

lak 2.11.26

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

11/6/2025

Acct ID: 608387 MTL: 082W060001300P5 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3502 TURNER RD SE SALEM, OR 97302 MaSaNh: 17 05 000 Unit: 148173 Year: 2026

Last Date Appraised: 02/08/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2024 - Tags/Permit (MS PLACEMENT)

Owner: COALTER, NICOLE MARILYN Last Sales Date: 07/09/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 77280

RMV Land: 0 RMV Imp: 133210 RMV Total: 133210 MAV: 77280 MSAV: 0 SAV: 0

Comment: 24-25: Tag; L2 02.08.24 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1242 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 133210

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	1242	3	FB-2	2023	2023	KIT, BATH - 2, ROOF+, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	138	2023	2975	0	Y N
ROOF EXTENSION OR PATIO COVER	5	138	2023	3922	0	Y N
ROOF EXTENSION OR PATIO COVER	5	420	2023	11936	0	Y N

- NO MLS FOUND / NO PHOTOS FOUND
- PURCHASED DIRECTLY FROM THE PARK
- NO OBSERVED CHANGES SINCE BUILT

3502 Turner Rd SE, Salem, OR 97302

26 Photos

Previously Listed By
Kimberlyn Sanchez
Lakeside Village
Office: 844-791-1556

\$227,900 List Price

Off Market

3 Beds 2 Baths 1248 SF Built in 2023

Listing ID	11281738	Neighborhood	Southeast Mill Creek
Property Type	Mobile/Manufactured	FEMA Flood Map	fema.gov/portal
County	Marion	Year Built	2023

Finance your dream home with \$10,000 down! 3.99% interest!

Join the Lakeside Village community as the proud homeowner of this brand new 2023 Champion home measuring 1,326 sq. ft., featuring 3 bedrooms, and 2 bathrooms! Make this a MUST SEE! Call for an appointment today! As part of home ownership at Lakeside Village, you'll have access to many high-end living perks from all of the amenities, activities, and events that this wonderful community has to offer. Welcome Home! All home buyers must apply for residency in our community. Lakeside Village is an Equal Housing Community. Our state license number is license #MSD563.

Property Details

- 3 Total Bedrooms
- Built in 2023
- Make: CHAMPION
- Serial Number 2:





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 608387

MTL: 082W060001300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 608387

Date Printed: 11/6/2025

Situs: 3502 TURNER RD SE SALEM, OR 97302

Grantor:
CAP COMMUNITIES-LAKESIDE LLC

Grantee:
COALTER, NICOLE MARILYN

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/9/2025 Total: 164930
Sale Price: 227900 Ratio (Cert. Total RMV/Sale Price): 72
Condition Code: 033

Attempt	Date/Time	Reason
1 st	12/8/25 12:30	TTO
2 nd		

Contact: NICOLE 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... 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? If yes, describe: _____ Y N

Comments: HOME PURCHASED FROM PARIC - HOME BRAND NEW AND NO IMPROVEMENTS MADE SINCE PURCHASED

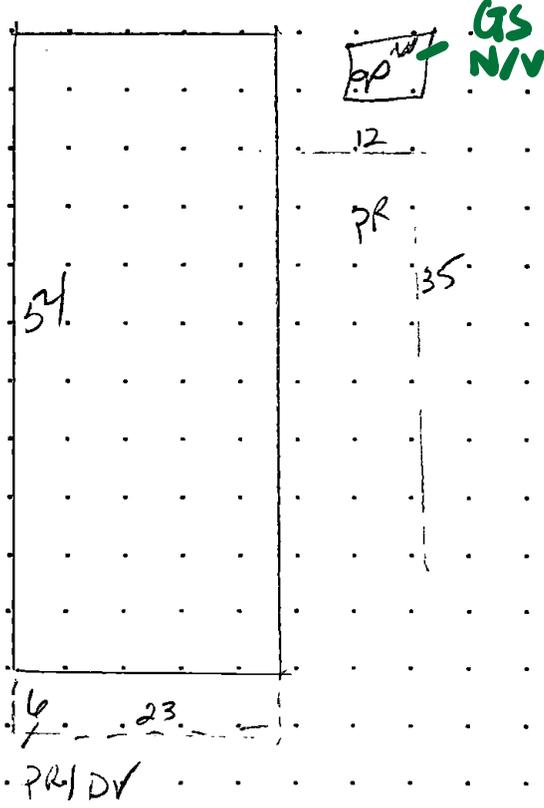
Appraiser: ZH Date: 12/8/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 608387

MAP NO: 082W0600

TAX LOT: 01300



CALCULATIONS:

$$54 \times 23 = 1242$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT 2023	ADDRESS: 3502 Turner Rd SE
DATE 10-18-23	BY JZU	REMARKS:	BUILDER: Champion

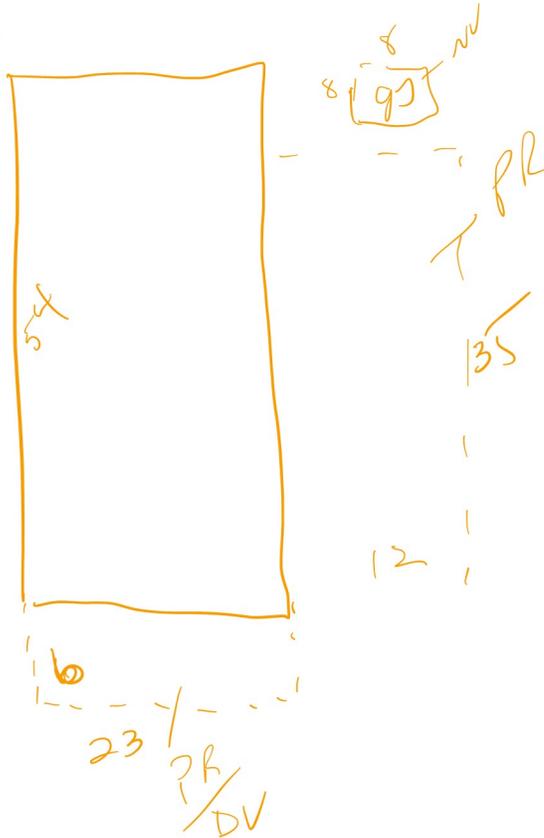


BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO: 608387 MAP NO: 1762610100 TAX LOT: 21500

51
 23
 12
 35

CALCULATIONS: 21423 0.1402 SCALE: 1" = 20'

MEASUREMENT NUMBER	YR BLT	ADDRESS: 3502 Juma Rd SE
DATE: 10/1/13	REMARKS:	BUILDER: D. Thompson



	A	B
1	Account Number	608387
2	Design	Average_plus_MS
3	Siding	Beveled_MS
4	Trim	Front_only_MS
5	Overhang	Average_on_1_or_2_sides
6	Windows & Doors	Residential_Steel_MS
7	Entry	Large_covered_MS
8	Roof	Gable_MS
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10		
11	CLASS	5
12		5.15
13		
14	To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.	
15	To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number	
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