

lak 11.20.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 12/2/24 Appr: _____

Print Date:

9/27/2024

Acct ID: 131020 MTL: 072W30DA00100P1 Date: 10/11/24 Appr: 02 Prop Class: 019

RMV Prop Class: 019

Situs: 4730 AUBURN RD NE # 25 SALEM, OR 97301

MaSaNh: 14 05 003

Unit: 142488

Year: 2024

25.26

Last Date Appraised: 02/16/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2025 - REPAIR/REMODEL STRUCTURE (MS REMODEL)

Owner: WILSON, CHARLES

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITO INSP

AV: 14000

RMV Land: 0 RMV Imp: 14000 RMV Total: 14000 MAV: 41760 MSAV: 0

SAV: 0

Comment: 24-25: Tag: L1 02.16.24 TS

Notations

No notation data available.

update Inv & Calc EYB to 2005
EYB to 2005 - new

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

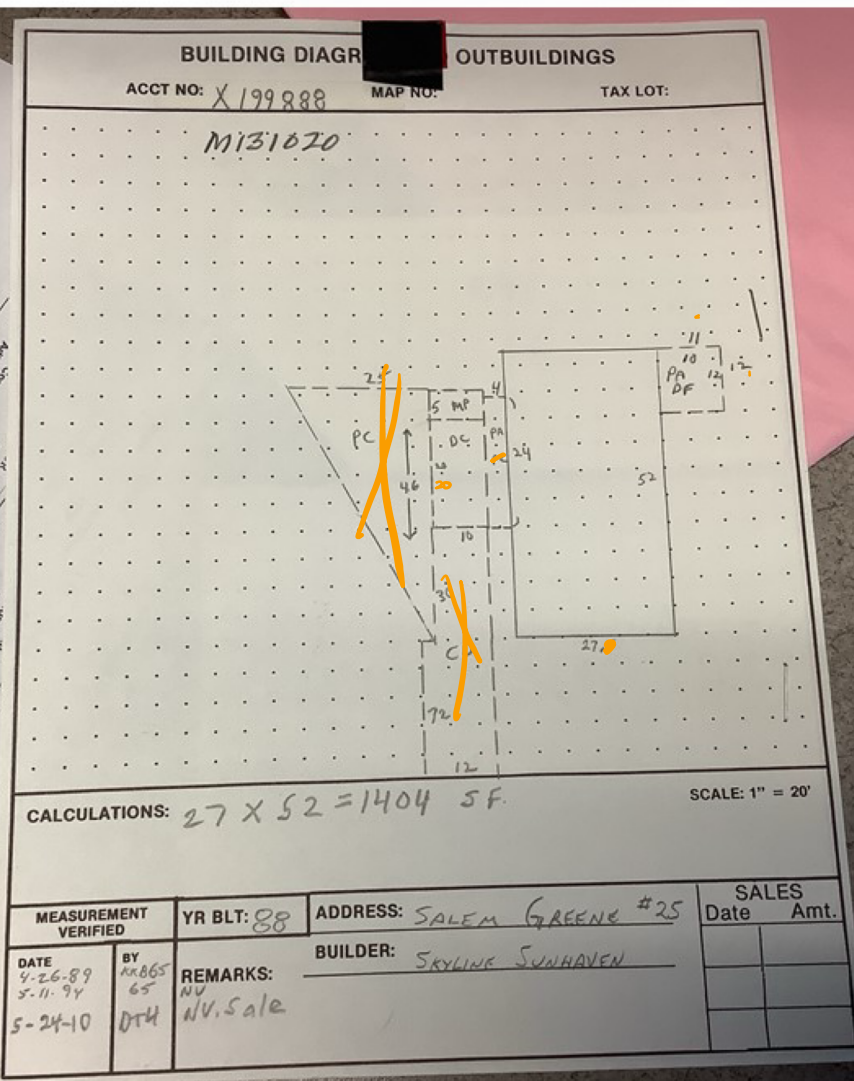
No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Full line
New floors
windows
Roof
New siding



Improvement Detail

MARION County

For Assessment Year 2024

Account ID 131020

Map 072W30DA00100P1

Mailing WILSON, CHARLES
1634 JORDAN DR S
SALEM OR 97302

Appraiser THERESA SWEARINGEN

Inspected 02/16/2024

Appraisal Area 14-05-003

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Situs 4730 AUBURN RD NE # 25 SALEM OR 97301

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	Taxable			AV	Sqft	
								RMV	RMV	MAV Exception			
1	24620	1988	1988	100	11	231	Entered	14,000	14,000	41,760	0	14,000	1,404

Rooms: 3 - BD, 2 - FB

2

Table
Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1988	1988	11	5	100		1,404	113,687

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,404	214	1st	AVERAGE CLASS SKIRTING	0	444
1st	ABOVE CLASS ROOF	1,404	0	1st	BATH - FULL	2	762
1st	BELOW CLASS KITCHEN	1	356				

A/C

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1988	200		1,334
ROOF EXTENSION OR PATIO COVER	1988	228		1,521
DECK	1988	120	132	607
MULTI-PURPOSE BUILDING		45		217

Totals

Description	RMV
First Floor	\$14,000
Inventory	\$0
Accessories	\$3,679
Calculation	Entered
Trend	100.00 %
Total RMV	\$14,000

Size Breakdown

Finished 1,404

Comments 24-25: Tag; Remove Trend Update LS \$14,000 for 24-25-I/O. TS

21-22 Update Roof Arcmp. Inv; BOPTA Adj expired, leave Cond 49% for remaining issues, 02, 1-14-21 //17-18 N.C.// 05-06:RECALC SETUP; #04 7/1/04



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 131020 MLS#: _____ Instrument # _____

Situs: _____ #25
4730 Auburn Rd SE DAN ERICKSON
ITIPPY

Sale Type: 10/2024 Sale Price: 164,000 Sale Date _____

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____ Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other)
2. Was a realtor involved?
3. Was the sale between related parties? (business/family/other)
4. Did you shop around? How long? _____
5. Was there trade involved? Estimated value: _____
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____
7. Did you pay any back taxes?
8. Did the seller pay any closing costs or any other concessions? \$ _____
9. Were you under any pressure to buy / sell the property?
10. Do you feel the price paid was fair market value?

11. Condition at sale: Poor Fair Average Good Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Appraiser _____ Date _____
Have any improvements been made to the property since time of purchase?

Description _____

TS 10/24

lak

L1 2/16/24 #2

Improvement Detail

MARION County
For Assessment Year 2024

Tag ✓ ✓ 25-26
Repair

Account ID 131020

Map 072W30DA00100P1

Mailing ANDERSON, GARY L
4730 AUBURN RD # 25
SALEM OR 97301

Appraiser THERESA SWEARINGEN

Inspected 01/14/2021

Appraisal Area 14-05-003

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Site 4730 AUBURN RD NE # 25 SALEM OR 97301

ts

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24620	1988	1988	100	11	231	Tabled	17,960	17,960	41,760	0	17,960	1,404

Rooms: 3 - BD, 2 - FB

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Lump sum @ \$14,000 remove trad
for 24-25. #2



all floors in ever
large hole kit floors
mold ~~mold~~ mildew on ceilings
& walls. windows Fogggy.
Exterior Dry Rot.



