

lak 2.11.26

Acct ID: 125153 MTL: 082W06AC02600P99 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 111 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 140298 Year: 2026

Last Date Appraised: 03/19/2018 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:  
 Owner: CREIGHTON, ADAM T Last Sales Date: 07/15/2025 Roll Type: MS  
 Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 16350  
 RMV Land: 0 RMV Imp: 27420 RMV Total: 27420 MAV: 16350 MSAV: 0 SAV: 0  
 Comment: SUNDIAL TERRACE, SPACE #111, MS SERIAL # 25DGCS0249, X # X00092617, PERSONAL MS

**NIC**

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24010 Stat Class: 454 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 840 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 60x14 RMV: 27420  
 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	5	Finished	840	2	FB-1	1973	1973	HVAC+, SKIRT, ROOF, BATH - 1, KIT-	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	192	1973	1615	0	Y N

**- MLS # B29874 - ORIGINALLY LISTED FOR \$12K AND SOLD FOR 10K**

**- "PRICED FOR A QUICK SALE"**

**- ORIGINAL SIDING, WINDOWS AND ROOF OLDER**

**- NEW VANITY IN BATH**

**- INT. PAINT REFRESHED**

**- LEAVING EYB AS IS BASED ON SALES PRICE AND MINIMAL UPDATES OUTSIDE OF FLOORING / PAINT**



**KIT. / DR**



**BATH**





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 125153

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 125153

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 111 SALEM, OR 97317

Grantor:  
JENKINS, TRULA J

Grantee:  
CREIGHTON, ADAM T

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 7/15/2025 Total: 35260  
Sale Price: 10000 Ratio (Cert. Total RMV/Sale Price): 353  
Condition Code: ~~00~~ 30

Attempt	Date/Time	Reason
1 <sup>st</sup>	12/8/25 1:10	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 36 MLS: 829874  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

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M 125153

MAP NO:

TAX LOT:



CALCULATIONS:  $14 \times 60 = 840 \text{ SF}$

SCALE: 1" = 20'

Sundial Terrace mobile Park

MEASUREMENT VERIFIED		YR BLT: <u>73</u>	ADDRESS: <u>2232 42<sup>nd</sup> Ave SE #111</u>	SALES	
				Date	Amt.
DATE	BY	REMARKS:	BUILDER: <u>Pacifica (REX)</u>	3-19-18	02 NV
<u>8-23-85</u>	<u>MT65</u>				
<u>7-20-94</u>	<u>DTM</u>			NV	
<u>7-15-04</u>	<u>DT4</u>				
<u>5-15-09</u>	<u>DT4</u>	NV			



2018. 3. 19