

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

9/27/2024

Acct ID: 130155

MTL: 083W10DD01900P7

Date: 11/5/24

Appr: OL

Prop Class: 019

RMV Prop Class: 019

ts 12-16-24

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

MaSaNh: 16 05 000

Unit: 149627

Year: 2024

25.26

Last Date Appraised:

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 2025 - REPAIR/REMODEL STRUCTURE (MS REMODEL)

Owner: BENA TONYA PENFOLD TR

Roll Type: MS

Cycle Tag Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 32190

RMV Land: 0

RMV Imp: 42640

RMV Total: 42640

MAV: 32190

MSAV: 0

SAV: 0

Comment: SUNNYSIDE MOBILE HOMES, SPACE #H-4, MS SERIAL # 15910220T, X # X00184858, PERSONAL MS

update DAV 4246

Notations

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: 1984 Eff Year Blt: 1984 Sq.Ft: 1152 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: 48x24

RMV: 42640

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	1152	2	FB-2	1984	1984	BATH - 2, KIT, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	144	1984	634	0	Y N
ROOF EXTENSION OR PATIO COVER	5	269	1984	1560	0	Y N

376

1994

1994

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



**Improvement Detail**  
MARION County  
For Assessment Year 2023

L2 2/6/24

✓ Retug. 1/1/25  
✓ Repair 2425  
✓ [Menu Icon]

Cap

130155

**Account ID** 502380  
**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  
**Appraisal Area** 06-07-000  
**Stat Class** 456 - MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE  
**Situs** 4940 SUNNYSIDE RD SE SALEM OR 97302  
**Inspected** 08/28/2020  
No [Menu Icon]

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1984	1984	100	20	243	Tabled	27,090	27,090	32,190	0	27,090	1,152

Rooms: 2 - BD, 2 - FB

Description	Floor Segments					Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %		
First Floor	1984	1984	20	5 +	100	1,152	105,998

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,152	404	1st	AVERAGE CLASS ROOF	1,152	0
1st	AVERAGE CLASS KITCHEN	1	1,001	1st	AVERAGE CLASS SKIRTING	0	793
1st	BATH - FULL	2	1,502				

Accessories				
Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1984	269		1,560
DECK	1984	144		634

Totals	
Description	RMV
First Floor	\$24,899
Inventory	\$0
Accessories	\$2,194
Calculation	Tabled
Trend	100.00 %
<b>Total RMV</b>	<b>\$27,090</b>

Size Breakdown	
Size	Qty
Finished	1,152

**Comments** 16-17 CYCLE WORK N.C.// 09-10: CYCLE WK. INV-UPDATES. DT4. 4/14/09. 05-06: RECALC SETUP; CL 10, 08-3-04

PR - 12414

M130155 083W10DD01900 Appr # 1174 Date 6-9-16 Prop Class 019 Prop Code T56  
 Site Address 4940 SUNNYSIDE RD SE, #H-4 Franchise Code 04 Year For: 2016-2017  
 Owner BURGESS FAN TR, &

Notes: No change Tags cycle Sales Verification Other:

RMV Imp: 17,500 RMV Total: 17,500 MSO Total: 0

**Seg. Type MA** Seg. # 1.1 Method M04 Class 5D Area 1152 Eff Area 1152 Length 48 Width 24  
 Make: SKYLINE Model: GREENLEAF Infinish: GYPSUM Roof Cover COMP  
 Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: DW, DSP, H&F Bedrooms: 2  
 Year Built 1984 Eff. Year Built 1984 Cond. P F A G E  
 Adj Codes MSLCMD,MSD+CLTY Qty 5+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 15,300  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

**Seg. Type PA** MED STRUCT Seg. # 1.3 Method: R05 Class Area 269 Eff Area 269  
 Length \_\_\_ Width \_\_\_ Foundation Ex. Wall Roof Cover METAL  
 Roof Style \_\_\_ Floor Plumbing  
 Year Built \_\_\_ Eff. Year Built: 1984 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,450  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Seg. Type DF** MED STRUCT Seg. # 1.4 Method: R05 Class Area 144 Eff Area 144  
 Length 18 Width 8 Foundation Ex. Wall Roof Cover  
 Roof Style \_\_\_ Floor Plumbing  
 Year Built \_\_\_ Eff. Year Built: 1984 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 520  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings and Skirting**

**Seg. Type MHSK** MED 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. 1984 Eff. Yr. Blt. 1984  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 230  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

7-6-24 New windows  
 New back door  
 Old roof

**M130155 BUILDING DIAGRAM AND OUTBUILDINGS**  
 ACCT NO: X184R58 MAP NO: TAX LOT:

PARK OWNED

CALCULATIONS:  $24 \times 48 = 1152$  SF SCALE: 1" = 20'

SUNNYSIDE MOB. VILLA  
 ADDRESS: 4940-4  
 BUILDER: SKYLINE GREENLEAF

MEASUREMENT VERIFIED	YR. BLT: 84	ADDRESS: 4940-4	SALES Date	Amt.
DATE: 3-2-75	BY: KSB			
2-3-97	BY: MV			
8-3-04	BY: MV			
4-14-09	BY: MV			
6-9-16	BY: MV			

REMARKS: BUILDER: SKYLINE GREENLEAF  
 MV. CYCLE





# Marion County

OREGON

ASSESSOR'S OFFICE

## Sales Verification Form

Prop ID: 130155 MLS#: 819851 Instrument # \_\_\_\_\_

Situs: 4940 Sunnyside #H-4 11/5 LCB 3/10 asky

Sale Type: JD Sale Price: 35,000 Sale Date: 7-17-21 45,000 DOM 73

Verified With: Bena (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? \$ 10,000
- 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: Electrical, Drywall w/Halway ceiling  
Repair, new floors, plumbing work,