

Summary

Lead Appr: SR 4/15/26 Clerk: lak 4.16.26 Lead Clerk: Appr: ZH 4/22/26

Print Date: 3/10/2026

Acct ID: 133137 MTL: 072W29C000500P1 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 4849 STATE ST # 41 SALEM, OR 97301 MaSaNh: 14 05 002 Unit: 133137 Year: 2026

Last Date Appraised: 07/27/2009 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: CAPITOL VALLEY INVESTMENTS LLC Last Sales Date: 11/19/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCP TTO INSP AV: 27920

RMV Land: 0 RMV Imp: 39730 RMV Total: 39730 MAV: 27920 MSAV: 0 SAV: 0

Comment: PIN OAK M.H.P., SPACE #41, MS SERIAL # ORFLV48A24213BM13, X # X00234216, Home ID 281255, PERSONAL MS

UPDATE EYB AS GOMAR

Improvements - Residence / Manufactured Structures

1999: GOMAR

Bldg: 1 Code Area: 24620 Stat Class: 454 - Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 840 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 60x14 RMV: 39730

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	5 -	Finished	840	2	FB-1	1997	1997	SKIRT, KIT-, BATH - 1, ROOF, HVAC+ ROOF+	Exception: Y <input checked="" type="checkbox"/>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	36	1997	364	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	36	1997	480	0	Exception: Y N

- CERT. VALUE: \$48,290

- FLIPPED & RECENTLY SOLD FOR \$89,900 - MLS #836888

- NEW INT. / EXT. PAINT, LIGHT FIXTURES, LVP.

- HOME COMES FULLY FURNISHED PER MLS

- ORIGINAL SIDING & WINDOWS

- ORIGINAL KIT. & BATHS

- OLDER ARCH. COMP. ROOF

- WELL MAINTAINED





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133137

MTL: 072W29C000500

MaSaNh/P.Class: 1405002/019

Appraiser: ZACK HARROLD

MS Acct: 133137

Date Printed: 3/10/2026

Situs: 4849 STATE ST # 41 SALEM, OR 97301

Grantor:
SISSELL, MIKE T

Grantee:
CAPITOL VALLEY INVESTMENTS LLC

NEW OWNERS : JEREMY GOIN

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 48290
Sale Date: 11/19/2025 Total: 48290
Sale Price: 25000 Ratio (Cert. Total RMV/Sale Price): 193
Condition Code: **020**

Attempt	Date/Time	Reason
1 st	4/13/26 11:20	LCB
2 nd		

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: **HOME COMES FULLY FURNISHED PER MLS** 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: **NOT LISTED ON OPEN MARKET. RECENTLY FLIPPED & SOLD 3/11/26 FOR \$89,900.**

Appraiser: **ZH** Date: **4/13/26**



BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X234216

MAP NO:

TAX LOT:

M133137



CALCULATIONS: $14 \times 60 = 840$

SCALE: 1" = 20'

4849 State St.

MEASUREMENT VERIFIED		YR BLT: 97	ADDRESS: Pin Oak mHP #41	SALES	
DATE	BY	REMARKS:	BUILDER: FLTWD Broadmore	Date	Amt.
1-28-98	DT/Y				

M133137 072W29C 00500

Appr #:

DT4

Date

7-27-09

Prop Class 019

PIC 43 - TAN

Prop Code T54

Situs Address 4849 STATE ST, #41

Franchise Code 04

Year For: 2009-2010

Owner SCHIPPOREIT, KENNETH N &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Imp: 12,620

RMV Total: 12,620

M50 Total: 12,620

Seg.Type MA	Seg. # 1.1	Method: M04	Class 5S	Area 840	Eff Area 840
Length 60	Width 14	Roof Cover COMP	Plumbing BATH1		Heat FA
Fireplace		Inter. Comp: DW;H&F			Bedrooms 2
Year Built 1997	Eff. Year Built 1997		Cond. P F <u>A</u> G E		
Adj Code MSLCMS		Qty <u>5</u> % Comp ___	Func ___	Econ ___	RMV: 11,660
Lump Sum _____	Except Code/Year _____	Comments <u>no rear eave window A.C.</u>			

Accessory Improvements

Seg.Type PA	Seg. # 1.3	Method: R05	Class	Area 36	Eff Area 36
Length 6	Width 6				
Year Built	Eff. Year Built: 1997	Cond. P F <u>A</u> G E	% Comp ___	Econ ___	RMV: 190
Lump Sum _____	Except Code/Year _____	Comments _____			

Seg.Type DF	Seg. # 1.4	Method: R05	Class	Area 36	Eff Area 36
Length 6	Width 6				
Year Built	Eff. Year Built: 1997	Cond. P F <u>A</u> G E	% Comp ___	Econ ___	RMV: 130
Lump Sum _____	Except Code/Year _____	Comments _____			

Out Buildings and Skirting

Seg.Type MHSK	Seg. # 1.2	Method: M04	Class	Area 148	Eff Area 148
Length	Width	Foundation	Ex. Wall VINYL	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 1997	Eff. Yr. Blt: 1997
Cond. P F <u>A</u> G E	Adj. Codes		% Comp ___	Func ___	Econ ___
Lump Sum _____	Except Code/Year _____	Comments _____			