

Summary

Lead Appr: SR 4/20/26 Clerk: lak 4.21.26 Lead Clerk: MBH 4/22/26 Appr: ZH 4/23/26

Print Date: 3/10/2026

Acct ID: 131756 MTL: 082W06DA00100P1 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2768 OAKLAND LOOP SE SALEM, OR 97317 MaSaNh: 17 05 000 Unit: 131756 Year: 2026

Last Date Appraised: 08/05/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: NUNEZ, DAVID Last Sales Date: 10/24/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB: INSP AV: 36760

RMV Land: 0 RMV Imp: 44330 RMV Total: 44330 MAV: 36760 MSAV: 0 SAV: 0

Comment: MEADOWLARK MOBILE MANOR, MS SERIAL # ORFLL48AB12239BS, X # X00211226, PERSONAL MS

UPDATE CLASS AS AT & EYB W/ EXCEPTION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 447-457-Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1080 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 40x27 RMV: 44330

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
First Floor	(AS) 5-	Finished	1080	3	FB-2	1990	1990 2003	SKIRT, ROOF+, HVAC+, KIT, BATH - 2	Exception: N

EYB: B4 = 2000 = GOMAR

2003 = EXCEPTION

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	128	1990	1042	0	Exception: Y N
MULTI-PURPOSE BUILDING	4	56	1990	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	416	1990	4464	0	Exception: Y N

- CERT. VALUE: \$55,260

- NO INT. PICTURES FOUND ONLINE

- HOME WAS ABANDONED & NEEDED REHAB

- OWNER PLANS TO LIST FOR \$120K IN COMING DAYS

- ARCH. COMP. ROOF HOLDING UP WELL

- NEW SIDING, WINDOWS & PAINT ON EXTERIOR

- NEW FLOORING / INT. PAINT, TRIM, LIKE FOR LIKE CABINET REPLACEMENT.

ONLY MLS PICTURE





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131756
MTL: 082W06DA00100
MaSaNh/P.Class: 1705000/019
Appraiser: ZACK HARROLD
MS Acct: 131756

Date Printed: 3/10/2026

Situs: 2768 OAKLAND LOOP SE SALEM, OR 97317

Grantor:
LEGACY HOME SALES LLC

Grantee:
NUNEZ, DAVID

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 55260
Sale Date: 10/24/2025 Total: 55260
Sale Price: 6000 Ratio (Cert. Total RMV/Sale Price): 921
Condition Code: **020**

Attempt	Date/Time	Reason
1 st	4/13/26 11:05	TTD
2 nd		

Contact: **DAVID** Phone/email: _____

- Was the property listed on the open market? Days: **70** MLS: **835370** 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** 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: **HOME WAS ABANDONED. FULL REHAB
REMODEL. CONDITION WAS POOR & HOME NEEDED
REPAIRS / UPDATING.**

Comments: **MINIMAL INFO. ON MLS LISTING - LISTED FOR
\$10K & SOLD FOR \$6K.**

- PLANS TO LIST FOR SALE @ 120K Appraiser: **ZH** Date: **4/13/26**



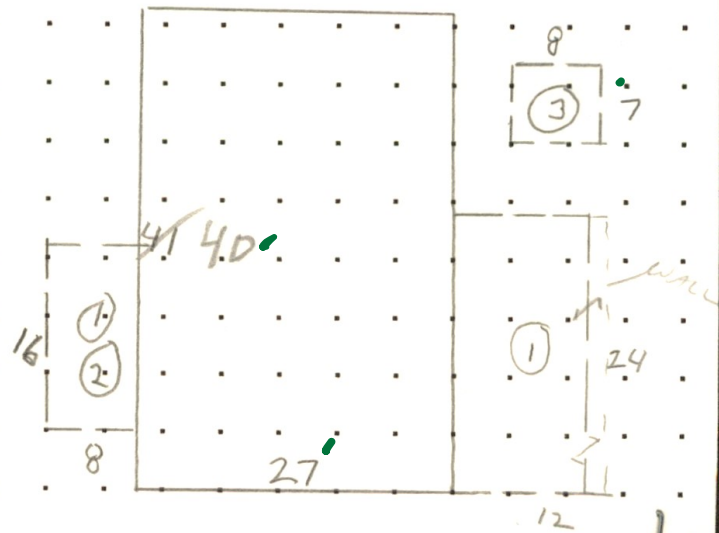
08-05-16 M131756

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131756

MAP NO:

TAX LOT:



CALCULATIONS: $27 \times 40 = 1080 \text{ SF}$

SCALE: 1" = 20'

MEADOWLARK

MEASUREMENT VERIFIED

YR BLT: 90

ADDRESS: 2768 OAKLAND LP

SALES
Date Amt.

DATE BY
 4-30-91 KR665
 12-1-93 65
 7-12-04 T1)
 4-9-09 DT4
 8-5-16 DT4

REMARKS:
 NV

BUILDER: FLEETWOOD BERKSHIRE

NV
 verified 27 x 40

Date	Amt.