

Summary

lak 4.21.26

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

3/10/2026

Acct ID: 351996

MTL: 083W10DD01900P1

Date: 4/13/26 Appr: ZH

Prop Class: 019

RMV Prop Class: 019

Situs: 4940 SUNNYSIDE RD SE # B-3 SALEM, OR 97302

MaSaNh: 16 05 000

Unit: 351996

Year: 2026

Last Date Appraised: 04/03/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: KREBS, ELAINE

Last Sales Date: 10/15/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 54740

RMV Land: 0

RMV Imp: 123210

RMV Total: 123210

MAV: 54740

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.03.25 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1296 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 48x27

RMV: 123210

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	1296	3	FB-2	2014	2014	ROOF+, HVAC, SKIRT, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	2014	7917	0	Y N

- CERT. VALUE: \$151,320 - ELEVATED VALUE
- VISITED FOR CYCLE 4/25 - MINIMAL INVENTORY CHANGES
- NO OBSERVED EXT. CHANGES SINCE PREVIOUS VISIT





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 351996

MTL: 083W10DD01900

MaSaNh/P.Class: 1605000/019

Appraiser: ZACK HARROLD

MS Acct: 351996

Date Printed: 3/10/2026

Situs: 4940 SUNNYSIDE RD SE # B-3 SALEM, OR 97302

Grantor:
GIBSON, STEVEN CRAIG

Grantee:
KREBS, ELAINE

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 151320
Sale Date: 10/15/2025 Total: 151320
Sale Price: 69500 Ratio (Cert. Total RMV/Sale Price): 218
Condition Code: 0 **33**

Attempt	Date/Time	Reason
1 st	4/13/26 9:45	—
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: **107** MLS: **830896** 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:
**APPRAISED @ \$94,400 PER RETURNED S.V.
LISTED FOR \$89,900 & SOLD FOR MUCH LESS.
CURRENTLY OVERVALUED IN ORCATS.**

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

MANUFACTURED STRUCTURE SALE VERIFICATION

KREBS, ELAINE
4940 SUNNYSIDE RD SE # B3 SALEM, OR 97302

RECEIVED

DEC 05 2025

MARION COUNTY
ASSESSOR

Account: 351996
Sale Price: 69500
Sale Date: 10/15/2025
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? \$ 94,400 -
- 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: \$ _____ NO
- 7. Personal property (other than appliances) included in the transaction? NO
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: _____
 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:

~~None~~ Internet & cable installed.
House never had it before.

Your name: ELAINE Krebs Phone: 503-806-0574

Email: backLadyTwo@gmail.com

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



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 351996 Parcel No.: 083W10DD01900
 Property Address: 4940 SUNNYSIDE RD SE #B-3
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: 05/17/2007

SKETCH

351996

083W10DD01900

N/V ✓



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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Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 351996 MTL: 083W10DD01900P1 Date: 4/3/25 Appr: 02 ts 4-24-25 3/10/2025

Situs: 4940 SUNNYSIDE RD SE # B-3 SALEM, OR 97302 MaSaNh: 16 05 000 Unit: 351996 Year: 2025

Last Date Appraised: 06/13/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: AKER, TERRY Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 53150

RMV Land: 0 RMV Imp: 132030 RMV Total: 132030 MAV: 53150 MSAV: 0 SAV: 0

Comment: SUNNYSIDE MOBILE HOMES, SPACE #B-3, MS SERIAL # ALB035239ORAB, Home ID 380994, PERSONAL MS

Notations update DMV E/D

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1296 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 132030
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors table with columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Includes handwritten '+' and 'N'.

Accessories

Accessories table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Includes handwritten 'Delete'.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

