

Summary Lead Appr: SR 4/20/26 Clerk: _____ Lead Clerk: _____ Appr: ZH 4/22/26 Print Date: 3/10/2026

Acct ID: 130092 MTL: 083W10DC03400P3 Date: 4/13/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 4995 SUNNYSIDE RD SE # W-11 SALEM, OR 97302 MaSaNh: 16 05 000 Unit: 149644 Year: 2026

Last Date Appraised: 04/03/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: _____
Owner: ROSE, LINDA KAY Last Sales Date: 12/01/2025 Roll Type: MS
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP AV: 31130
RMV Land: 0 RMV Imp: 51230 RMV Total: 51230 MAV: 31130 MSAV: 0 SAV: 0
Comment: 25-26: Cycle; L3 04.03.25 TS

UPDATE HVAC AS I/O

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 Year Blt: 1984 Eff Year Blt: 1993 Sq.Ft: 1296 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 51230
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	1984	1993	SKIRT, ROOF+, KIT, BATH - 2, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
MULTI-PURPOSE BUILDING	5	96	1993	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	128	1993	1448	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	240	1993	2714	0	Exception: Y N

- CERT. VALUE: \$63,820

~~- NO MILS FOUND, BUT INT. PHOTOS FOUND ON ZILLOW~~
WVMLS 833246

- EYB BUMPED AFTER 2025 CYCLE VISIT

- ORIGINAL KIT. / BATHS

- NEWER LVP THROUGHOUT





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130092
MTL: 083W10DC03400
MaSaNh/P.Class: 1605000/019
Appraiser: ZACK HARROLD
MS Acct: 130092

Date Printed: 3/10/2026

Situs: 4995 SUNNYSIDE RD SE # W-11 SALEM, OR 97302

Grantor:
RUDD, MARIA SOFIA

Grantee:
ROSE, LINDA KAY

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 63820
Sale Date: 12/1/2025 Total: 63820
Sale Price: 53500 Ratio (Cert. Total RMV/Sale Price): 119
Condition Code: ~~90~~ 33

Attempt	Date/Time	Reason
1 st	4/13/26 9:30	LCB
2 nd		

Contact: _____ Phone/email: _____

90 WVMLS 833246

- Was the property listed on the open market? Days: _____ MLS: _____ Y N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N
- 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. |
Describe: _____ Y N
- Have any improvements been made since the time of sale?
If yes, describe: _____ Y N

Comments: ~~NO MLS # FOUND~~ - NO RESPONSE FROM OWNER

Appraiser: ZH Date: 4/13/26

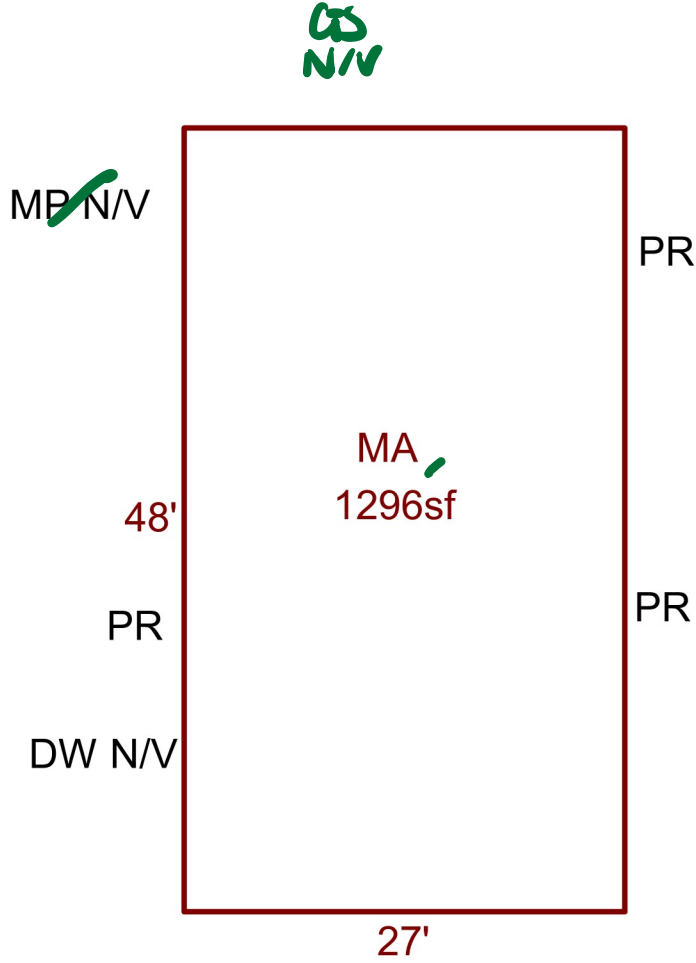
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 130092 Parcel No.: 083W10DC03400
 Property Address: 4995 SUNNYSIDE RD SE #W-11
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: 05/17/2007

SKETCH

130092
083W10DC03400



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 9.19.25

COMMENT TABLE 2

4.3.25 CYCLE TS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,296
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