

LAK 12.16.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 11/6/2025

Acct ID: 132667

MTL: 072W18AD06600P1

Date: 11/18/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 4585 ANGIE MARIE WAY NE # 24 SALEM, OR 97305

MaSaNh: 14 05 000

Unit: 143325

Year: 2026

Last Date Appraised: 10/11/2024

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: TIKHONOFF, ZACHARY ALEXANDER

Last Sales Date: 08/06/2025

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 50980

RMV Land: 0

RMV Imp: 50980

RMV Total: 50980

MAV: 52730

MSAV: 0

SAV: 0

Comment: 25-26: SV; L2 10.11.24 TS

Improvements - Residence / Manufactured Structures

M/C

Bldg: 1	Code Area: 24013	Stat Class: 467 -	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 1109	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 42x27		RMV: 50980	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6 -	Finished	1109	2	FB-2	1994	1994	BATH - 2, KIT-, ROOF+, SKIRT, HVAC+
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	80	1994	704	0
MULTI-PURPOSE BUILDING	6	80	0	0	0
ROOF EXTENSION OR PATIO COVER	6	280	1994	3248	0
					Exception: Y N



M/S  
New Roof, WH,  
Floor,

original  
dt

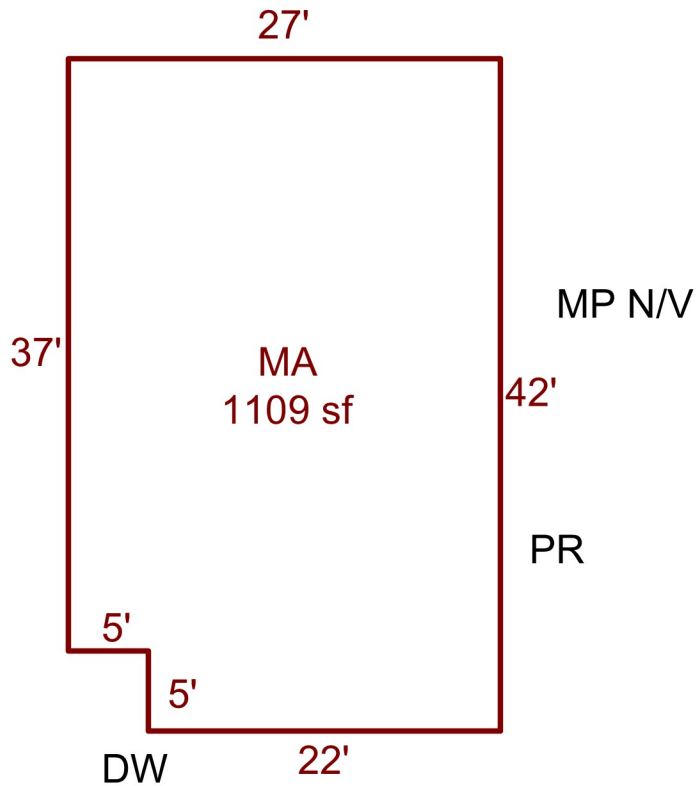
## SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 132667	Parcel No.: 072W18AD06600		
Property Address: 4585 ANGIE MARIE WAY NE #24			
City: SALEM	County:	State: OR	ZipCode: 97305
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

## SKETCH

**132667**

**072W18AD06600**



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY LK 8.11.25	
MFH	MA	1.0	1109.0	138.0	1109.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						10.11.24 SV TS	
	Net LIVABLE	cnt	1	(rounded)	1,109		



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 132667

MTL: 072W18AD06600

MaSaNh/P.Class: 1405000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132667

Date Printed: 11/6/2025

Situs: 4585 ANGIE MARIE WAY NE # 24 SALEM, OR 97305

**Grantor:**

GATES, KELSEA

**Grantee:**

TIKHONOFF, ZACHARY ALEXANDER

**Sale ID:**

Tax Statement RMV

**Deed:**

Land & OSD:

**Accts In Sale:**

Imp:

Sale Date: 8/6/2025

Total: 65020

Sale Price: 89000

Ratio (Cert. Total RMV/Sale Price): 73

Condition Code: 00

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

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

1. Was the property listed on the open market? Days: 240 MLS: 823770 Bill Y N

2. Was property other than real estate included in the sale? Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_ Y N

3. Did the seller pay closing costs or make other concessions? \$ same \$ Y N

4. Was the sale between related parties? (business or family) close 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. | Describe: \_\_\_\_\_ Y N

7. Have any improvements been made since the time of sale? If yes, describe: \_\_\_\_\_ Y N

Comments:

Paid Fair price

Appraiser: 02 Date: 11/18/25