

Acct ID: 124382 MTL: 082W060001800P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 424 SALEM, OR 97302 MaSaNh: 17 05 005 Unit: 140059 Year: 2026

Last Date Appraised: 07/06/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: MARSHALL, VIRGINIA SUE Last Sales Date: 08/27/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 **CF** **ITO** INSP AV: 49650

RMV Land: 0 RMV Imp: 82950 RMV Total: 82950 MAV: 49650 MSAV: 0 SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #424, MS SERIAL # EC24602PK10755, X # X00075762, Home ID 161031, PERSONAL MS

UPDATE EYB W/ EXCEPTION & DELETE EP SECT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1972 Eff Year Blt: **1997** Sq.Ft: 1368 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 57x24 RMV: 82950

Func Obsc: 100 Econ %: 185 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	Exception:
First Floor	6	Finished	1368	2	FB-2	1972	1997	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Y N

EYB = B4 = 1993 = 60MARZ
1997 = EXCEPTION

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	6	160	1972	1830	0	Exception: Y N
ENCLOSED PORCH EP REMOVED	3	160	1972	2496	0	Exception: Y N DELETE
ROOF EXTENSION OR PATIO COVER	6	33	1972	498	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	240	1972	3619	0	Exception: Y N

- MLS # 831438 - 44 DOM - ORIGINALLY LISTED FOR \$214,900 AND SOLD FOR \$217,500

- NEW LIGHT FIXTURES, FLOORING, PLUMBING, ELECTRICAL, ROOF, WATER HEATER, REMODELED KIT. & BATHS

- VERY WELL MAINTAINED



KIT.



BATH



BATH





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 124382

MTL: 082W060001800

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 124382

Date Printed: 11/6/2025

Situs: 3100 TURNER RD SE # 424 SALEM, OR 97302

Grantor:
HUNTER, LAURA L & HUNTER, ROBERT H

Grantee:
MARSHALL, VIRGINIA SUE

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/27/2025 **Total:** 119400
Sale Price: 217500 **Ratio** (Cert. Total RMV/Sale Price): 55
Condition Code: 00

Attempt	Date/Time	Reason
1 st	12/8/25 12:40	LCB
2 nd	12/8/25 3:15	TTO

Contact: SUE Phone/email: _____

- Was the property listed on the open market? Days: 44 MLS: 831438 Y N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N
- Did the seller pay closing costs or make other concessions? \$ CASH Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: NEW SKIRTING

Comments: ENCLOSED PORCH HAS BEEN REMOVED LONG AGO.

Appraiser: ZH Date: 12/8/25

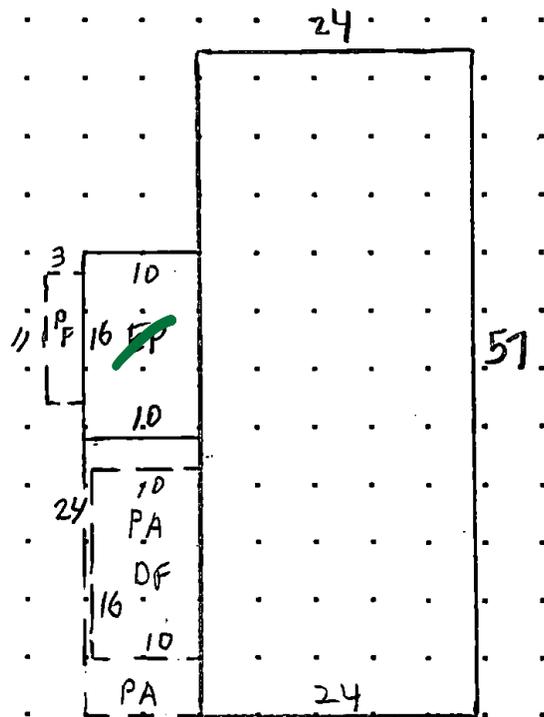


7-06-16 M124382

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M124382** MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 57 = 1368 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 70	ADDRESS: PARADISE ISLD #424	SALES	
DATE	BY	REMARKS:	BUILDER: ELCAR CLASSIC by Commodore	Date	Amt.
9-23-85	KKB			6-90	21,010
12-29-93	PT/4				
7-6-16	DT4	NV.			