

LAK 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 125806

MTL: 082W060001600P1

Date: 3/11/25

Appr: 02

ts 4-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 517 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 125806

Year: 2025

Last Date Appraised: 07/11/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: TEHAN, RONNIE

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TIO INSP

AV: 51050

RMV Land: 0

RMV Imp: 85950

RMV Total: 85950

MAV: 51050

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #517, MS SERIAL # 11455, X # X00105917, Home ID 183640, PERSONAL MS

Notations

No notation data available.

update mv 4226 -T/D

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24010	Stat Class: 466	Year Blt: 1971	Eff Year Blt: 1975	Sq.Ft: 1368	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE			Dimensions: 57x24		RMV: 85950	
Func Obsc: 100	Econ %: 176	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	1368	2	FB-2	1971	1975	SKIRT, ROOF, HVAC+, KIT-, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	180	1975	2099	0
ENCLOSED PORCH	3	48	1975	763	0
ROOF EXTENSION OR PATIO COVER	6	400	1975	6148	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
new paint, shutters,
windows, new floors,
revised, AC,

2. ris- for
- bath
win.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125806

MTL: 082W060001600

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 125806

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 517 SALEM, OR 97302

Grantor:

ROBERTS, LEE I & ROBERTS, BECKY L

Grantee:

TEHAN, BONNIE

Sale ID: 30062

Deed:

Accts In Sale: 1

Sale Date: 7/1/2024

Sale Price: 134,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 102,170

Total: 102,170

Ratio (Cert. Total RMV/Sale Price): 76

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Bonnie Phone/email: _____

- Was the property listed on the open market? Days: 108 MLS: 814360 Y ☒ N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y ☒ N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | ☒ Fair | Avg. | Good | Exc. | Y N
Describe: for average
- Have any improvements been made since the time of sale? Y N
If yes, describe: cleaning. New Flooring.

Comments: She lived in Park Prior to Buying.
Feels overpaid for issues (D, H, A, work)

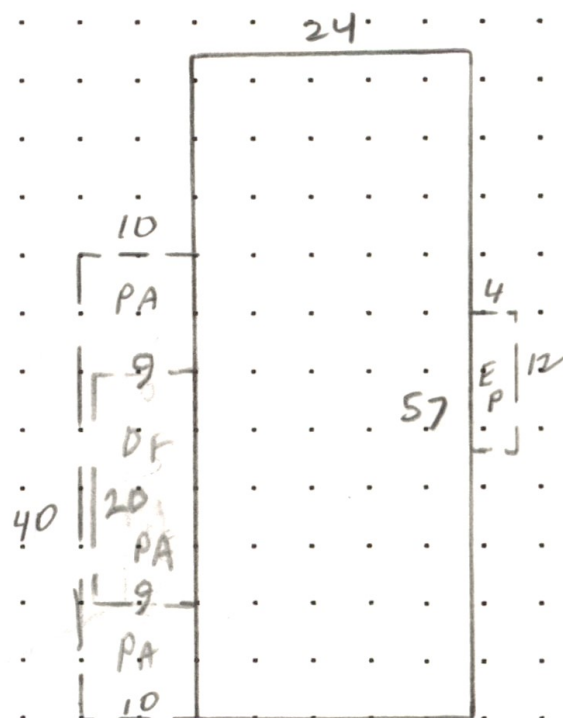
Appraiser: 02 Date: 3/11/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M125806

MAP NO: 82W06

TAX LOT: 1600



CALCULATIONS: $24 \times 57 = 1368$ SF

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 71	ADDRESS: PARADISE ISLD #517	SALES	
DATE	BY	REMARKS:	BUILDER: ELCAR CLASSIC	Date	Amt.
9-24-85	KKB	N.V.			
12-30-93	DT/4				
7-11-16	DT4	NV. cycle			



7-11-16 M125806

✓ M125806 082W06 01600 Appr # 014 Date 7-11-16 Prop Class 019 Prop Code T66 15
 Situs Address 3100 TURNER RD SE, #517 Franchise Code 04 Year For: 2016-2017
 Owner ROBERTS, LEE I &
 Notes: Inventory updates
 Tags Cycle Sales Verification Other: _____
 RMV Imp: 34,040 RMV Total: 34,040 M50 Total: 34,040

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1368 Eff Area 1368 Length 57 Width 24
 Make: COMMODORE Model: ELCAR GLASSIC Intfinish: PANEL Roof Cover COMP
 Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: DW; DSP; H&F Bedrooms: 2
 Year Built 1971 Eff. Year Built 1971 1975 Cond. P F A G E
 Adj Codes MSLCMD; PARADISE Qlty 6 % Comp _____ Func _____ Econ _____ RMV 28,980
 Lump Sum _____ Except Code/Year _____ Comments condition details below

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 400 Eff Area 400
 Length 40 Width 10 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1971 Cond. P F A G E % Comp _____ Econ _____ RMV: 3,420
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 180 Eff Area 180
 Length 20 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1971 1990 Cond. P F A G E % Comp _____ Econ _____ RMV: 1,030
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type EP MFD STRUCT Seg. # 1.5 Method: F;LS Class Area 48 Eff Area 48
 Length 12 Width 4 Foundation Ex. Wall Roof Cover WOOD
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp _____ Econ _____ RMV: 200
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 162 Eff Area 162
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1971 Eff. Yr. Blt: 1971
 Cond. P F A G E Adj. Codes PARADISE % Comp _____ Func _____ Econ _____ RMV: 410
 Lump Sum _____ Except Code/Year _____ Comments _____

MLS - 660953 8-12-13 \$25,000
 174 DOM
 - laminate floors
 - tape/textured home
 - vinyl windows.

M125806 082W06 01600 Appr #: _____ Date _____ Prop Class 019 Prop Code T66

Situs Address 3100 TURNER RD SE, #517 Franchise Code 04 Year For: 2016-2017

Owner ROBERTS,LEE I &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Imp: 34,040 RMV Total: 34,040 M50 Total: 34,040

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

Eff Acres

Companion Accounts

Date 7-21-16 Clerk [Signature]

ROUTING SLIP

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

☒ Data entry reviewed by/comments 7-28-16 LK

☐ Appraiser response ATY 8-1-16



CALCULATIONS:

SCALE: 1" = 20'