

Summary

Lead Appr: \_\_\_\_\_ Clerk: **lak 2.11.26** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

11/6/2025

Acct ID: 129393 MTL: 082W06AC02600P236 Date: **12/8/25** Appr: **ZH** Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 781 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 141843

Year: 2026

Last Date Appraised: 09/16/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: ROSS, RANDI

Last Sales Date: 07/14/2025

Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: **2** 3 4 **LCB** **ITC** INSP

AV: 23930

RMV Land: 0 RMV Imp: 34480 RMV Total: 34480 MAV: 23930 MSAV: 0

SAV: 0

Comment: SUNDIAL TERRACE, SPACE #781, MS SERIAL # 08029A7SN7970, X # X00168800, PERSONAL MS

**N/C**

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 454 Year Blt: 1980 Eff Year Blt: 1981 Sq.Ft: 871 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Dimensions: 67x13 RMV: 34480

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	871	2	FB-2	1980	1981	BATH - 2, ROOF+, SKIRT, HVAC+, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	380	1981	3526	0	Y N

- NO MLS # FOUND - PICTURES FOUND ON ZILLOW
- "WELL MAINTAINED WITH NEW CARPET"
- VINYL WINDOWS
- ORIGINAL SIDING / KIT. / BATHS
- NO OBSERVED EXT. CHANGES SINCE PRIOR CYCLE VISIT
- LEAVING EYB AS IS BASED ON SALES PRICE





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129393

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 129393

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 781 SALEM, OR 97317

Grantor:  
DWYER, DON

Grantee:  
ROSS, RANDI

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 7/14/2025 Total: 45690  
Sale Price: 13000 Ratio (Cert. Total RMV/Sale Price): 351  
Condition Code: 020

Attempt	Date/Time	Reason
1 <sup>st</sup>	12/9/25 1:20	LCB
2 <sup>nd</sup>	12/10/25 10:00	TTO

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

- Was the property listed on the open market? Days: — MLS: — Y  N
- Was property other than real estate included in the sale? Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_ Y  N
- 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...  N
- Condition at time of sale: | Poor | Fair | Avg. |  Good | Exc. | Describe: \_\_\_\_\_ Y  N
- Have any improvements been made since the time of sale? If yes, describe: REMOVED VEGETATION AND FIXED WATER LINES. Y  N

Comments: HOME HAD BEEN SITTING FOR A YEAR DUE TO PREVIOUS OWNER GOING INTO ELDER CARE. FAMILY NEEDED TO MOVE ON FROM IT.

REALTOR HELPED LOCATE HOME FOR PURCHASE.  
Appraiser: ZH Date: 12/9/25

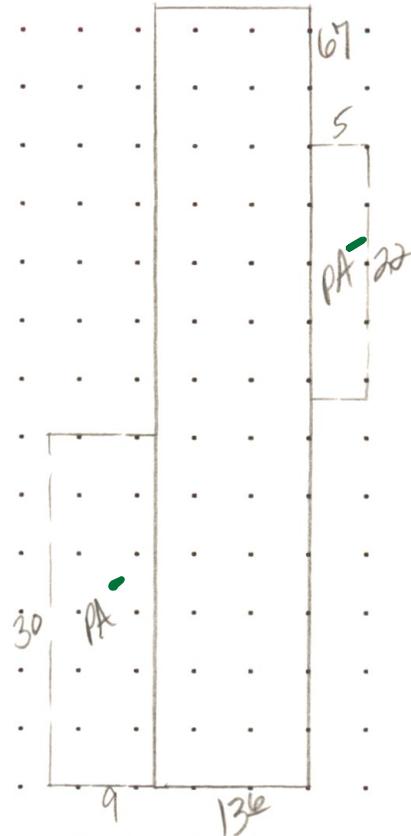
M129393

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X1168800

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

Sundial Terrace Mobile Park

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
9-11-85	MT	80	2232 42 <sup>nd</sup> Ave SE #781		
7-22-94	65				
7-14-04	DT4		BUILDER: Oak Crest by KIT		
5-19-09	DT4				
		REMARKS:			
		NV			
		NV			
		NV			



09-16-16 M129393