

Summary

Lead Appr: \_\_\_\_\_ Clerk: **lak 2.11.26** Lead Clerk: \_\_\_\_\_ Appr: **ZH 2/13/26**

Print Date: 11/6/2025

Acct ID: 125506 MTL: 083W23DC03600P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 6820 FAIRWAY AVE SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 140406 Year: 2026

Last Date Appraised: 09/30/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: \_\_\_\_\_  
Owner: WILLIAMS, LUANN Last Sales Date: 07/01/2025 Roll Type: MS  
Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 22700  
RMV Land: 0 RMV Imp: 38730 RMV Total: 38730 MAV: 22700 MSAV: 0 SAV: 0  
Comment: 25-26: Cycle; L3 09.30.24 GM

# UPDATE EYB AS GOMAR

## Improvements - Residence / Manufactured Structures

**1993 = GOMAR**

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1973 Eff Year Blt: ~~1973~~ Sq.Ft: 1152 % Complete: 100.00  
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 38730  
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
First Floor	5	Finished	1152	<b>3</b>	FB-2	1973	<b>1993</b>	SKIRT, ROOF, HVAC+, KIT+, BATH - 2	Exception: Y <b>4</b>

### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	5	280	1979	2517	0	Exception: Y N

- VISITED DURING 2024 CYCLE - EYB BUMPED @ THAT TIME
- MLS # 829779 - 28 DOM - SOLD FOR \$ 96K

MRS. Clean Lives Here! This home is located in a 55+ quiet MHP in South Salem. The seller has spent heavily in the last few years updating and maintaining this home. New Micro Hood and Glass Top Range (2mo) All new professionally installed critter preventive skirting 2 yr HP & Furnace 5yrs, New WI Shower Guest Bath (3yrs) H/W Heater (6 yrs) New Ramp 1 month old Counters are being replaced in kitchen asap. Laminate Floors Hall, kit, Living Lots of curb appeal right here. Membrane Roof

- ORIGINAL BATHS
- LVP
- KIT. CABS UPDATED YEARS AGO
- VINYL WINDOWS
- WELL MAINTAINED

-Estimating BR count at 3 based on information found online

Year Built	1973	Appraiser:	ZH
Roof	Updated	Date:	12/12/2025
Windows	Updated		
Siding			
Exterior Paint			
Door			
Floors	Updated		
Interior Paint	Updated		
Bathrooms			
Kitchen counters			
Kitchen cupboards			
Suggested EYB	1993		

**Marion County**  
**2025 Manufactured Structure Assessment Report**  
 Account 125506

**Code - Tax ID** 24010 - 125506  
**Mailing** WILLIAMS, LUANN  
 6820 FAIRWAY AVE SE  
 SALEM OR 97306

**Tax Status** Assessable  
**Account Status** **\*\*InActive\*\***  
**Subtype** Personal  
**Home ID** 178855  
**X Number** X00099634  
**Appraiser** THERESA SWEARINGEN

Situs Address	City
6820 FAIRWAY AVE SE	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$51,400	\$22,040	\$22,040	127 %		

Manufactured Structure			
<b>VIN #</b>	3CKPD31129AB	<b>Stat Class</b>	456
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	SUNNYBROOK	<b>MA / SA / NH</b>	16 / 05 / 003
<b>Year Built</b>	1973	<b>Rooms</b>	2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	591773	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23DC03600	<b>Property Class</b>	707
<b>Park Name</b>	SOUTHBROOK M.P.	<b>RMV Class</b>	707
<b>Comments</b>	LEVEL 2 LS89 090320//		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	5	1,152	24 X 48		37,877

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	2,218	ABOVE CLASS KITCHEN	1	2,587
AVERAGE CLASS SKIRTING	144	1,171	AVERAGE CLASS ROOF	1,152	0
ABOVE CLASS HEATING/COOLING	1,152	596			
<b>Total Inventory RMV</b>					<b>6,572</b>

Accessories					
Description	Eff Year Built	Sqft	Quantity	RMV	
ROOF EXTENSION OR PATIO COVER	1979	280		2,598	
<b>Total Accessories RMV</b>					<b>2,598</b>

Exemptions / Special Assessments / Notations



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 125506

MTL: 083W23DC03600

MaSaNh/P.Class: 1605003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 125506

Date Printed: 11/6/2025

Situs: 6820 FAIRWAY AVE SE SALEM, OR 97306

Grantor:  
GEORGE, SUSAN M

Grantee:  
WILLIAMS, LUANN

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 7/1/2025 Total: 51400  
Sale Price: 96000 Ratio (Cert. Total RMV/Sale Price): 54  
Condition Code: ~~30~~ 30

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

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

- Was the property listed on the open market? Days: 28 MLS: 829779  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? \$ 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. |  Y  N  
Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: VISITED RECENTLY IN CYCLE. NO OBSERVED EXTERIOR CHANGES / NO VISIT.

Appraiser: ZH Date: 12/8/25

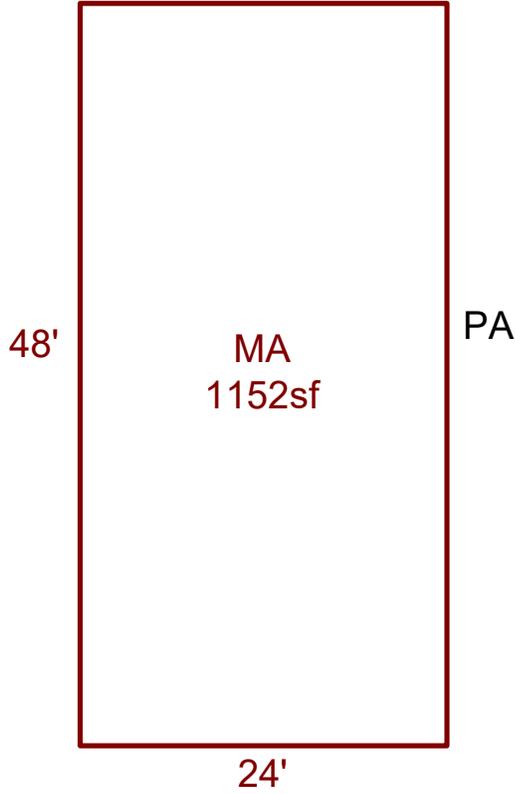
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 125506 Parcel No.: 083W23DC03600  
 Property Address: 6820 FAIRWAY AVE SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**125506**  
**083W23DC03600**



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 LK 7.3.25

### COMMENT TABLE 2

9.30.24 CYCLE GM

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,152
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lak 10.25.24

GM 10-29-24

**Summary**

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

Print Date:

9/20/2024

Acct ID: 125506 MTL: 083W23DC03600P1 Date: 9-30-24 Appr: GM Prop Class: 019

RMV Prop Class: 019

Situs: 6820 FAIRWAY AVE SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 140406

Year: 2024

2025

Last Date Appraised: 03/08/2017 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: GEORGE, SUSAN M

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP 764338 AV: 21400

RMV Land: 0 RMV Imp: 47050 RMV Total: 47050 MAV: 21400 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 3CKPD31129, X # X00099634, PERSONAL MS

**Notations**

update EMB

No notation data available.

**OSDs**

No OSD data available.

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

EMB



# Improvement Detail

MARION County

For Assessment Year 2024

**Account ID** 125506

**Map** 083W23DC03600P1

**Mailing** GEORGE, SUSAN M  
6820 FAIRWAY AVE SE  
SALEM OR 97306

**Situs** 6820 FAIRWAY AVE SE SALEM OR 97306

**Appraiser** THERESA SWEARINGEN

**Inspected** 03/08/2017

**Appraisal Area** 16-05-003

**Stat Class** 456 - MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1973	1974	100	20	231	Tabled	47,050	47,050	21,400	0	21,400	1,152

Rooms: 2 - FB

Description	Floor Segments				Class	Comp %	OR %	Sqft	RCN
	Yr Blt	Eff Yr	% Good						
First Floor	1973	1974	20		5	100		1,152	97,829

*Handwritten: E/F/B: 60 man*

Improvement Inventory									
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV		
1st	ABOVE CLASS HEATING/COOLING	1,152	372	1st	AVERAGE CLASS ROOF	1,152	0		
1st	ABOVE CLASS KITCHEN	1	1,617	1st	AVERAGE CLASS SKIRTING	0	732		
1st	BATH - FULL	2	1,386						

*Handwritten: 1979*

Accessories									
Description	Eff Yr	Size	Qty	RMV					
ROOF EXTENSION OR PATIO COVER	1974	280		1,624					

*Handwritten: 60 man: roof, windows, floor*

Totals	
Description	RMV
First Floor	\$23,672
Inventory	\$0
Accessories	\$1,624
Calculation	Tabled
Trend	186.00 %
<b>Total RMV</b>	<b>\$47,050</b>

Size Breakdown	
Finished	Sqft
Finished	1,152

**Comments** 17-18 S.V. N.C.// 16-17 CYCLE WORK N.C.// 08-09 CYCLE WORK INVENTORY UPDATES PER #4 9/5/08// 2001-02 REAPPRAISAL, ADDED PA.