

lak 3.6.26

Summary

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

Print Date: 2/7/2025

Acct ID: 355278

MTL: 062W31D001100P1

Date: 2/26/25

Appr: 02

ts 3-14-25

Prop Class: 019

RMV Prop Class: 019

Situs: 4328 CRYSTAL AVE NE # 190 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 355278

Year: 2025

Last Date Appraised: 11/29/2018

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SWIGER, JACINDA LOVE

Roll Type: MS

Cycle Tag Sales Verification

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

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 117620

RMV Land: 0

RMV Imp: 167770

RMV Total: 167770

MAV: 117620

MSAV: 0

SAV: 0

Comment: COPPER CREEK ESTATES, SPACE #190, MS SERIAL # FLE210OR1818755AB, Home ID 396755, PERSONAL MS

Notations

update class 5/0

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: 457

Year Blt: 2018

Eff Year Blt: 2018

Sq.Ft: 1836

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 27x68

RMV: 167770

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                          |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|
| First Floor | 5     | Finished      | 1836       | 5    | FB-3  | 2018   | 2018       | SKIRT, ROOF+, HVAC+, KIT, BATH - 3 |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|-------------------------------|-------|-----------|------------|-------|----------|
| DECK                          | 5     | 60        | 2018       | 1254  | 0        |
| ROOF EXTENSION OR PATIO COVER | 5     | 429       | 2018       | 11819 | 0        |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 355278  
MTL: 062W31D001100  
MaSaNh/P.Class: 1305000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 355278

Date Printed: 2/6/2025

Situs: 4328 CRYSTAL AVE NE # 190 SALEM, OR 97305

Grantor:  
FREEMAN, JEAN SHELBA

Grantee:  
SWIGER, JACINDA LOVE

Sale ID: 30045  
Deed:  
Accts In Sale: 1  
Sale Date: 7/23/2024  
Sale Price: 176,800  
Condition Code: 00  
Tax Statement RMV  
Land & OSD: 0  
Imp: 266,060  
Total: 266,060  
Ratio (Cert. Total RMV/Sale Price): 150

| Attempt         | Date/Time     | Reason |
|-----------------|---------------|--------|
| 1 <sup>st</sup> | 2/24/25 10:45 | LCB    |
| 2 <sup>nd</sup> |               |        |

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

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: WVMLS 816572 Y N
2. Was property other than real estate included in the sale?  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_ Y N
3. Did the seller pay closing costs or make other concessions? \$ Closing cost Y N
4. Was the sale between related parties? (business or family) Y N
5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Have any improvements been made since the time of sale? Y N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: Paid Fair price  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 02 Date: 2/26/25

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

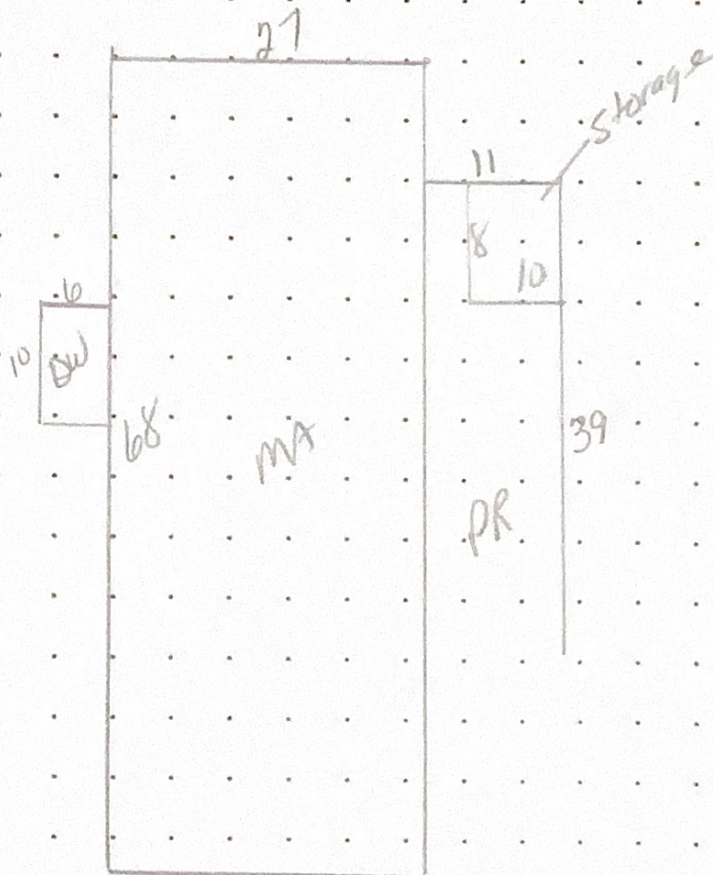
17355278

MAP NO:

062W31D

TAX LOT:

01100



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT  
VERIFIED

YR BLT: 208

ADDRESS: 4328 Crystal Ave NE

DATE  
11-29-18

BY  
02

REMARKS:

BUILDER: Fleetwood Waverly Crest



2018.11.29

ID # M355278  
MTL 062W31D 01100  
BRAND Fleetwood - Waverly Crest  
APP # 02 DATE 11/29/18

PROP CLASS 919  
PRCP CODE 157  
SITUS 4328 Cupid NW NE

Segment MA Class 5D Area 1836  
Dimensions 27x68 Deduct \_\_\_\_\_  
Inter Finish panel gypsum (dryw)  
Roof Cover arcmp bltup comp i/shake metal  
roll shake t/clay t/conc wood  
Plumbing Bath 23 (Per O.O. Papers)  
Heat AC BB Ceilg FA H-wtr HP SC ST  
Zonal  
Fireplace Dbl e/p Enclve/p Hrth e/p  
Presb e/p Sgl e/p Zerocl  
Inter Comp Cktpe/p Dsp DW H&F Micro  
Rng Oven d/s Trash  
Bedrooms 5  
Yr blt 2018 Eff yr 2018  
Condition P F A G E %Good \_\_\_\_\_ Qlty 5  
%Comp 100 Func \_\_\_\_\_ Econ \_\_\_\_\_  
Except Code NMSP Lump Sum \_\_\_\_\_  
Comments 100% complet Pull Tag

Segment MHSK Class \_\_\_\_\_ Lin Ft 190  
Exter Wall metal wood vinyl fbrgl  
cblock brick  
Yr blt 2018 Eff yr 2018  
Condition P F A G E %Good \_\_\_\_\_ Qlty \_\_\_\_\_  
%Comp 100 Func \_\_\_\_\_ Econ \_\_\_\_\_  
Except Code NMSP Lump Sum \_\_\_\_\_  
Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
Roof Cover arcmp bltup comp i/shake metal  
roll shake t/clay t/conc wood  
Plumbing \_\_\_\_\_  
Heat AC BB Ceilg FA H-wtr HP SC S  
Zonal  
Fireplace Dbl e/p Enclve/p Hrth e/p  
Presb e/p Sgl e/p Zerocl  
Inter Comp Cktpe/p Dsp DW H&F Micro  
Rng Oven d/s Trash  
Bedrooms \_\_\_\_\_  
Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
Condition P F A G E %Good \_\_\_\_\_ Qlty \_\_\_\_\_  
%Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
Comments \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
Roof Cover arcmp bltup comp i/shake metal  
roll shake t/clay t/conc wood  
Plumbing \_\_\_\_\_  
Heat AC BB Ceilg FA H-wtr HP SC S  
Zonal  
Fireplace Dbl e/p Enclve/p Hrth e/p  
Presb e/p Sgl e/p Zerocl  
Inter Comp Cktpe/p Dsp DW H&F Micro  
Rng Oven d/s Trash  
Bedrooms \_\_\_\_\_  
Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
Condition P F A G E %Good \_\_\_\_\_ Qlty \_\_\_\_\_  
%Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
Comments \_\_\_\_\_

|              |      |       |  |  |  |  |  |
|--------------|------|-------|--|--|--|--|--|
| Segment      | DW   | PR    |  |  |  |  |  |
| Class        |      |       |  |  |  |  |  |
| Dim /Size    | 6x10 | 11x39 |  |  |  |  |  |
| Foundation   |      |       |  |  |  |  |  |
| Exter Wall   |      |       |  |  |  |  |  |
| Inter Finish |      |       |  |  |  |  |  |
| Roof Cover   |      |       |  |  |  |  |  |
| Roof Style   |      |       |  |  |  |  |  |
| Flooring     |      |       |  |  |  |  |  |
| Plumbing     |      |       |  |  |  |  |  |
| Electric     |      |       |  |  |  |  |  |
| Misc         |      |       |  |  |  |  |  |
| Yr Blt       | 2018 | 2018  |  |  |  |  |  |
| Eff Yr       | 2018 | 2018  |  |  |  |  |  |
| Cond         |      |       |  |  |  |  |  |
| %Good        |      |       |  |  |  |  |  |
| %Comp        |      |       |  |  |  |  |  |
| LUMP SUM     |      |       |  |  |  |  |  |
| Excep. Code  | NMSP | NMSP  |  |  |  |  |  |