

Summary

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

Print Date: 11/6/2025

Acct ID: 357757 MTL: 082W060001300P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3314 TURNER RD SE SALEM, OR 97302 MaSaNh: 17 05 000 Unit: 357757 Year: 2026

Last Date Appraised: 10/25/2019 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: OLSON, DAVID RICHARD Last Sales Date: 06/13/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 99260

RMV Land: 0 RMV Imp: 130660 RMV Total: 130660 MAV: 99260 MSAV: 0 SAV: 0

Comment: LAKESIDE VILLAGE, MS SERIAL # BZ910503LAB, Home ID 398205, PERSONAL MS

**NIC**

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 466 - Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1150 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 23x50 RMV: 130660

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	1150	3	FB-2	2019	2019	BATH - 2, KIT-, ROOF+, SKIRT, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	138	2019	2884	0	Y N
ROOF EXTENSION OR PATIO COVER	6	138	2019	3802	0	Y N
ROOF EXTENSION OR PATIO COVER	6	330	2019	9092	0	Y N

- NO MLS FOUND / NO PICTURES FOUND ONLINE
- NEWER EXT. PAINT
- WELL MAINTAINED





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 357757

MTL: 082W060001300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 357757

Date Printed: 11/6/2025

Situs: 3314 TURNER RD SE SALEM, OR 97302

**Grantor:**  
ALCANTAR BIRRUETE, MIRIAM NAIDET &

**Grantee:**  
OLSON, DAVID RICHARD

**Sale ID:** Tax Statement RMV  
**Deed:** Land & OSD:  
**Accts In Sale:** Imp:  
**Sale Date:** 6/13/2025 **Total:** 160270  
**Sale Price:** 186000 **Ratio** (Cert. Total RMV/Sale Price): 86  
**Condition Code:** 33

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

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

- Was the property listed on the open market? Days:          MLS:          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: **ZH** Date: **12/8/25**

MANUFACTURED STRUCTURE SALE VERIFICATION

OLSON, DAVID RICHARD  
3314 TURNER RD SE SALEM, OR 97302

RECEIVED

OCT 06 2025

MARION COUNTY  
ASSESSOR

Account: 357757  
Sale Price: 186000  
Sale Date: 06/13/2025  
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: \$ 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: Appliances All broken, Sink needed new baskets, stopper in tub broken, paint All over hinges, entire floor (wood) finished wrong had to redo + etc
- 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:  
None

Your name: David Olson Phone: 826-390-3266

Email: dave@daveolson.com = my name  
dave

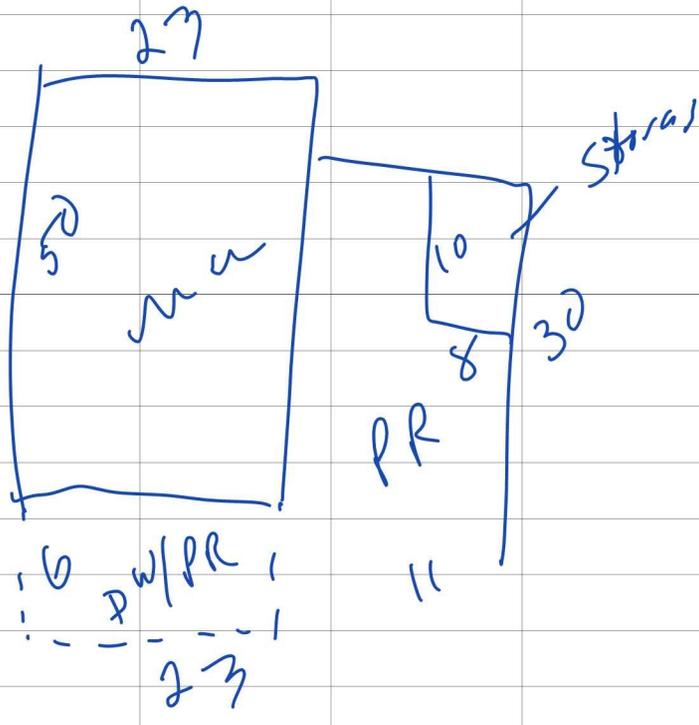
A county appraiser may contact you for additional details or clarification. Thank you!



M357757 082W06 01300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code  
 Situs Address 3314 TURNER RD SE Year For: 2020-2021  
 Owner A2013 Fran Code 02  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 0 RMV Imp: 0 RMV Total: 0 M50 Total: 0 NBHD Code: A

Segment	PR								Land
Class									
Dim/Size	11x30								
Foundation									
Exter Wall									
Wall Height									
Inter Finish									
Roof Cover									
Roof Style									
Flooring									
Plumbing									
Electric									
Misc.									
Yr Blt	2019								
Eff Yr	2019								
Cond.									
% Good									
% Comp	100								
Lump Sum									
Except.Code	NMSF								



**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Zone:

Date 11-14 Clerk mi **ROUTING SLIP**

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments KLB 11/22/19
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_ ts
- Reviewed by lead appraiser/comments \_\_\_\_\_



ClassingCalculator                      Manuf Calc ext only

Account Number	M357757
Design	Average_plus_MS
Siding	Beveled_MS
Trim	Front_and_exposed_sides_MS
Overhang	Average_on_1_or_2_sides
Windows & Doors	Transom_or_Sidelights_average_windows_MS
Entry	Large_covered_MS
Roof	Multiple_Gables_MS

CLASS                      6-  
5.6