Summary	Lead Appr:	Clerk: lak 7.30.24	Lead Clerk:	Appr:	Print Date:
Acct ID: 128654	4 MTL: 082W06DA00500	DP1 Date: 7/0/2	4 Appr: 02	ts 8-2-24 Prop Class: 019	6/6/2024 RMV Prop Class: 019
Situs: 4460 ES	SSEX ST SE SALEM, OR 97317	( '	MaSaNh: 17 05 000	Unit: 128654	Year: 2024
Last Date Ap	opraised: 04/02/2024 Appraise	r: THERESA SWEARINGEN	Retag: Y N T	ag info:	
Owner: DORSO	ON III, MELVIN L		$\wedge$		Roll Type: MS
Cycle Tag S	Sales Verification Other:	Inspection leve	el: 1 2 <mark>3/4 LCB</mark>	TTO INSP	AV: 37910
RMV Land: 0	RMV Imp: 55710	RMV Total: 55710	MAV: 37910	MSAV: 0	SAV: 0
Comment: 24-2	25. CV: 13 U4 U5 54 TC				

Notations

No notation data available.

**OSDs** 

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Code Area: 24010 Year Blt: 1978 Eff Year Blt: 1993 Sq.Ft: 1620 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: RMV: 55710

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Odate EYB 3

Adjust RMV: 0

Floors

Yr Bit Eff Yr Bit Inventory Class Display Floor Beds Baths Type Group Size 1978 BATH - 2, KIT+, HVAC+, ROOF+, SKIRT First Floor 6 Finished 1620 FB-2 Exception:

Accessories

Eff Yr Blt Description Class Size SqFt RMV Quantity DECK 6 210 1993 1386 0 Exception: Y ROOF EXTENSION OR PATIO COVER 6 400 3480 0 Exception:

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mis fundal-fundal-fundal-fundal-fundal-fundal-potul foot Notur foot

	M12864 BUILDING DIAGRAM AND OUTBUILDINGS	
	M12-0 ACCT NO: X /55927 MAP NO: TAX LOT	
% Good		
bood	* * * * * * * * * * * * * * * * * * * *	\
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+1	40 PA	
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	16.	
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L		
C	ALCULATIONS: $24 \times 60 = 1440^{19} + (12 \times 15) = 1620^{19}$	SCALE: 1" = 20'
<u> </u>	MEADONLARK MOBILE MAN	SALES
	VERIFIED THE BETT OF ABBITCOS. 4460 ESSEX SI SE	Date Amt.
DAT 06/2	THE HAS DEMARKS NOWARD MANOR VY	
7-1	5-04 Til	
4-2	1-16 DT4 NV. CYC 12	
		M128654 082W06DA00500 Appr # 114 Date 8-5-6 Prop Class 019 Prop Code T66
		Owner MCKEEJAMES R& Franchise Code 04 Year Por: 2010-2011
		Notes: Tree Cycle Sales Verification Other:  RMV imp. 17,920 RMV Total: 17,920 M50 Total: 0
		Seg.Type MA Seg. # 1.1 Method M04 Class 4D Area 1620 Eff Area 1620 Length Width
		Make: SILVERCREST Model: HOWARD MANOR Intfinish: PANEL Roof Cover METAL Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: CKTP; OVEN-S; DW; DSP; H Bedrooms: 23
		Adj Codes MSLCMD   Qity   % Comp   Finc   Econ   RMV 15,040
		Accessory Improvements  Comments up graded windows  Cosmetic work
		Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 400 Eff Area 400
		Roof Style Floor Plumbing
		Year Built         Eff. Year Built:         1978         Cond. P F A G E % CompEcon RMV: 1,540           Lump Sum Except Code/Year Comments         Comments
		Seg.Type DF         MFD STRUCT         Seg.# 1,4         Method: R05         Class         Area 210         Eff Area 210           Length 7         Width 30         Foundation         Ex. Wall         Roof Cover
		Roof Style Floor Plumbing
		Lump Sum Except Code/Year Comments
		Out Buildings and Skirting  Seg.Type MHSK MFD STRUCT Seg. # 1,2 Method: M04 Class Area 168 Eff Area 168
		Length Width Foundation Ex. Wall METAL Roof Cover Roof Style Floor Plumbing
		Flumbing   Flumbing   Heat   Int. Comp.   Elect.   Yr. Bit. 1978   Eff. Yr. Bit. 1978   Eff. Yr. Bit. 1978   Eff. Yr. Bit. 1978   Econ
		Lump Sum Except Code/Year Comments
		Some interior updates.
		and the second s





**Date Printed:** 6/6/2024

## **Appraiser Sales Verification From**

Primary Acct:

128654

MTL: MaSaNh/P.Class:

082W06DA00500 1705000/019

Appraiser: MS Acct:

THERESA SWEARINGEN

128654

C:+	4460	FCCEV	c = c =	CAIENA	OR 97317
VITIIC.	4450	F / / F X	<b>\ I \ F</b>	$\Delta I = IM$	11K 4/31/

**Grantor:** 

STETSON, JAMES DALE

**Grantee:** 

DORSON III, MELVIN L

Deed: MS
Accts In Sale: 1
Sale Date: 3/1/2024
Sale Price: 91,200

Total Sale RMV:
Land:
OSD:
Imp:

Code: 33 Grand Total: 55710

Ratio: 61

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Appraiser: \_\_\_\_\_ Date: \_\_\_\_

Contact:	Phone/email:			
1.	Was the property listed on the open market? Days: MLS: MLS: MLS:	Υ	N	
2.	Was property other than real estate included in the sale?  Describe: Est. \$:	Υ	N	
3.	Did the seller pay closing costs or make other concessions? \$	Υ	N	
4.	Was the sale between related parties? (business or family)	Υ	N	
5.	5. Was this a distressed sale? E.g. foreclosure, short, court order, etc			
6.	Condition at time of sale:   Poor   Fair   Avg.   Good   Exc.    Describe:	Y 	N	
7.	If yes, describe:	Y 	N	
Commer	nts:			
			_	