

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: 129438 MTL: 072W29C000900P1 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 127 CLEARWATER AVE NE SALEM, OR 97301 MaSaNh: 14 05 000 Unit: 129438 Year: 2026

Last Date Appraised: 03/12/2018 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: MERCADO, VIRGINIA SALOME Last Sales Date: 10/08/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LC TTO INSP AV: 39740

RMV Land: 0 RMV Imp: 57910 RMV Total: 57910 MAV: 39740 MSAV: 0 SAV: 0

Comment: ROYAL MOBILE ESTATES, MS SERIAL # SM4803, X # X00170289, Home ID 232840, PERSONAL MS

UPDATE SIF TO MATCH APEX & EYB AS GOMAR

Improvements - Residence / Manufactured Structures

1997 = GOMAR

Bldg: 1 Code Area: 24620 Stat Class: 457 + Year Blt: 1983 Eff Year Blt: 1988 Sq.Ft: 1620 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 57910

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	1620 1616	3	FB-2	1983	1988 1997	SKIRT, HVAC+, ROOF+, KIT+, BATH - 2	Y

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	304	1988	2408	0	Y N

- CERT. VALUE: \$72,330

- MOSTLY ORIGINAL ON INT. @ TIME OF SALE

- VINYL WINDOWS NEWER SINCE BUILT

- FLIPPED & SOLD 2/19/26 FOR \$95K - 22 DOM (LISTED 1/28/26)

- NEWER LVP, INT./EXT. PAINT, CARPETING, FORMICA COUNTERS

- ORIGINAL KIT. CABS (PAINTED)

- VINYL WINDOWS SINCE BUILT

- ELECTRONIC LIFT NEAR ENTRANCE

Year Built	1983	Appraiser:	ZH
Roof	Updated	Date:	4/14/2026
Windows	Updated		
Siding			
Exterior Paint	Updated		
Door			
Floors	Updated		
Interior Paint	Updated		
Bathrooms			
Kitchen counters			
Kitchen cupboards			
Suggested EYB	1997		





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129438

MTL: 072W29C000900

MaSaNh/P.Class: 1405000/019

Appraiser: ZACK HARROLD

MS Acct: 129438

Date Printed: 3/10/2026

Situs: 127 CLEARWATER AVE NE SALEM, OR 97301

Grantor:
SONNES, CARMEN

Grantee:
MERCADO, VIRGINIA SALOME

NEW OWNER: IRMA TORRALVA

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 72330
Sale Date: 10/8/2025 Total: 72330
Sale Price: 40000 Ratio (Cert. Total RMV/Sale Price): 181
Condition Code: **030**

Attempt	Date/Time	Reason
1 st	4/13/26 11:30	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: **41** MLS: **833067** 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: **8/27/25 LISTING TERMINATED AFTER 41 DAYS. LISTED FOR \$57,900 BEFORE BEING PULLED. SOLD SHORTLY AFTER BEING PULLED ORIGINAL INT. CONDITION INFLUENCED SALES PRICE**

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

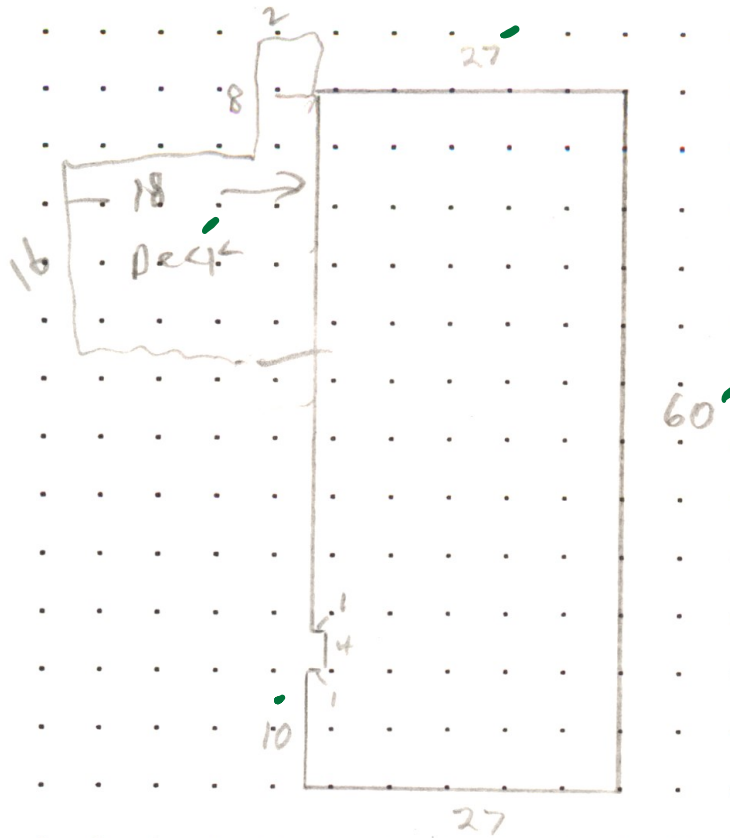
BUILDING DIAGRAM AND OUTBUILDINGS

X 170289

ACCT NO: M129438

MAP NO: 072W29C

TAX LOT: 00900



CALCULATIONS: 1st Floor
 $27 \times 60 = 1620$
 $- 1 \times 4 = -4$
1616 sf.

$27 \times 60 = 1620$ S.F.
 $- 1 \times 4 = \underline{4}$
1616 SF

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 83	ADDRESS: Royal Mobile Estates #127 127 Clearwater NE.	SALES	
DATE	BY	REMARKS:	BUILDER: Goldenwest	Date	Amt.
7-31-97	KRC(18)			13-12-1802	NV
6-25-04	20				
5-4-09	DT4				