

Acct ID: 349785 MTL: 083W10DD01900P1 Date: **4/13/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 4940 SUNNYSIDE RD SE # K-6 SALEM, OR 97302 MaSaNh: 16 05 000 Unit: 349785 Year: 2026

Last Date Appraised: 04/03/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:
 Owner: BARRERA, ARTHUR LEO Last Sales Date: 11/12/2025 Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 52270
 RMV Land: 0 RMV Imp: 117490 RMV Total: 117490 MAV: 52270 MSAV: 0 SAV: 0
 Comment: 25-26: Cycle; L3 04.03.25 TS

NIC

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 2006 Eff Year Blt: 2012 Sq.Ft: 1296 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 27x48 RMV: 117490
 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 <input checked="" type="checkbox"/>
First Floor	5 +	Finished	1296	3	FB-2	2006	2012	ROOF+, SKIRT, HVAC+, KIT-, BATH - 2	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	64	2012	1267	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	64	2012	1670	0	Exception: Y N

- **CERT. VALUE: \$142,790 - 120% TREND**
- **LAST VISIT DURING 2025 CYCLE - ROOF + UPDATE**
- **WELL MAINTAINED**
- **MINIMAL INT. UPDATES**
- **NEWER LVP SINCE BUILT**
- **WITH REDUCED EYB TO 2006 VALUE STILL HOLDING AT \$131K IN PROPERTY APPRAISAL ... HIGH TREND**





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 349785

MTL: 083W10DD01900

MaSaNh/P.Class: 1605000/019

Appraiser: ZACK HARROLD

MS Acct: 349785

Date Printed: 3/10/2026

Situs: 4940 SUNNYSIDE RD SE # K-6 SALEM, OR 97302

Grantor:
JENSON, JUDY

Grantee:
BARRERA, ARTHUR LEO

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 142790
Sale Date: 11/12/2025 Total: 142790
Sale Price: 91850 Ratio (Cert. Total RMV/Sale Price): 155
Condition Code: **030**

Attempt	Date/Time	Reason
1 st	4/13/26 9:40	LLB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: **63** MLS: **833487** 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? \$ _____ 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: **NO RESPONSE FROM HOME OWNER**

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

SKETCH/AREA TABLE ADDENDUM

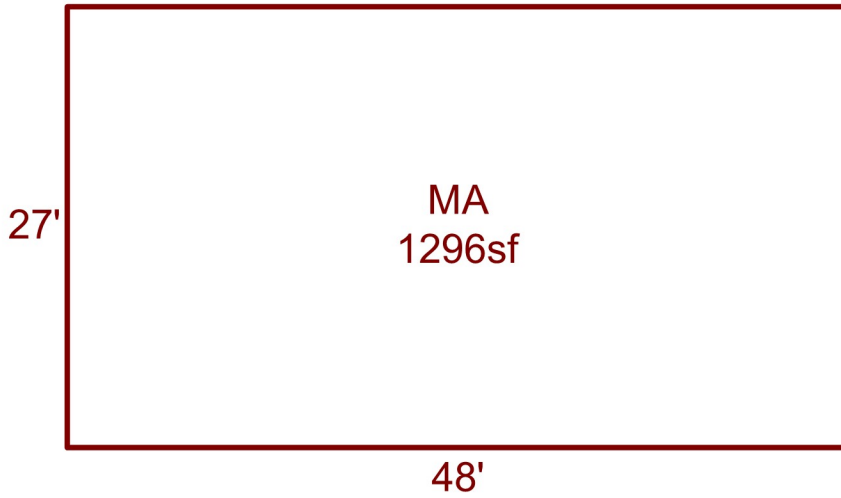
SUBJECT INFO

File No.: 349785 Parcel No.: 083W10DD01900
 Property Address: 4940 SUNNYSIDE RD SE #K-6
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: 05/17/2007

SKETCH

349785
083W10DD01900

PR/DW



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1296.0	150.0	1296.0

COMMENT TABLE 1

UPDATED BY LK 9.22.25

COMMENT TABLE 2

4.3.25 CYCLE TS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,296
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