

lak 11.21.24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 130481 MTL: 072W07BC00800P1 Date: 10/11/24 Appr: 02 ts 12-12-24 10/2/2024  
RMV Prop Class: 019

Situs: 4155 LANCASTER DR NE # 49 SALEM, OR 97305 MaSaNh: 14 05 001 Unit: 142266 Year: 2024

Last Date Appraised: 11/23/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: \_\_\_\_\_

Owner: OCHOA MACIEL, MARIA CONCEPCION Roll Type: MS

Cycle Tag: Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 31250

RMV Land: 0 RMV Imp: 74550 RMV Total: 74550 MAV: 31250 MSAV: 0 SAV: 0

Comment: CHEMEKETA MOBILE VILLAGE, SPACE #49, MS SERIAL # 09L21248XU, X # X00191232, PERSONAL MS

Notations

No notation data available.

update DMV I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 457 Year Blt: 1985 Eff Year Blt: 2000 Sq.Ft: 1188 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 74550

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	5	Finished	1188	3	FB-2	1985	2000	BATH - 2, KIT, HVAC+, ROOF+, SKIRT	Y N

Accessories

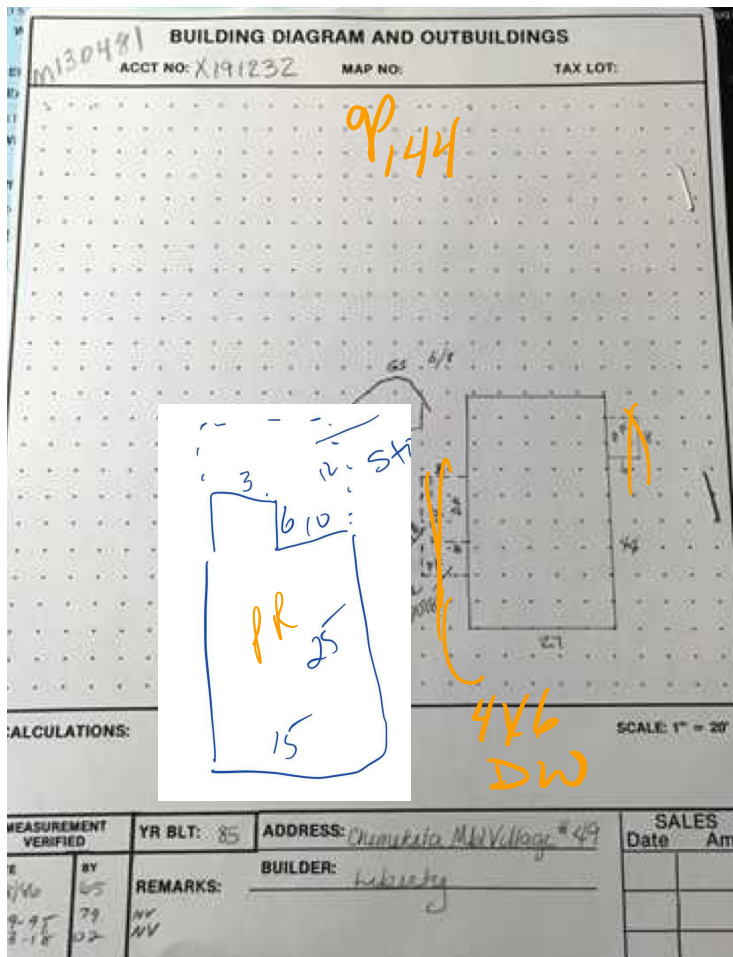
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	84	2000	906	0	Y N
GARDEN SHED	5	48	2000	400	0	Y N
ROOF EXTENSION OR PATIO COVER	5	390	2000	5542	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

gs 152 2000 I/O  
gs 144 2000 I/O

DW 24 2000 I/O



MLS updated AC  
Photo new kit cabinets + Bath cabinets

M130481 072W07BC00800 Appr #: 02 Date 11/23/2020 Prop Class 019 Prop Code T47  
 Situs Address 4155 LANCASTER DR NE, #49 Year For: 2021-2022  
 Owner BOULISTA, ADELAIDA & Fran Code 02  
 Tags Cycle Sales Verification Other: Add PR & gs  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: pull Tag

RMV Land: 0 RMV Imp: 19,620 RMV Total: 19,620 M50 Total: 19,620 NBHD Code: P  
 Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 5D Area 1188 Eff Area 1188  
 Length 44 Width 27 Roof Cover ARC Plumbing BATH2 Heat FA  
 Fireplace Inter. Comp: DSP;DW;H&F Bedrooms 3  
 Year Built 1985 Eff. Year Built 2000 Cond. P F A G E  
 Adj Codes MSLCMD Qty 5 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 19,260  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Aj

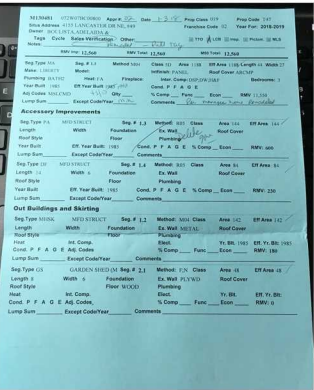
**Accessory Improvements**

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 84 Eff Area 84  
 Length 14 Width 6 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1985 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 180  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings**

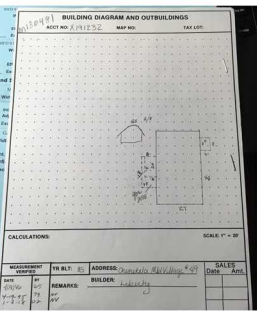
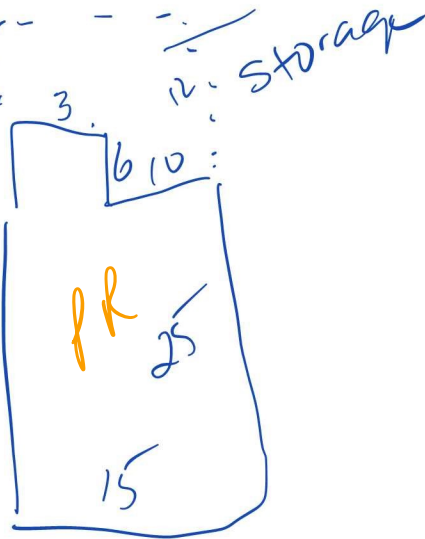
Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 142 Eff Area 142  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing wood  
 Heat Int. Comp. Elect. Yr. Blt. 1985 Eff. Yr. Blt: 2000  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 180  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type GS GARDEN SHED (M Seg. # 2.1 Method: F Class Area 48 Eff Area 48  
 Length 8 Width 6 Foundation Ex. Wall PLYWD Roof Cover  
 Roof Style Floor WOOD Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_






Carport?

V window cap side



M130481 072W07BC00800 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T47  
 Situs Address 4155 LANCASTER DR NE, #49 Year For: 2021-2022  
 Owner BOULISTA, ADELAIDA & Fran Code 02  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 0 RMV Imp: 19,620 RMV Total: 19,620 M50 Total: 19,620 NBHD Code: P

Segment	PR	GS					Land
Class							
Dim/Size	390	152					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover	Asph						
Roof Style	Shed						
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2020	2020					
Eff Yr	2020	2020					
Cond.							
% Good							
% Comp	100	100					
Lump Sum							
Except.Code	new	new					

**Land Segments**

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Zone:

Date 6-10- Clerk mj **ROUTING SLIP**

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

- Data entry reviewed by/comments lk

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- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response 02 TS 7-7-21
- Reviewed by lead appraiser/comments \_\_\_\_\_



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 130481  
 MTL: 072W07BC00800  
 MaSaNh/P.Class: 1405001/019  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 130481

Date Printed: 10/2/2024

Situs: 4155 LANCASTER DR NE # 49 SALEM, OR 97305

**Grantor:**  
BOULISTA, ADELAIDA & RAMIREZ, MIGUEL I

**Grantee:**  
OCHOA MACIEL, MARIA CONCEPCION

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 6/24/2024  
**Sale Price:** 107,000  
**Code:** 00  
**Ratio:** 70

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:**  
**Grand Total:** 74550

Attempt	Date/Time	Reason
1 <sup>st</sup>	10/11/24 9:36	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 111 MLS: 814023 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