

lak 2.11.26

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 11/6/2025

Acct ID: 126878 MTL: 082W06AC02600P120 Date: 12/18/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 610 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 140844 Year: 2026

Last Date Appraised: 06/28/2023 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: MCQUEARY, KELLY RENA Last Sales Date: 06/26/2025 Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 2 3 4 LCB TTO INSP AV: 18790

RMV Land: 0 RMV Imp: 43470 RMV Total: 43470 MAV: 18790 MSAV: 0 SAV: 0

Comment: 23-24: L2 06.28.23 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 454 Year Blt: 1975 Eff Year Blt: 1993 Sq.Ft: 924 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 43470

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	924	2	FB-2	1975	1993	BATH - 2, HVAC+, SKIRT, ROOF, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	398	1993	4501	0	Y N

- mls # 816736 - 409 DOM - STARTED AT \$59,500 AND SOLD FOR \$45,000
- EYB BUMPED AFTER 2023 S.V. VISIT
- LVP AND NEWER FORMICA COUNTERS IN KIT.
- NEWER VANITY IN M. BATH
- WELL MAINTAINED
- EYB OK





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 126878

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 126878

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 610 SALEM, OR 97317

Grantor:
MUELLER, GARY J

Grantee:
MCQUEARY, KELLY RENA

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 6/26/2025 Total: 57290
Sale Price: 45000 Ratio (Cert. Total RMV/Sale Price): 127
Condition Code: **30**

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

Contact: **LEFT CALL BACK** Phone/email: _____

- Was the property listed on the open market? Days: **409** MLS: **816736** 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**

Summary

Lead Appr: _____ Clerk: LAK Lead Clerk: _____ Appr: ts

Acct ID: 126878 MTL: 082W06AC02600P120 Date: 6/28/23 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 610 SALEM, OR 97317 MaSaNh: 14 05 003 Unit: 140844 Year: 2023

Last Date Appraised: 09/16/2016 Appraiser: _____ Retag: Y N Tag info: _____

Owner: MUELLER, GARY J Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 16710

RMV Land: 0 RMV Imp: 23610 RMV Total: 23610 MAV: 16710 MSAV: 0 SAV: 0

Comment: SUNDIAL TERRACE, SPACE #610, MS SERIAL # H1470MHS6539, X # X00120052, PERSONAL MS

Notations

update EYB ITD

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 454 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 924 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 23610

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	924	2	FB-2	1975	1975	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	<u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	398	1975	2308	0	<u>N</u>

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

AW
59,500
9/30/22

M126878 082W06A 00100 Appr # 077 Date 2-16-16 Prop Class 019 Prop Code T54
 Situs Address 2232 42ND AV SE #610 Franchise Code 04 Year For: 2016-2017
 Owner JENNINGS, ALBERTA L E
 Notes: \$4,000 MA - Cycle 5 go to other says
 RMV Imp: 6,930 RMV Total: 6,930 MSO Total: 6,930

Seg. # 1.1 Method M04 Class S5 Area 924 Eff Area 924 Length 66 Width 14
 Make: VANTAGE Model: Infinish: PANEL Roof Cover: METAL
 Plumbing: BATH2 Heat: FA Fireplace: Inter. Comp: 116F Bedrooms: 2
 Year Built: 1975 Eff. Year Built: 1975 Cond. P F A G E
 Adj. Codes: MISCMS City 5 % Comp Func Econ RMV: 5,820
 Lump Sum 4000 Except Code/Year Comments: 4.30.5 (a/c)

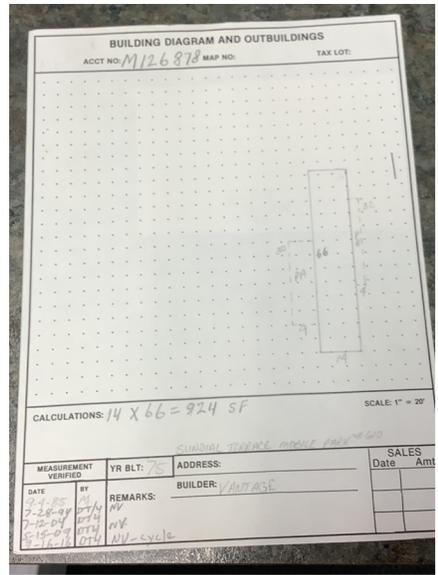
Accessory Improvements
 Seg. # 1.3 Method: R05 Class Area 398 Eff Area 398
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Plumbing
 Year Built Eff. Year Built: 1975 Cond. P F A G E % Comp Econ RMV: 990
 Lump Sum 0 Except Code/Year Comments

Out Buildings and Skirting
 Seg. # 1.2 Method: M04 Class Area 160 Eff Area 160
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Plumbing
 Heat Int. Comp. Elect. Yr. Btl. 1975 Eff. Yr. Btl. 1975
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 120
 Lump Sum 0 Except Code/Year Comments

Dryrot - around window sills,
 around toilet, tub - soft spots -
 under sink.

- original - no funds for repairs.
- sounds like NSV.
- pd under 4,000 - had to do some repairs previous owner existed (distress)

Alberta is across the street (C/O owner).



6-8-23
 JW
 #2

Snowfoot
 V. Wind.
 Clean
 outside

