

Summary

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

Print Date:
8/4/2025

Acct ID: 354175

MTL: 062W31D001100P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 4329 CRYSTAL AVE NE SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 354175

Year: 2025

Last Date Appraised: 04/30/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: DIXON, JACOB ANDREW

Roll Type: MS

25-26

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 90450

per SR

RMV Land: 0

RMV Imp: 180800

RMV Total: 180800

MAV: 90450

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.30.25 TS

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

done in cycle

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457 +

Year Blt: 2017

Eff Year Blt: 2017

Sq.Ft: 1512

% Complete: 100

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

Dimensions: 56x27

RMV: 180800

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 | 1512 | 4 | FB-2 | 2017 | 2017 | HVAC+, SKIRT, BATH - 2, ROOF+, KIT |
| | | | | | | | | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------------------|-------|-----------|------------|------|----------|
| GARDEN SHED | 5 | 72 | 2017 | 0 | 0 |
| ROOF EXTENSION OR PATIO COVER | 5 | 184 | 2017 | 5016 | 0 |
| ROOF EXTENSION OR PATIO COVER | 5 | 334 | 2017 | 9105 | 0 |

Improvements - Accessory Buildings

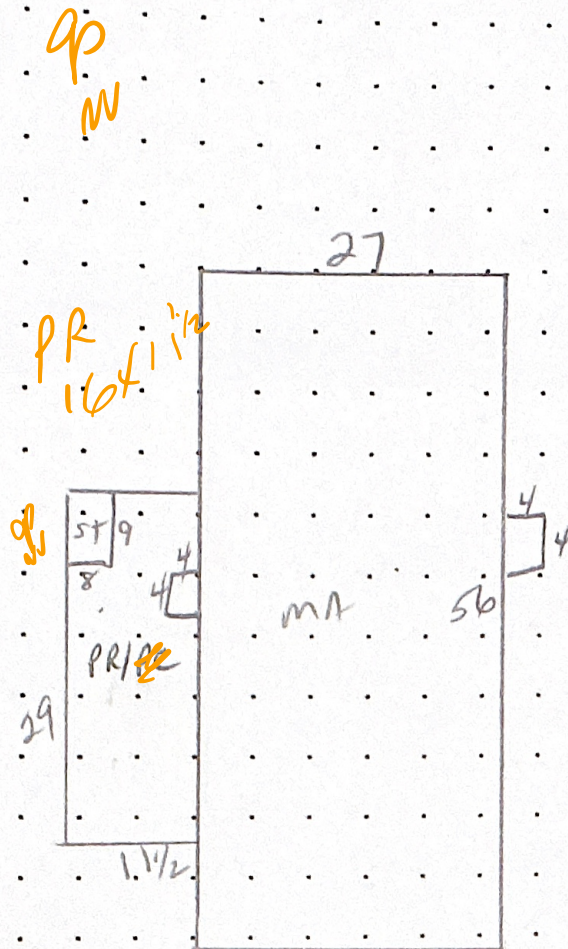
No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M354175*

MAP NO: *062W31D*

TAX LOT: *01100*



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: *2017*

ADDRESS: *4329 Crystal Ave*

DATE
12-8-17

BY
02

REMARKS:

BUILDER:

Fleetwood Waverly Crest



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 354175

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 354175

Date Printed: 8/4/2025

Situs: 4329 CRYSTAL AVE NE SALEM, OR 97305

Grantor:
KOGUT, CASSANDRA

Grantee:
DIXON, JACOB ANDREW

Sale ID: 34273
Deed:
Accts In Sale:
Sale Date: 5/9/2025
Sale Price: 144,000
Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 231,130

Total: 231,130

Ratio (Cert. Total RMV/Sale Price): 161

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

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 53 MLS: 826736 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: _____

Comments:

ACKing # 146,000

Appraiser: _____ Date: _____