

Summary

Lead Appr: SR 4/9/26 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: ZH 4/10/26 Print Date: 3/10/2026

Acct ID: 128771 MTL: 062W31D000500P1 Date: 4/3/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 5422 PORTLAND RD NE # 89 SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 141574 Year: 2026

Last Date Appraised: 04/28/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: GRUBBS, DILIA Last Sales Date: 12/16/2025 Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 42900

RMV Land: 0 RMV Imp: 68920 RMV Total: 68920 MAV: 42900 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L4 04.28.25 TS

25-26: SV; L2 02.26.25 TS

UPDATE EYB AS GOMAR

Improvements - Residence / Manufactured Structures

1994: GOMAR

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1977 Eff Year Blt: 1992 Sq.Ft: 1526 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Dimensions: RMV: 68920

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	1526	3	FB-2	1977	1992	SKIRT, ROOF+, HVAC+, KIT+, BATH - 2	Y N

1994

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	320	1992	2675	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	468	1992	5157	0	Exception: Y N

- CERT. VALUE: \$90,890

- EYB BUMPED AFTER 2/25 S.V. VISIT

- SLIGHT EYB BUMP FOR NEW ROOF SINCE PURCHASE

- WELL MAINTAINED





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 128771

MTL: 062W31D000500

MaSaNh/P.Class: 1305003/019

Appraiser: ZACK HARROLD

MS Acct: 128771

Date Printed: 3/10/2026

Situs: 5422 PORTLAND RD NE # 89 SALEM, OR 97305

Grantor:  
PUFFIN PROPERTIES LLC

Grantee:  
GRUBBS, DILIA

Sale ID: Tax Statement RMV  
Deed: Land & OSD: 0  
Accts In Sale: Imp: 90890  
Sale Date: 12/16/2025 Total: 90890  
Sale Price: 104000 Ratio (Cert. Total RMV/Sale Price): 87  
Condition Code: 033

Attempt	Date/Time	Reason
1 <sup>st</sup>	4/3/26 12:35	_____
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 55 MLS: 834711  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? \$ NONE - CASH SALE  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 & ATTACHED

\_\_\_\_\_

\_\_\_\_\_

Appraiser: ZH Date: 4/3/26

MANUFACTURED STRUCTURE SALE VERIFICATION

GRUBBS, DILIA GRUBBS, JOHN  
5422 PORTLAND RD NE # 89 SALEM, OR 97305

RECEIVED

FFB 05 2026

MARION COUNTY  
ASSESSOR

Account: 128771  
Sale Price: 104000  
Sale Date: 12/16/2025  
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: ROOF A/C HEAT STRUCTURAL  
 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:  
ROOF REPLACED

Your name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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



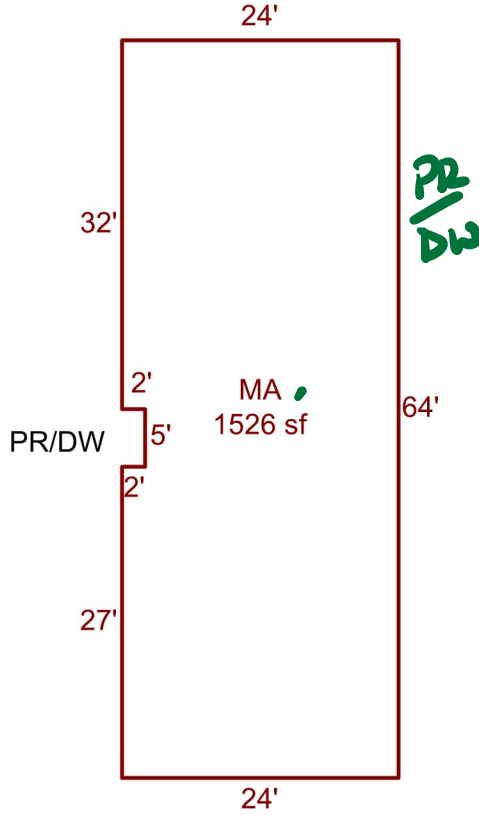
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 128771 Parcel No.: 062W31D000500  
 Property Address: 5422 PORTLAND RD NE #89  
 City: SALEM County: State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**128771**  
**062W31D000500**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1526.0	180.0	1526.0

### COMMENT TABLE 1

DRAWN BY LK 9.15.25

### COMMENT TABLE 2

2.26.25 SV TS

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,526
-------------	-----	---	-----------	-------