

lak 8.29.25

Summary

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

Print Date: 8/4/2025

Acct ID: 357010

MTL: 062W31D001100P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 4383 CRYSTAL AVE NE # 198 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 357010

Year: 2025

Last Date Appraised: 04/30/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: MCLAUGHLIN, CHRISTOPHER LYN

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 101550

RMV Land: 0

RMV Imp: 173040

RMV Total: 173040

MAV: 101550

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.30.25 TS

Notations

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: 457

Year Blt: 2018

Eff Year Blt: 2018

Sq.Ft: 1512

% Complete: 100

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

Dimensions: 27x56

RMV: 173040

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	2018	2018	SKIRT, ROOF+, HVAC+, KIT, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	60	2018	1254	0
ROOF EXTENSION OR PATIO COVER	5	418	2018	11516	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Summary

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

Print Date: 4/1/2025

Acct ID: 357010

MTL: 062W31D001100P1

Date: 4/30/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 4383 CRYSTAL AVE NE # 198 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 357010

Year: 2025

Last Date Appraised: 10/14/2019

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ARREZOLA, RAFAEL CANDEELARIO

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 101550

RMV Land: 0

RMV Imp: 144200

RMV Total: 144200

MAV: 101550

MSAV: 0

SAV: 0

Comment: COPPER CREEK ESTATES, SPACE #198, MS SERIAL # FLE2100R1819247AB, Home ID 397354, PERSONAL MS

Notations

No notation data available.

update Bed ct' D/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 2018

Eff Year Blt: 2018

Sq.Ft: 1512

% Complete: 100

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

Dimensions: 27x56

RMV: 144200

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

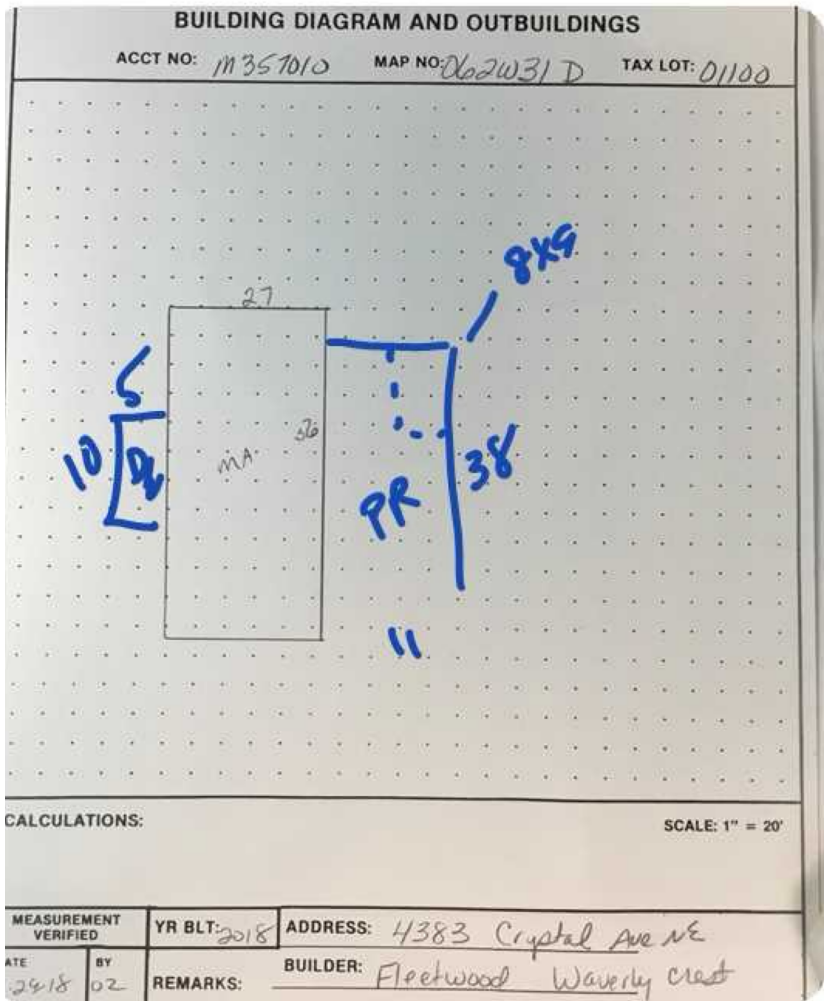
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1512	3	FB-2	2018	2018	HVAC+, SKIRT, KIT, ROOF+, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	60	2018	1254	0
ROOF EXTENSION OR PATIO COVER	5	418	2018	11516	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Active M's
w/ original



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 357010

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 357010

Date Printed: 8/4/2025

Situs: 4383 CRYSTAL AVE NE # 198 SALEM, OR 97305

Grantor:

ARREZOLA, RAFAEL CANDEELARIO

Grantee:

MCLAUGHLIN, CHRISTOPHER LYN

Sale ID: 35502

Deed:

Accts In Sale:

Sale Date: 6/6/2025

Sale Price: 130,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 228,680

Total: 228,680

Ratio (Cert. Total RMV/Sale Price): 176

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 134 MLS: 824720 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:

Appraiser: _____ Date: _____