

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 127494 MTL: 082W060001500P1 Date: 3/11/25 Appr: 02 ts 4-11-25 RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 509 SALEM, OR 97302 MaSaNh: 17 05 005 Unit: 127494 Year: 2025

Last Date Appraised: 10/24/2018 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: FETSCH LIVING TRUST Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB ITC INSP AV: 39020

RMV Land: 0 RMV Imp: 60930 RMV Total: 60930 MAV: 39020 MSAV: 0 SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #509, MS SERIAL # B20522CKEA2335, X # X00134902, Home ID 205944, PERSONAL MS

Notations up date and J/D  
 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: 455 Year Blt: 1971 Eff Year Blt: 1973 Sq.Ft: 960 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: 48x20 RMV: 60930  
 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	Exception: Y N
First Floor	5	Finished	960	2	FB-1/ HB-1	1971	<u>1973</u>	SKIRT, BATH - 1, ROOF+, HVAC+, KIT, BTH - 1	Y <u>N</u>

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	290	<u>1973</u>	3254	0	Y <u>N</u>
ROOF EXTENSION OR PATIO COVER	5	400	<u>1973</u>	5916	0	Y <u>N</u>

Improvements - Accessory Buildings  
 No improvement data available for all other stat class types.



Redfin  
 Viewed  
 BI's  
 New Floors  
 Newer Kit cabinets  
 CT's BS!  
 New Roof



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 127494

MTL: 082W060001500

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127494

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 509 SALEM, OR 97302

**Grantor:**  
BENSON, LARRY ROBERT

**Grantee:**  
FETSCH LIVING TRUST

**Sale ID:** 30325      Tax Statement RMV  
**Deed:**              **Land & OSD:** 0  
**Accts In Sale:** 1      **Imp:** 75,260  
**Sale Date:** 8/14/2024      **Total:** 75,260  
**Sale Price:** 124,900      **Ratio** (Cert. Total RMV/Sale Price): 60  
**Condition Code:** 33

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ *Redfin* 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale? Y N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_

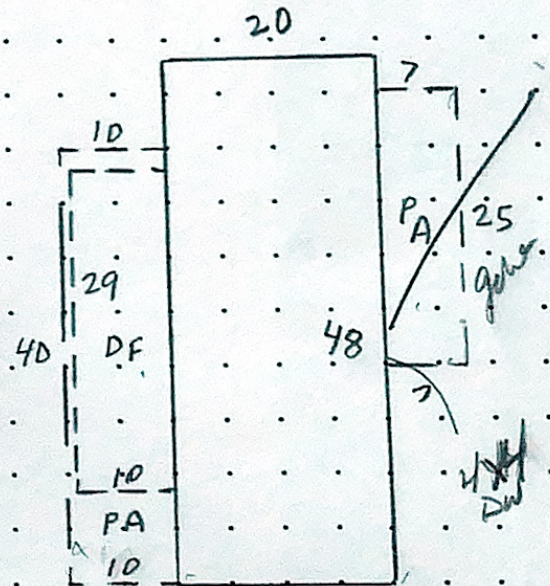


# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M127494*

MAP NO:

TAX LOT:



CALCULATIONS:  $20 \times 48 = 960 \text{ SF.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <i>71</i>	ADDRESS: <i>PARADISE ISLD #509</i>	SALES		
DATE	BY	REMARKS:	Date		Amt.	
<i>9-24-85</i>	<i>KKB</i>		<i>N.V.</i>	BUILDER: <i>BROOKWOOD (REX)</i>		
<i>12-30-93</i>	<i>DT/4</i>					
<i>7-11-16</i>	<i>DT4</i>			<i>N.V.</i>		

Cond. P F A G E Adj. Codes PARADISE

Comments

Lump Sum

E Adj. Codes PARADISE

Elev





2018. 10. 23



M127494 082W06 01500 Appr #: 02 Date 10/24/18 Prop Class 019 Prop Code T55  
 Situs Address 3100 TURNER RD SE, #509 97302 Franchise Code 02 Year For: 2019-2020

Owner STONE, LORETTA N &

Tags Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.  MLS

Notes: update INV -pull tag

RMV Land: 0 RMV Imp: 43,340 RMV Total: 43,340 M50 Total: 31,740 NBHD Code: PARADISE  
 Seg. Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 5D Area 960 Eff Area 960  
 Length 48 Width 20 Roof Cover ARCMP Plumbing BATH1.5 Heat AC  
 Fireplace Inter. Comp: DW;DSP;H&F Bedrooms 2  
 Year Built 1971 Eff. Year Built 1973 Cond. P F A G E  
 Adj Codes MSLCMD;PARADISE Qlty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 34,280  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 575400 Eff Area 575400  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover \_\_\_  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Year Built \_\_\_ Eff. Year Built: 1971 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 6,120  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 290 Eff Area 290  
 Length 29 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: 2,060  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings**

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 136 Eff Area 136  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall WOOD 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: 880  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

*Windows original siding*