

lak 2.11.26

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 11/6/2025

Acct ID: 125142 MTL: 082W06AC02600P98 Date: 12/8/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 114 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 140295 Year: 2026

Last Date Appraised: 12/21/2022 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2022 - MAINTENANCE (MS - OTHER)

Owner: DUGGER, RAYMOND KAE Last Sales Date: 06/20/2025 Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 13310

RMV Land: 0 RMV Imp: 40620 RMV Total: 40620 MAV: 13310 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.21.22 TS

22-23: L1 1.11.22 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 463 Year Blt: 1973 Eff Year Blt: 1993 Sq.Ft: 720 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 12' WIDE SINGLE Dimensions: 60x12 RMV: 40620

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	Exception: Y N
First Floor	6	Finished	720	2	FB-1	1973	1993	HVAC+, SKIRT, KIT-, BATH - 1, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	84	1993	721	0	Y N
ROOF EXTENSION OR PATIO COVER	6	469	1993	5304	0	Y N

- LISTED ON ZILLOW / REDFIN - SOLD FOR 17K
- ORIGINAL KIT.
- VINYL WINDOWS
- NEWER EXT. PAINT SINCE PURCHASED
- BATH ORIGINAL OUTSIDE OF FIBERGLASS SHOWER
- RAN EYB CALL. - OK





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 125142

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 125142

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 114 SALEM, OR 97317

Grantor:  
WYMAN, JOAN

Grantee:  
DUGGER, RAYMOND KAE

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 6/20/2025 Total: 53510  
Sale Price: 17000 Ratio (Cert. Total RMV/Sale Price): 315  
Condition Code: **20**

Attempt	Date/Time	Reason
1 <sup>st</sup>	<b>12/8/25 12:50</b>	<b>LCB</b>
2 <sup>nd</sup>		

Contact: **LEFT CALL BACK** Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days:        MLS:        Y  N
- Was property other than real estate included in the sale? Y N  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_
- Did the seller pay closing costs or make other concessions? \$ \_\_\_\_\_ 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. | Y N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale? Y N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: **\* NO RESPONSE \***  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: **ZH** Date: **12-8-25**



114

82827

12/21/22