

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: **MBH 11/17/25** Appr: _____

Print Date: 7/21/2025

Acct ID: 611296

MTL: 083W10DC03400P4

Date: **10/10/25**

Appr: **02**

ts **11-24-25**

Prop Class: 019

RMV Prop Class: 019

Situs: 4995 SUNNYSIDE RD SE #W-33 SALEM, OR 97302

MaSaNh: 16 05 000

Unit: 149837

Year: 2025

Last Date Appraised: 04/03/2025

Appraiser: THERESA SWEARINGEN

Retag: Y **N**

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

Owner: PURCIVAL RONDA D

Roll Type: MS

Cycle: **Tag** **Sales Verification** Other: _____

Inspection level: 1 2 3 4 **LCB** **TTO** INSP

AV: 139660

RMV Land: 0

RMV Imp: 139660

RMV Total: 139660

MAV: 0

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.03.25 TS

25-26: Tag; L2 01.13.25 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: 456 +

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 1082

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: RMV: 139660

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 139660

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	1082	2	FB-2	2024	2024	KIT, BATH - 2, HVAC, ROOF+	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	46	2024	1012	0	N
ROOF EXTENSION OR PATIO COVER	5	46	2024	1334	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Appraiser Comments			Ap
PR			
Segment	AGF		
Class			
Dimensions/Size	422		
Foundation			
Exterior Wall			
Interior Finish			
Roof Cover			
Roof Style			
Flooring			
Plumbing			
Heat			
Electric			
Misc.			
Year Built	2024		
Eff. Year	2024		
Condition			
% Complete			
Lump Sum			
Exception Code	New		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611296

Parcel No.: 083W10DC03400P4

Property Address: 4995 Sunnyside Rd SE #W-33

City: Salem

County: Marion

State: OR

ZipCode: 97302

Owner:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

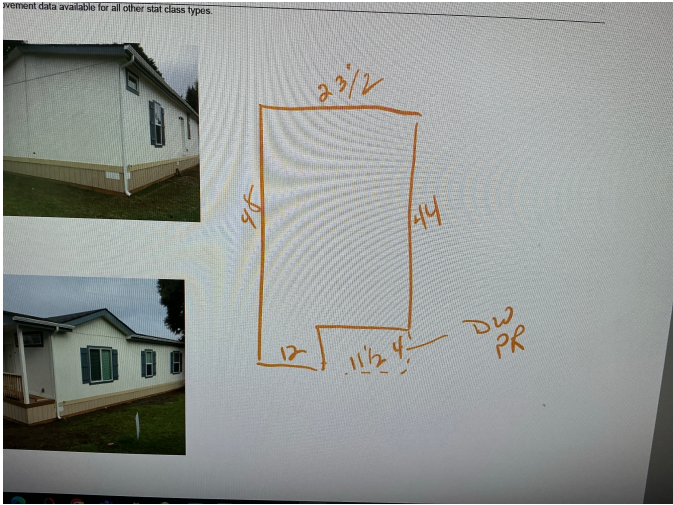
61 1296

083W10DC03400P4

24'

48'

~~MA~~
~~1152 sf~~



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1152.0	144.0	1152.0

COMMENT TABLE 1

Drawn by AE 2.6.25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE

cnt

1 (rounded)

1,152



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 611296 MLS#: _____ Instrument # _____

Situs: 4995 Sunnyside W-33

sales code 46. Sold 12/10/24 En

Sale Type: _____ Sale Price: 170,000 Sale Date: 5/2025

Verified With: Rhonda (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? ☒ ☐
3. Was the sale between related parties? (business/family/other) ☐ ☒
4. Did you shop around? How long? _____ ☐ ☐
5. Was there trade involved? Estimated value: _____ ☐ ☐ MA
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. Appraiser _____ Date _____ Have any improvements been made to the property since time of purchase? ☐ ☐

Description _____

Carport include

like 172,900