

lak 3.4.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 2/7/2025

Acct ID: 131467

MTL: 082W06AC02600P273

Date: 2/24/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 202 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 142727

Year: 2025

Last Date Appraised: 12/09/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CLARK-KIMMEL, LAURA

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 54370

RMV Land: 0

RMV Imp: 54370

RMV Total: 54370

MAV: 0

MSAV: 0

SAV: 0

Comment: 25-26: SV & Other VE; L2 12.09.24 TS

Notations

No notation data available.

done at VE check

OSDs

No OSD data available.

N/C

Land

No land data available.

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--|------------------|-------------------|------------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 24010 | Stat Class: 457 + | Year Blt: 1991 | Eff Year Blt: 1991 | Sq.Ft: 1350 | % Complete: 100 |
| Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE | | | Dimensions: | | RMV: 54370 | |
| Func Obsc: 100 | Econ %: 100 | Other %: 100 | Exception: 54370 | Adjust: | Adjust RMV: 0 | |

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------|-------|---------------|------------|------|-------|--------|------------|---|
| First Floor | 5 + | Finished | 1350 | 2 | FB-2 | 1991 | 1991 | KIT, BATH - 2, SKIRT, ROOF+, HVAC+ Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------------------|-------|-----------|------------|------|------------------|
| DECK | 5 | 96 | 1991 | 803 | 0 Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 231 | 1991 | 2546 | 0 Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ms
clear
original



12-9-24



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131467
MTL: 082W06AC02600
MaSaNh/P.Class: 1705003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131467

Date Printed: 2/6/2025

Situs: 2232 42ND AVE SE # 202 SALEM, OR 97317

Grantor: EVENSON, VIVIAN MARIE &
Grantee: CLARK-KIMMEL, LAURA

Sale ID: 30396
Deed:
Accts In Sale: 1
Sale Date: 8/14/2024
Sale Price: 56,500
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 71,860
Total: 71,860
Ratio (Cert. Total RMV/Sale Price): 127

| Attempt | Date/Time | Reason |
|-----------------|-----------|--------|
| 1 st | | |
| 2 nd | | |

Contact: Phone/email:

1. Was the property listed on the open market? Days: 78 MLS: 817437 Y N
2. Was property other than real estate included in the sale? Y N
Describe: Est. \$:
3. Did the seller pay closing costs or make other concessions? \$ 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:
- Done at VE D's gpa

Comments:

Appraiser: Date:

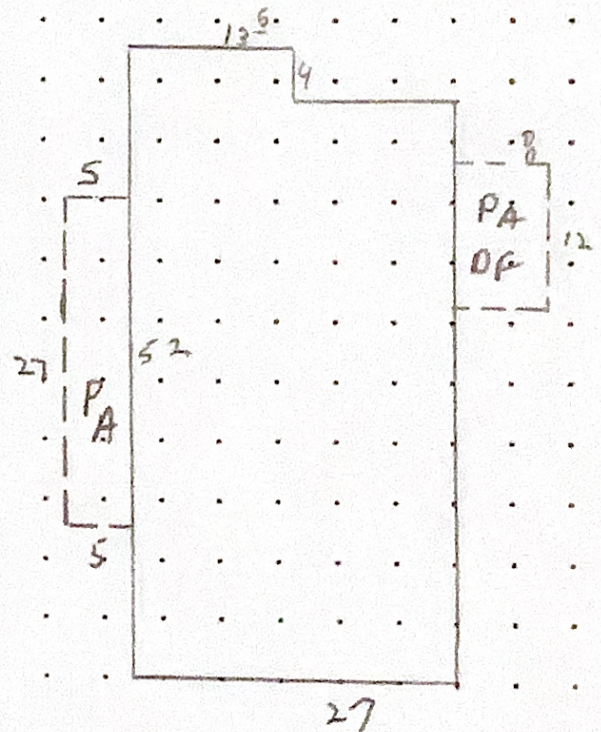
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

M131467

MAP NO:

TAX LOT:



1404

54

CALCULATIONS:

$$(27 \times 52) - (4 \times 13.5) = 1350 \text{ SF}$$

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 91

ADDRESS: SUNDIAL TERRACE #202

SALES
Date Amt.

BUILDER: MARLETTE

REMARKS:

NV

DT4

DATE
8-19-92

BY
KKGG

7-20-94

DT/4