

Summary

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

Print Date: 2/7/2025

LAK 4.3.25

ts 4-11-25

Acct ID: 124351

MTL: 082W060001600P1

Date: 3/11/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 216 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 140046

Year: 2025

Last Date Appraised: 06/30/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: WALL, JAMES KEITH

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 66560

RMV Land: 0

RMV Imp: 87140

RMV Total: 87140

MAV: 66560

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #216, MS SERIAL # 10265, X # X00075204, PERSONAL MS

Notations

No notation data available.

up data Inv + exp +/0

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 466

Year Blt: 1972

Eff Year Blt: 1972

Sq.Ft: 1440

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Dimensions: 60x24

RMV: 87140

Func Obsc: 100

Econ %: 168

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	6	Finished	1440	3	FB-2	1972	1972	KIT, HVAC+, SKIRT, ROOF, BATH - 2

Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	96	1972	1035	0
DECK	6	192	1972	2070	0
ROOF EXTENSION OR PATIO COVER	6	92	1972	1307	0
ROOF EXTENSION OR PATIO COVER	6	192	1972	2728	0
ROOF EXTENSION OR PATIO COVER	6	360	1972	5116	0

Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS updated
viewing, H P
jetted tub, Rep's red,
7 year foot,
O-Kit-cab's
newer bath under
V. wall dr.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 124351
MTL: 082W060001600
MaSaNh/P.Class: 1705005/019
Appraiser: THERESA SWEARINGEN
MS Acct: 124351

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 216 SALEM, OR 97302

Grantor:
DAVID J AND LINDA GOULD TRUST

Grantee:
WALL, JAMES KEITH

Sale ID: 31329
Deed:
Accts In Sale: 1
Sale Date: 9/11/2024
Sale Price: 199,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 108,830
Total: 108,830
Ratio (Cert. Total RMV/Sale Price): 55

Attempt	Date/Time	Reason
1 st	3/11/25 11:30	LCB
2 nd		

Contact: Jim Phone/email:

1. Was the property listed on the open market? Days: 57 MLS: 819315 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? \$ Adjustment NO \$ 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. | Describe: Y N
7. Have any improvements been made since the time of sale? If yes, describe: new floors, rewiring Y N

Comments: Paid Fair price Appr at 205,000

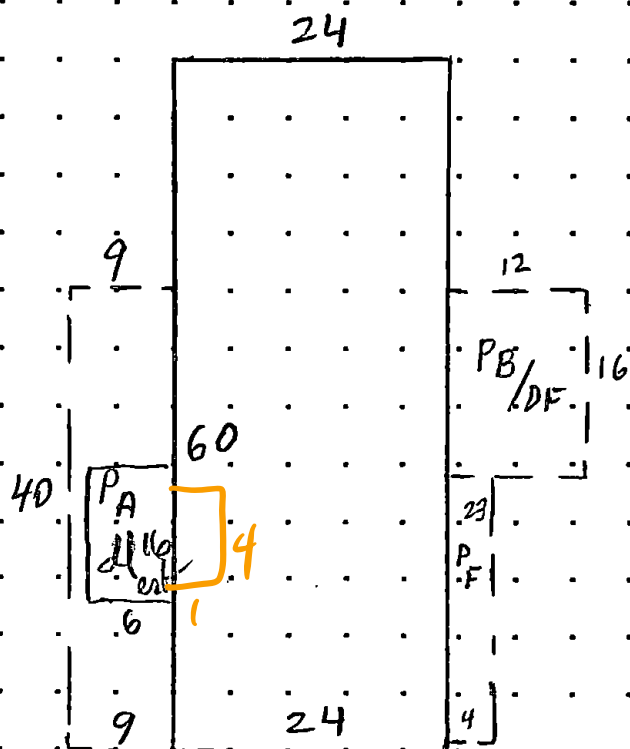
Appraiser: 02 Date: 3/12/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M124351**

MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 60 = 1440 \text{ SF}$

SCALE: 1" = 20'

$\begin{array}{r} 1440 \\ - 4 \\ \hline 1436 \end{array}$

MEASUREMENT VERIFIED		YR BLT: 72	ADDRESS: PARADISE ISLD #216	SALES	
DATE	BY	REMARKS:	BUILDER: GOLDEN WEST	Date	Amt.
9-17-85	BY 65	N.V.		10-93	50,000
12-16-93	KKB				
6-30-16	DT/4				



6-30-16 M124351

M124351 082W06 01600 Appr #. 074 Date 6-30-16 Prop Class 019 Prop Code T66 1-1

Situs Address 3100 TURNER RD SE, #216

Franchise Code 04 Year For: 2016-2017

Owner FROEMKE, ELDON H &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____ No change

RMV Imp: 36,880

RMV Total: 36,880

M50 Total: 36,880

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1440 Eff Area 1440 Length 60 Width 24
Make: GOLDENWEST Model: Intfinish: PANEL Roof Cover COMP
Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: CKTP;OVEN-S;DW;DSP Bedrooms: 3
Year Built 1972 Eff. Year Built 1972 Cond. P F A G E
Adj Codes MSLCMD;PARADISE Qty 6 % Comp ____ Func ____ Econ ____ RMV 29,010
Lump Sum ____ Except Code/Year ____ Comments Vinyl windows
nicely maintained.

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 360 Eff Area 360
Length 40 Width 9 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1972 Cond. P F A G E % Comp ____ Econ ____ RMV: 2,940
Lump Sum ____ Except Code/Year ____ Comments

Seg.Type PF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 92 Eff Area 92
Length 23 Width 4 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1972 Cond. P F A G E % Comp ____ Econ ____ RMV: 750
Lump Sum ____ Except Code/Year ____ Comments

Seg.Type PB MFD STRUCT Seg. # 1.5 Method: R05 Class Area 192 Eff Area 192
Length 16 Width 12 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1972 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,570
Lump Sum ____ Except Code/Year ____ Comments

Seg.Type DF MFD STRUCT Seg. # 1.6 Method: R05 Class Area 192 Eff Area 192
Length 16 Width 12 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1972 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,050
Lump Sum ____ Except Code/Year ____ Comments

Seg.Type DF MFD STRUCT Seg. # 1.7 Method: R05 Class Area 96 Eff Area 96
Length 6 Width 16 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1995 Cond. P F A G E % Comp ____ Econ ____ RMV: 1,150
Lump Sum ____ Except Code/Year ____ Comments

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 168 Eff Area 168
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1972 Eff. Yr. Blt: 1972
Cond. P F A G E Adj. Codes PARADISE % Comp ____ Func ____ Econ ____ RMV: 410

M124351 082W06 01600 Appr #: _____ Date _____ Prop Class 019 Prop Code T66
 Situs Address 3100 TURNER RD SE, #216 Franchise Code 04 Year For: 2016-2017
 Owner FROEMKE,ELDON H &
 Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Imp: 36,880 RMV Total: 36,880 M50 Total: 36,880

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Date 7-11-16
Clerk TS

ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☐ Appraiser response _____