

lak 4.15.26

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 4/17/26 Appr: ZH 4/22/26

Print Date: 2/25/2026

Acct ID: 133973 MTL: 062W31D000300P1 Date: 4/3/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 5574 43RD PL NE SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 143894 Year: 2026

Last Date Appraised: 06/06/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: KING, DENNIS EDWARD Last Sales Date: 10/31/2025 Roll Type: MS

Cycle Tag Sales Verification Other: VET DISQ Inspection level: 1 2 3 4 LCB TTO INSP AV: 68980

RMV Land: 0 RMV Imp: 90960 RMV Total: 90960 MAV: 68980 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 06.06.25 ZH

NIC - RE-MAV FOR VET DISQUALIFICATION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1998 Eff Year Blt: 2000 Sq.Ft: 1512 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 90960

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	1512	3	FB-2	1998	2000	SKIRT, ROOF+, HVAC+, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	84	2000	1072	0	Y N
ROOF EXTENSION OR PATIO COVER	5	400	2000	6728	0	Y N

- VISITED IN JUNE 2025 CYCLE - EYB BUMPED AT THAT TIME

VETERANS EXEMPTION- 2026-27 VE deleted: applicant Carolyn Sikora sold , 10/31/2025 per MS ownership doc

Added 2015-16 for applicant Carolyn Sikora

Mailing address: 5574 43rd Pl NE Salem OR 97305

- SOLD 10/31/25 FOR \$127K - MLS # 831053
- ORIGINALLY LISTED FOR \$134,900 - 120 DOM
- CERT. VALUE: \$129K



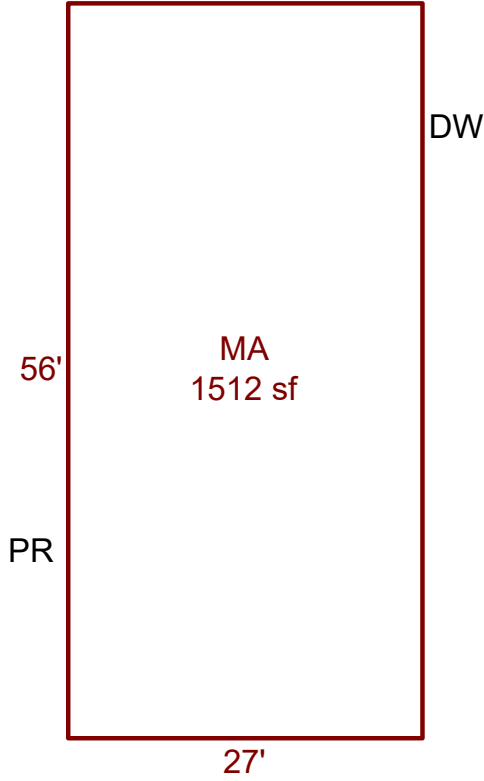
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 133973 Parcel No.: 062W31D000300
 Property Address: 5574 43RD PL NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

133973
062W31D000300



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1512.0	166.0	1512.0
	Net LIVABLE	cnt	1 (rounded)		1,512

COMMENT TABLE 1

DRAWN BY LK
DRAWN BY LK 10.6.25

COMMENT TABLE 2

6.6.25 CYCLE ZH

COMMENT TABLE 3

lak 6.10.25

Summary Lead Appr: Clerk: Lead Clerk: Appr: ZH 6/10/25 Print Date: 4/10/2025

Acct ID: 133973 MTL: 062W31D000300P1 Date: 6/16/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 5574 43RD PL NE SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 143894 Year: 2025

Last Date Appraised: 06/23/2011 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: SIKORA, CAROLYN S Roll Type: MS

cycle Tag Sales Verification Other: Inspection level: 1 23/4 LCB TTO INSP AV: 66980

RMV Land: 0 RMV Imp: 84120 RMV Total: 84120 MAV: 66980 MSAV: 0 SAV: 0

Comment: SHADY ACRES M.H.P., MS SERIAL # WAFLV31AB15238WC13, X # X00243532, PERSONAL MS

2024 EXPIRED LISTING 819290

UPDATE ROOF + & EYB AS GOMAR

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

2000 = GOMAR

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1998 Eff Year Blt: 2000 Sq.Ft: 1512 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 84120

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	1512	3	FB-2	1998	2000	ROOF, SKIRT, KIT, BATH - 2, HVAC+	Y N

2000

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	84	1998	979	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	400	1998	6148	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- LISTED FOR \$149,900 - ON THE MARKET FOR 104 DAYS BEFORE BEING PULLED
- NEW ROOF & EXT. PAINT (ARCH. COMP.)
- LVP
- ADA SHOWER
- QUARTZ COUNTERS
- WELL MAINTAINED



Discover this inviting 3 bedroom, 2 bathroom, 1,512 sq ft double wide manufactured home in Shady Acres 55+ community. Featuring ADA amenities, walk-in bathtub/shower combo, storage shed, carport and partially fenced yard. The modern kitchen is equipped with quartz countertops and luxury vinyl plank throughout. New roof 2023 and new exterior paint. Access to community rec and billiard rooms. Just a few minute drive to Keizer Station, restaurants, shopping, & easy I-5 access