

Summary

Lead Appr: _____

Client: **CORR 12.6.24**

lak 11.20.24

MBH 12/11/24

Lead Clerk: _____

Appr: _____

Print Date:

9/26/2024

Acct ID: 125807

MTL: 083W10DD01900P5

Date: **11/5/24**

Appr: **02**

Prop Class: 019

RMV Prop Class: 019

ts 12-16-24

25.26

Situs: 4940 SUNNYSIDE RD SE # E-8 SALEM, OR 97302

MaSaNh: 16 05 000

Unit: 149340

Year: 2024

Last Date Appraised:

Appraiser: THERESA SWEARINGEN

Retag: Y **N**

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

Owner: RIGG, DAVID

Roll Type: MS

Cycle **Tag** Sales Verification Other: _____

Inspection level: 1 **2** 3 4

LCB **TTO** INSP

AV: 4260

RMV Land: 0

RMV Imp: 63440

RMV Total: 63440

MAV: 4260

MSAV: 0

SAV: 0

Comment: SUNNYSIDE MOBILE HOMES, SPACE #E-8, MS SERIAL # S39711, X # X00105949, Home ID 183664, PERSONAL MS

Notations

No notation data available.

100% complete - 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.

Zoom out (Ctrl+Minus key)

Improvement Detail

MARION County
For Assessment Year 2024

Account ID 125807
Map 083W10DD01900P5
Mailing RIGG, DAVID
 RIGG, LADY
 4940 SUNNYSIDE RD SE # E-8
 SALEM OR 97302
Situs 4940 SUNNYSIDE RD SE # E-8 SALEM OR 97302

Appraiser THERESA SWEARINGEN **Inspected**
Appraisal Area 16-05-000
Stat Class 461 - MANUF STRUCT, CLASS 6, 8' WIDE SINGLE

| Bldg | Code Area | Year Built | Eff Year | Comp % | % Good | LCM | Value | RMV | Taxable RMV | MAV | Exception | AV | Sqft |
|------|-----------|------------|----------|--------|--------|-----|--------|--------|-------------|-------|-----------|-------|------|
| 5 | 24010 | 1963 | 2001 | 75 | 39 | 231 | Tabled | 63,440 | 63,440 | 4,260 | 0 | 4,260 | 799 |

Rooms: 1 - BD, 1 - FB

| Description | Yr Blt | Eff Yr | % Good | Class | Comp % | OR % | Sqft | RCN |
|-------------|--------|--------|--------|-------|--------|------|------|--------|
| First Floor | 1963 | 2001 | 39 | 6 | 75 | | 799 | 81,458 |

Improvement Inventory

| F | Description | Qty/Size | RMV | F | Description | Qty/Size | RMV |
|-----|-------------------------------|----------|-----|-----|------------------------|----------|-------|
| 1st | ABOVE CLASS ROOF | 799 | 0 | 1st | AVERAGE CLASS SKIRTING | 0 | 1,249 |
| 1st | AVERAGE CLASS HEATING/COOLING | 799 | 0 | 1st | BELOW CLASS KITCHEN | 1 | 2,703 |

Accessories

| Description | Eff Yr | Size | Qty | RMV |
|-------------------------------|--------|------|-----|-------|
| ROOF EXTENSION OR PATIO COVER | 2001 | 304 | | 3,438 |

| Totals | | Size Breakdown | |
|------------------|-----------------|----------------|-----|
| Description | RMV | | |
| First Floor | \$35,720 | Finished | 799 |
| Inventory | \$0 | | |
| Accessories | \$3,438 | | |
| Calculation | Tabled | | |
| Trend | 162.00% | | |
| Total RMV | \$63,440 | | |

Comments 25-26: Tag: MS 125807; Update Remodel 75% complete, EYB 1997 b4 2001=exception, TS
 16-17 LUMP SUM Per 32 // 16-17 CYCLE WORK N.C.// 09-10: CYCLE WK. NO CHG. DT4. 4/06/09. M99-2000:REAPPRAISAL FOR SR.CIT.DEF. NO COND. CHANGE 05-06: RECALC SETUP; CL 10, 08-3-04

m125807 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: x 105949 MAP NO: TAX LOT:

CALCULATIONS: SCALE: 1" = 20'

SUNNYSIDE MOB. VILLA

| MEASUREMENT VERIFIED | YR BLT: 63 | ADDRESS: #E-8 | SALES | | |
|--------------------------|-------------------|---------------|-----------------|------|--|
| | | | Date | Amt. | |
| DATE: 8-12-96 1-24-97 | BY: 65 KRB DTM | REMARKS: NW | BUILDER: BUDGER | | |
| 8-13-16 | DT4 | NV cycle | | | |



Improvement Detail

MARION County

For Assessment Year 2023

ts

L 2

lak
MBH

2/6/24 24-25

12507

lcb

Not on 24/25 tag tracker. Enter on 25/26 building permits spreadsheet.

Account ID 592380
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
Situs 4940 SUNNYSIDE RD SE SALEM OR 97302

Appraiser COLIN JABIN
Inspected 08/28/2020
Appraisal Area 06-07-000
Stat Class 461 - MANUF STRUCT, CLASS 6, 8' WIDE SINGLE

E 8

Tag 25-26 ✓✓
complete

| Bldg | Code Area | Year Built | Eff Year | Comp % | % Good | LCM | Value | RMV | Taxable RMV | MAV | Exception | AV | Sqft |
|------|-----------|------------|----------|--------|--------|-----|--------|--------|-------------|-------|-----------|-------|------|
| 5 | 24010 | 1963 | 1963 | 100 | 20 | 243 | Tabled | 21,440 | 21,440 | 4,140 | 0 | 4,140 | 799 |

Rooms: 1 - BD, 1 - FB

| Description | Floor Segments | | | | | Yr Blt | Eff Yr | % Good | Class | Comp % | OR % | Sqft | RCN |
|-------------|----------------|--------|--------|-------|--------|--------|--------|--------|-------|--------|------|------|--------|
| | Yr Blt | Eff Yr | % Good | Class | Comp % | | | | | | | | |
| First Floor | 1963 | 1963 | 20 | 6 | 100 | 1963 | 1963 | 20 | 6 | 100 | 75 | 799 | 85,689 |

Improvement Inventory

| F | Description | Qty/Size | RMV | F | Description | Qty/Size | RMV |
|-----|-----------------------------|----------|-----|-----|------------------------|----------|-------|
| 1st | ABOVE CLASS HEATING/COOLING | 799 | 408 | 1st | AVERAGE CLASS SKIRTING | 0 | 674 |
| 1st | ABOVE CLASS ROOF | 799 | 0 | 1st | BELOW CLASS KITCHEN | 1 | 1,458 |

Accessories

| Description | Eff Yr | Size | Qty | RMV |
|-------------------------------|--------|------|-----|-------|
| ROOF EXTENSION OR PATIO COVER | 1963 | 304 | | 1,763 |

Totals

| Description | RMV |
|------------------|----------|
| First Floor | \$19,677 |
| Inventory | \$0 |
| Accessories | \$1,763 |
| Calculation | Tabled |
| Trend | 100.00 % |
| Total RMV | \$21,440 |

Size Breakdown

| | |
|----------|-----|
| Finished | 799 |
|----------|-----|

Comments 16-17 LUMP SUM Per 32 // 16-17 CYCLE WORK N.C.// 09-10: CYCLE WK. NO CHG. DT4. 4/06/09. M99-2000: REAPPRAISAL FOR SR.CIT.DEF. NO COND. CHANGE 05-06. RECALC SETUP; CL 10, 08-3-04

Before Heal & EYB to 1997

live

2001 75% complete

✓ M125807 083W10DD01900 Appr # DT4 Date 6-13-16 Prop Class 019 Prop Code T61
 Situs Address 4940 SUNNYSIDE RD SE, #E-8 Franchise Code 04 Year For: 2016-2017
 Owner BEIER, LAURIE

Notes: Tags Cycle Sales Verification No change Other: (2 pics)
 RMV Imp: 3,800 RMV Total: 3,800 MSO Total: 0

Seg. Type MA Seg. # 1.1 Method M04 Class 6S Area 799 Eff Area 799 Length 47 Width 17
 Make: BUDGER Model: EXPANDO Intfinish: PANEL Roof Cover METAL
 Plumbing BATH1 Heat: FA Fireplace: Inter. Comp: Bedrooms: 1
 Year Built 1963 Eff. Year Built 1963 Cond. P F A G E
 Adj Codes MSLCMS: NSVFUNC Qty % Comp Func Econ RMV 3,070
 Lump Sum Except Code/Year Comments Vinyl windows
original - regular care.

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 304 Eff Area 304
 Length 38 Width 8 Foundation Ex. Wall METAL Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1963 Cond. P F A G E % Comp Econ RMV: 650
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 126 Eff Area 126
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Yr. Blt. 1963 Eff. Yr. Blt: 1963
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 80
 Lump Sum Except Code/Year Comments

*Not Full gut job
left walls*

*Remodeler
new HP
- HW
- Floor
- CABOS - Bunk
KIT
- Elec
- Plumb*

M125807 BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO: X 105949 MAP NO. TAX LOT:
 CALCULATIONS: SCALE: 1" = 20'
 SUNNYSIDE MOB. VILLA

MEASUREMENT VERIFIED BY DATE BY DATE BY
 3-12-96 65148
 1-24-97 DM
 8-13-16 DT4 MV cycle

YR BLT: 63 ADDRESS: #E-8 SALES Date Amt.
 REMARKS: BUILDER: BEIER





Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 125807 MLS#: — Instrument # —

Situs: 4940 Sunny Side SE # E8

*11/5/24
2:00
LCB*

Sale Type: — Sale Price: 70,000 Sale Date: 5/28/24

541-418-7140

Verified With: Lady Rigg (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. Have any improvements been made to the property since time of purchase?

Description —

*Repairs not done correctly
added Heat Pump
Fair price*