

lak 2.11.26

Acct ID: 125741 MTL: 082W060001300P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3570 TURNER RD SE SALEM, OR 97302 MaSaNh: 17 05 000 Unit: 140491 Year: 2026

Last Date Appraised: 11/29/2006 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: GREER, VICKI Last Sales Date: 08/11/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** **3** **4** LCB TTO INSP AV: 35660

RMV Land: 0 RMV Imp: 47770 RMV Total: 47770 MAV: 35660 MSAV: 0 SAV: 0

Comment: LAKESIDE VILLAGE, MS SERIAL # 61NK6424C3S4161, X # X00104708, PERSONAL MS

ADD GS & UPDATE EYR WITH EXCEPTION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1974 Eff Year Blt: **1995** Sq.Ft: 1440 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 47770

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	1440	3	FB-2	1974	1995	KIT+, SKIRT, ROOF+, HVAC+, BATH - 2	Y N

**EYR = BY = 1990 = GOMAR
1995 = EXCEPTION**

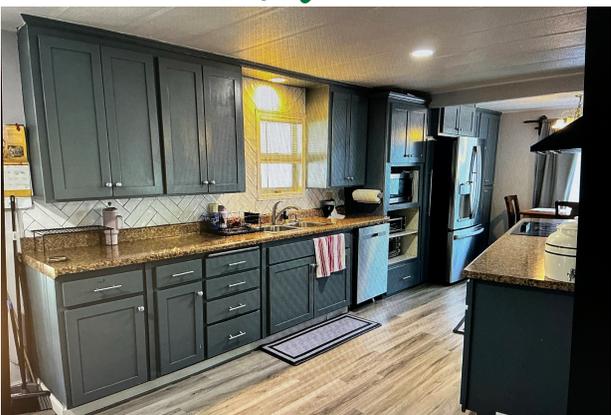
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	224	1974	1429	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	840	1974	7064	0	Exception: Y N

- **MLS # 830130 - 60 DOM - SOLD FOR \$94,900**
- **NEWER ROOF, SIDING, SHAKER STYLE KIT. CABINETS, LVP**
- **TILE BACKSPLASH IN KIT.**
- **WELL MAINTAINED**

Segment	GS
Class	
Dimensions/Size	150
Foundation	
Exterior Wall	
Interior Finish	
Roof Cover	ROOF
Roof Style	
Flooring	
Plumbing	
Heat	
Electric	
Misc.	
Year Built	2020
Eff. Year	2020
Condition	
% Complete	
Lump Sum	
Exception Code	NEW

KIT.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125741

MTL: 082W060001300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 125741

Date Printed: 11/6/2025

Situs: 3570 TURNER RD SE SALEM, OR 97302

Grantor:
MARTINEZ, YESICA

Grantee:
GREER, VICKI

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/11/2025 Total: 59950
Sale Price: 94900 Ratio (Cert. Total RMV/Sale Price): 63
Condition Code: 33

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 60 MLS: 830130 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: S.V. RETURNED AND ATTACHED

Appraiser: 74 Date: 12/8/25

MANUFACTURED STRUCTURE SALE VERIFICATION

GREER, VICKI
3570 TURNER RD SE SALEM, OR 97302

RECEIVED
OCT 10 2025
MARION COUNTY
ASSESSOR

Account: 125741
Sale Price: 94900
Sale Date: 08/11/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

- 1. Total sales price, if different from above: \$ _____
- 2. Was an appraisal completed? No Yes, Appraised value? _____
- 3. Did you also purchase the land? No Yes, land price was? _____
- 4. Did this transaction involve any of the following? (please check all that apply):
 distress sale auction trade or exchange partial interest conveyed estate sale
 buyer and seller related by family or business buyer or seller is a charitable organization
- 5. Financing: none conventional FHA Oregon VA contract other other finance
- 6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ 0
- 7. Personal property (other than appliances) included in the transaction?
Description: _____ Estimated Value \$: _____
- 8. Was the property listed on the open market (real estate broker, online, etc)? No Yes Don't Know
If No or Don't Know, how did you discover the property? _____
- 9. Your opinion of condition at time of purchase? (Please check only one):
 Good or Excellent. New, recently updated or remodeled, describe remodel: _____
 Average. Regularly maintained, no significant problems
 Fair. Deferred maintenance, some repairs needed, describe: _____
 Poor. Multiple significant maintenance or repair issues, describe: Water heater leaked damage is extensive, front porch is in very bad condition, plumbing is all wrong;
- 10. Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
- 11. Have any improvements been made to the property since the time of purchase? Please describe:
Was - working on water damage from water heater - Repairing Sheetrock where the stopped - replaced front door handle, toilets not put on straight, kitchen water smells like pee

Your name: Vicki L. Greer

Phone: 913 221 2898

Email: margrettld@yahoo.com

A county appraiser may contact you for additional details or clarification. Thank you!



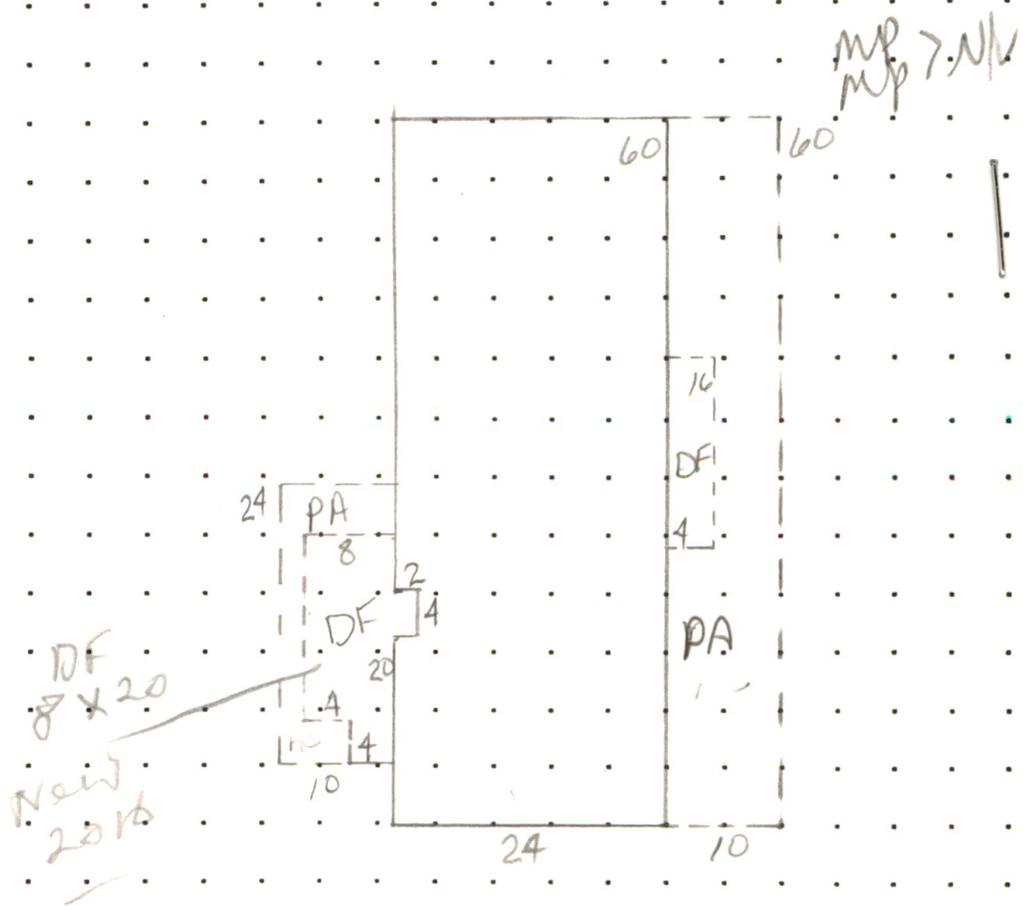
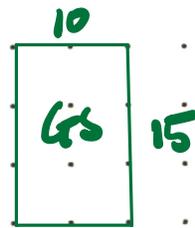
M125741

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X104708

MAP NO:

TAX LOT:



CALCULATIONS: 24 x 60 = 1440 SF.

SCALE: 1" = 20'

LAKESIDE VILLAGE

MEASUREMENT VERIFIED		YR BLT: 74	ADDRESS: 3570 TURNER RD SE	SALES	
DATE	BY	REMARKS:	BUILDER: KINGSWOOD (Guerdon)	Date	Amt.
08-01-85	65	NV			
6-28-94	65				
72-4-15	DT4	NV, sale			