

lak 2.11.26

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date:

11/6/2025

Acct ID: 129323 MTL: 082W06AC02600P224 Date: 12/8/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 792 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 141796 Year: 2026

Last Date Appraised: 09/07/2022 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: BROWN, DARLA Last Sales Date: 08/21/2025 Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 47000

RMV Land: 0 RMV Imp: 55750 RMV Total: 55750 MAV: 47000 MSAV: 0 SAV: 0

Comment: 23-24: L2, 9.7.22 TS//

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1980 Eff Year Blt: 1993 Sq.Ft: 1152 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 55750

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	1152	2	FB-2	1980	1993	BATH - 2, HVAC+, SKIRT, ROOF+, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	72	1993	618	0	Y N
ROOF EXTENSION OR PATIO COVER	6	414	1993	4682	0	Y N

MLS # 830676 - 60 DOM - ORIGINALLY LISTED FOR \$49,900 AND SOLD FOR \$34,000

- VINYL WINDOWS
- NEW OWNER REPLACED CARPET AND PAINTED OUTSIDE PER RETURNED S.V. SHEET
- LEAVING EYB AS IS BASED ON SALES PRICE / RECENT UPDATES
- WELL MAINTAINED





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129323

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 129323

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 792 SALEM, OR 97317

Grantor:
LANE, MARTIN

Grantee:
BROWN, DARLA

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/21/2025 Total: 73490
Sale Price: 35000 Ratio (Cert. Total RMV/Sale Price): 210
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: 830676 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: S.V. RETURNED AND ATTACHED

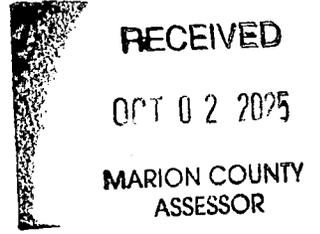
Appraiser: ZH Date: 12/8/25

MANUFACTURED STRUCTURE SALE VERIFICATION

BROWN, DARLA BROWN, MARK D
2232 42ND AVE SE # 792 SALEM, OR 97317

Account: 129323
Sale Price: 35000
Sale Date: 08/21/2025
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 _____
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: \$ _____
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: replace carpet paint outside
 Poor. Multiple significant maintenance or repair issues, describe: _____
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:
outside painted, replaced carpet



Your name: Darla Brown Phone: 503 999 9037
Email: darlaebrown@yahoo.com

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

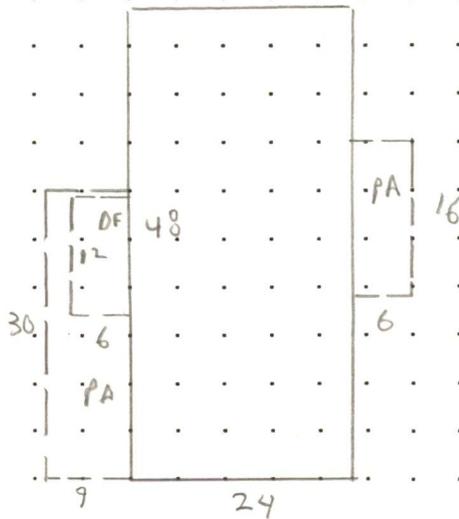


BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M129323

MAP NO:

TAX LOT:



CALCULATIONS: $24 \times 48 = 1152 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>80</u>	ADDRESS: <u>SUNDIAL TERR 792</u>	SALES			
DATE	BY	REMARKS: <u>NV</u>	BUILDER: <u>ROYAL OAKS by KIT</u>	Date	Amt.		
<u>9-11-85</u> <u>12-1-93</u>	<u>MT</u> <u>65</u>						

9-16-16 DT4 NV cycle



792

9-7-22

Marion County
ASSOCIATION OF REALTORS