

Summary Lead Appr: SR 4/20/26 Clerk: lak 4.21.26 Lead Clerk: Appr: ZH 4/22/26 Print Date:

Acct ID: 128022 MTL: 083W23DC05300P1 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2020 NOMAD CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 128022 Year: 2026

Last Date Appraised: 09/30/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: Owner: CRUMPLER, BETTY Last Sales Date: 10/31/2025 Roll Type: MS Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 39100 RMV Land: 0 RMV Imp: 59620 RMV Total: 59620 MAV: 39100 MSAV: 0 SAV: 0 Comment: 25-26: Cycle; L3 09.30.24 GM 22-23: L2 3.15.22 TS

# UPDATE HVAC AS I/O

## Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 + Year Blt: 1977 Eff Year Blt: 1993 Sq.Ft: 1440 % Complete: 100.00 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 59620 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	1440	2	FB-2	1977	1993	SKIRT, ROOF+, KIT+, BATH - 2, HVAC	Y N

### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	437	1993	4942	0	Y N

- CERT. VALUE: \$78,600
- ORIGINAL SIDING/KIT. CABTS (PAINTED)
- VINYL WINDOWS SINCE BUILT
- NEWER CARPETING THROUGHOUT MAJORITY OF HOME
- NEWER VANITY IN ONE BATH
- ROOF REPLACED YEARS AGO (ARCH. COMP.)
- EYB OK





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 128022

MTL: 083W23DC05300

MaSaNh/P.Class: 1605003/019

Appraiser: ZACK HARROLD

MS Acct: 128022

Date Printed: 3/10/2026

Situs: 2020 NOMAD CT SE SALEM, OR 97306

Grantor:  
PIGNOTTI, RAYMOND

Grantee:  
CRUMPLER, BETTY

Sale ID: Tax Statement RMV  
Deed: Land & OSD: 0  
Accts In Sale: Imp: 78600  
Sale Date: 10/31/2025 Total: 78600  
Sale Price: 50000 Ratio (Cert. Total RMV/Sale Price): 157  
Condition Code: 33

Attempt	Date/Time	Reason
1 <sup>st</sup>	4/13/26 10:15	—
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 184 MLS: 828346  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 SALE  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: S.V. RETURNED & ATTACHED. ORIGINALLY LISTED FOR 100K & SOLD FOR 50K.

Appraiser: ZH Date: 4/13/26

MANUFACTURED STRUCTURE SALE VERIFICATION

RECEIVED

CRUMPLER, BETTY  
2020 NOMAD CT SE SALEM, OR 97306

DEC 19 2025

MARION COUNTY  
ASSESSOR

Account: 128022  
Sale Price: 50000  
Sale Date: 10/31/2025  
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? unknown
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: \$ \_\_\_\_\_
7. Personal property (other than appliances) included in the transaction?  
Description: NONE 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: BACK Door Repair (Electrical) PROBLEM  
 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:  
IN PROGRESS

Your name: Betty Crumpler Phone: 870-247-2478  
Email: CLL6V2@gmail.com

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



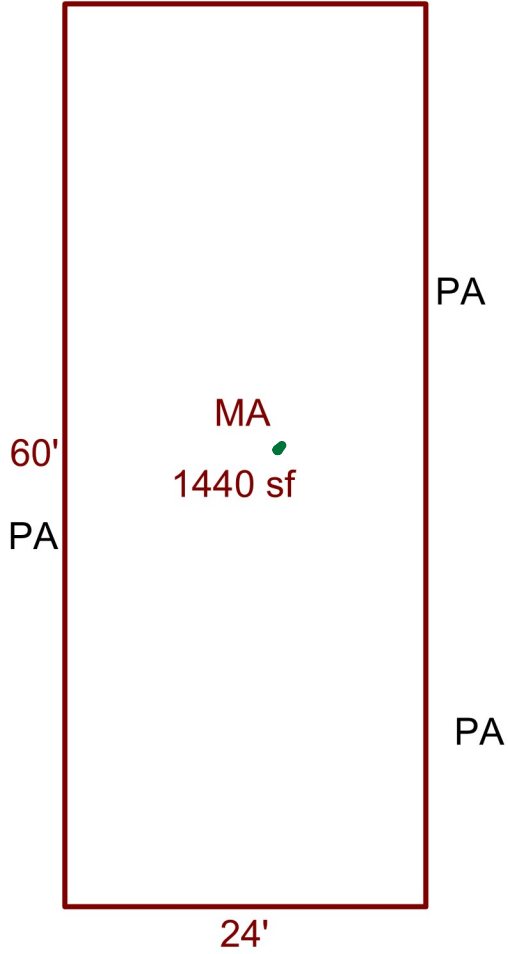
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 128022 Parcel No.: 083W23DC05300  
 Property Address: 2020 NOMAD CT SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**128022**  
**083W23DC05300**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1440.0	168.0	1440.0
Net LIVABLE		cnt	1 (rounded)		1,440

### COMMENT TABLE 1

DRAWN BY LK 7.17..25

### COMMENT TABLE 2

9.30.24 CYCLE GM

### COMMENT TABLE 3