Prop Code T56
 Situs Address 6870 FAIRWAY AVE SE Franchise Code 02 Year For: 2021-2022
 Owner VOLONAKIS, STEVE D &
 Tags Cycle Sales Verification Other: update env TTO LCB Insp. Pictom. MLS
 Notes: 764090
 RMV Imp: 34,130 RMV Total: 34,130 M50 Total: 26,150 Nbh Code: G

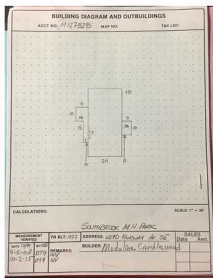
Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1152 Eff Area 1152 Length 48 Width 24
 Make: MODULINE Model: CANDLEWOOD Intfinish: PANEL Roof Cover METAL
 Plumbing BATH2, garden tub Heat: AC HP Fireplace: Inter. Comp: DW;H&F Bedrooms: 2
 Year Built 1977 Eff. Year Built 1980 1991 Cond. P F A G E
 Adj Codes MSLCMD Qty 5+ % Comp ___ Func ___ Econ ___ RMV: 32,340
 Lump Sum ___ Except Code/Year ___ Comments Aj

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 205 Eff Area 205
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1977 Eff. Year Built: 1977 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,480
 Lump Sum ___ Except Code/Year ___ Comments ___

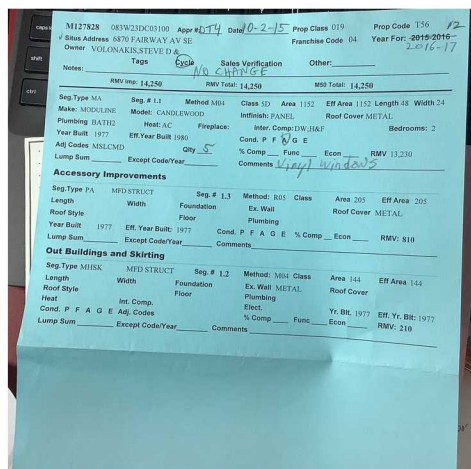
Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 144 Eff Area 144
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1977 Eff. Yr. Blt: 1977 1991
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 310
 Lump Sum ___ Except Code/Year ___ Comments ___



*V. windows
 O-side
 new F-Door
 Clean
 large window class*

*update
 Large windows
 V. windows
 HP / Furnace
 F. Door
 App
 H. to new wall
 Pick ups
 B/E - Dining
 Clean
 O-K. Cab
 garden tub*



M127828 083W23DC03100 Appr #: _____ Date _____ Prop Class 019 Prop Code T56
 Situs Address 6870 FAIRWAY AVE SE Franchise Code 02 Year For: 2021-2022
 Owner VOLONAKIS,STEVE D &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____
 RMV Imp: 34,130 RMV Total: 34,130 M50 Total: 26,150 Nbh Code: G

Segment								Land
Class								
Dim/Size								
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code								



Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Date _____ Clerk **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- Appraiser response 02 TS 6-29-21 _____
- Reviewed by lead appraiser/comments _____



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127828
 MTL: 083W23DC03100
 MaSaNh/P.Class: 1605003/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 127828

Date Printed: 10/2/2024

Situs: 6870 FAIRWAY AVE SE SALEM, OR 97306

Grantor:
RICHMOND, JULIE A

Grantee:
MORGAN, DEE ANNA

Deed: MS
 Accts In Sale: 1
 Sale Date: 4/8/2024
 Sale Price: 89,000
 Code: 00
 Ratio: 73

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 65280

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 42 MLS: 813511 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: _____ Date: _____