

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 11/13/25 Appr: _____

Print Date: 9/22/2025

Acct ID: 606907

MTL: 082W06AC02600P304

Date: 10/8/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 118 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 147493

Year: 2025

Last Date Appraised: 01/14/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info: 2026 - Tags/Permit (Garage/Carport)

Owner: VOLLSTEDT, BRUCE

Last Sales Date: 05/09/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB ITC INSP

AV: 93160

RMV Land: 0

RMV Imp: 172860

RMV Total: 172860

MAV: 0

MSAV: 0

SAV: 0

Comment: 25-26: Tag; L2 01.14.25 TS

24-25: Tag; L2 12.29.23 TS

Improvements - Residence / Manufactured Structures

ADD HVAC + - E/O - ADD PR-new

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 1466

% Complete: 100

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

Dimensions: RMV: 172860

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 93160

Adjust: Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1466	3	FB-2	2024	2024	ROOF+, HVAC, BATH - 2, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	54	2024	1188	0	Y N
ROOF EXTENSION OR PATIO COVER	5	54	2024	1566	0	Y N



PR

Segment	ACF	
Class		
Dimensions/Size	360	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built		
Eff. Year	2025	
Condition		
% Complete		
Lump Sum		
Exception Code	New	



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 606917 MLS#: _____ Instrument # _____

Situs: 2232 42nd AVE SE # 118

Bruce + Jo Anne

Sale Type: _____ Sale Price: 200,000 Sale Date: 5/9/25

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) ☐ ☐
2. Was a realtor involved? ☐ ☐ *Lived*
3. Was the sale between related parties? (business/family/other) ☐ ☐
4. Did you shop around? _____ How long? _____ ☐ ☐
5. Was there trade involved? _____ Estimated value: _____ ☐ ☐
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) _____ Estimated value: _____ ☐ ☐
7. Did you pay any back taxes? ☐ ☐
8. Did the seller pay any closing costs or any other concessions? \$ _____ ☐ ☒
9. Were you under any pressure to buy / sell the property? ☐ ☐
10. Do you feel the price paid was fair market value? ☐ ☐
11. Condition at sale: ☐ Poor ☐ Fair ☐ Average ☐ Good ☒ Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: _____ Value \$ _____

13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description _____

SKETCH/AREA TABLE ADDENDUM

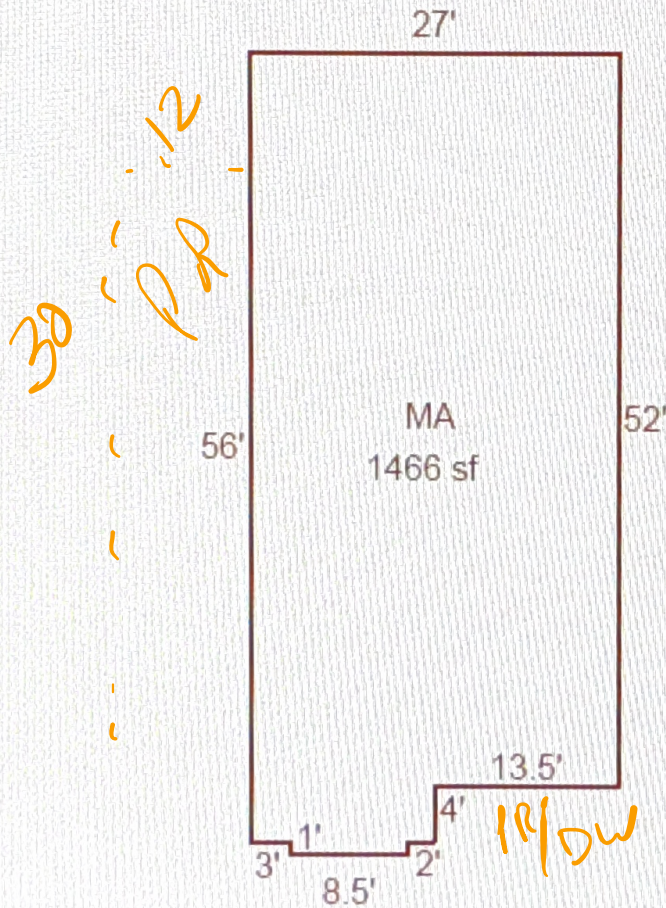
SUBJECT INFO

File No.: 606907 Parcel No.: 082W06AC02600P304
 Property Address: 2232 42nd Ave SE #118
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client:
 Appraiser Name: Inspection Date:

SKETCH

606907

082W06AC02600P304



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1466.5	168.0	1466.5

COMMENT TABLE 1

Drawn by AE 5.23.25
 UPDATED BY LK 9.30.25

COMMENT TABLE 2

1.14.25 TAG TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,467