

Summary

Lead Appr: _____ Clerk: lak 11.20.24 MBH 12/11/24 Lead Clerk: _____ Appr: _____

Print Date: 9/27/2024

Acct ID: 125093

MTL: 083W10DD01900P6

Date: 11/5/24

Appr: 02

ts 12-16-24

Prop Class: 019

RMV Prop Class: 019

Situs: 4940 SUNNYSIDE RD SE # B-4 SALEM, OR 97302

MaSaNh: 16 05 000

Unit: 149626

Year: 2024

25.26

Last Date Appraised:

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 2025 - Tags/Permit (MS REMODEL)

Owner: ALBRECHT, CYNTHIA

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 2410

RMV Land: 0

RMV Imp: 48640

RMV Total: 48640

MAV: 2410

MSAV: 0

SAV: 0

Comment: SUNNYSIDE MOBILE HOMES, SPACE #B-4, MS SERIAL # 097764S1407, X # X00091267, Home ID 172554, PERSONAL MS

Notations

No notation data available.

EYB 2001 - new
of bed ch

OSDs

No OSD data available.

La

No

Im

No

Im

No

Improvement Detail

MARION County

For Assessment Year 2024

Account ID 125093

Map 083W10DD01900P6

Mailing ALBRECHT, CYNTHIA
4940 SUNNYSIDE RD SE # B-4
SALEM OR 97302

Situs 4940 SUNNYSIDE RD SE # B-4 SALEM OR 97302

Appraiser THERESA SWEARINGEN Inspected

Appraisal Area 16-05-000

Stat Class 443 - MANUF STRUCT, CLASS 4, 12' WIDE SINGLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1967	1997	100	40	231	Tabled	48,640	48,640	2,410	0	2,410	672

Rooms: 1 - BD, 1 - FB

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1967	<u>2001</u>	40	4	100		672	58,780

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	672	652	1st	AVERAGE CLASS SKIRTING	0	1,382
1st	ABOVE CLASS ROOF	672	0	1st	BATH - FULL	1	1,386
1st	BELOW CLASS KITCHEN	1	601				

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1997	160		1,856
DECK	1997	72		634

Description	RMV	Size Breakdown
First Floor	\$27,533	Finished 672
Inventory	\$0	
Accessories	\$2,490	
Calculation	Tabled	
Trend	162.00%	
Total RMV	\$48,640	

Comments 24-25: Tag; MS 125093; Update EYB 1997, I/O, TS

22-23: Bring MAV forward from 2008



MS
new fence
floors, cab, lights
shower/tub,
windows,

windows
not working
prk



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 125093 MLS#: 817597 Instrument # _____

Situs: 4940 Sunnyside # B-4

46-Don

Sale Type: _____ Sale Price: 42,000 Sale Date 7-17-24

Verified With: Cynthia (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 \$ _____

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

Fair Price

Description _____

*Electrical issues
Break Box
g-fics outlets
switches/light*

*Driveway Park
JTH*

lak
MBH

42

2/6/24

Redtag
✓
Repairs

2425

Kage

125093

Improvement Detail

MARION County

For Assessment Year 2023

ts

Account ID 592580

Map 083W10DD01900

Mailing NEW TR & GALLAND, FRANCES JOCELYNE TRE
GALLAND, FRANCES JOCELYNE TRE
C/O SUNNYSIDE MOBILE HOME PARK
4940 SUNNYSIDE RD SE
SALEM OR 97302

Appraiser COLIN JABIN

Inspected 08/28/2020

Appraisal Area 06-07-000

Stat Class 443 - MANUF STRUCT, CLASS 4, 12' WIDE SINGLE

Situs 4940 SUNNYSIDE RD SE SALEM OR 97302

B-4

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1967	1969	100	20	243	Tabled	15,730	15,730	2,340	0	2,340	672

Rooms: 2 - BD, 1 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1967	1969	20	4	100		672	61,834

1997

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	672	343	1st	AVERAGE CLASS SKIRTING	0	727
1st	ABOVE CLASS ROOF	672	0	1st	BATH - FULL	1	729
1st	BELOW CLASS KITCHEN	1	316				

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1969	160		928
DECK	1969	72		317

1997

Totals

Description	RMV
First Floor	\$14,481
Inventory	\$0
Accessories	\$1,245
Calculation	Tabled
Trend	100.00 %
Total RMV	\$15,730

Size Breakdown

Finished	672
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update EFB I/O

Comments 22-23: Bring MAV forward from 2008
mwiltse 4-27-22

18-19 SET TO CALC// 16-17 LUMP SUM Per 32 // 16-17 CYCLE WORK N.C.// 09-10: CYCLE WK. INV-UPDATE. DT4. 4/06/09. 05-06: RECALC
SETUP; CL 10, 08-3-04

M125093 083W10DD01900 Appr #: 017 Date 6-13-16 Prop Class 019 Prop Code T43
 Situs Address 4940 SUNNYSIDE RD SE, #B-4 Franchise Code 04 Year For: 2016-2017
 Owner HAUGEN, LORRAINE
 Notes: Tags Cycle Sales Verification Other: _____
 RMV Imp: 4,020 RMV Total: 4,020 M50 Total: 0

Seg. Type MA Seg. # 1.1 Method M04 Class 4S Area 672 Eff Area 672 Length 56 Width 12
 Make: CHAMPION Model: SUBURBAN Intfinish: PANEL Roof Cover METAL
 Plumbing BATH1 Heat: HP Fireplace: Inter. Comp: Bedrooms: 2
 Year Built 1967 Eff. Year Built 1969 Cond. P F A G E
 Adj Codes MSLCMS Qty 4 % Comp ___ Func ___ Econ ___ RMV 3,490
 Lump Sum ___ Except Code/Year ___ Comments repair like windows
various

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 160 Eff Area 160
 Length 20 Width 8 Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1967 Cond. P F A G E % Comp ___ Econ ___ RMV: 340
 Lump Sum ___ Except Code/Year ___ Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 72 Eff Area 72
 Length 12 Width 6 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1967 Cond. P F A G E % Comp ___ Econ ___ RMV: 100
 Lump Sum ___ Except Code/Year ___ Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 136 Eff Area 136
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1967 Eff. Yr. Bilt. 1967
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 90
 Lump Sum ___ Except Code/Year ___ Comments

new floors
- HP
- Plumbing
- HW
Retextured walls
new cabinets - Subv. Kit
new CT.



BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO: M125093 MAP NO: TAX LOT:
 CALCULATIONS: $12 \times 56 = 672 \text{ SF.}$ SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT:	ADDRESS:	SALES Date	Amt.
DATE: 7-23-90 BY: WBS/4	1-28-97 BY: NV	4940 SUNNYSIDE RD SE, #B-4		
4-6-09 BY: NV	6-13-16 BY: NV	BUILDER: CHAMPION SUBURBAN		
REMARKS: NV-cycle				
6-13-16 BY: NV				