

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

6/6/2024

Acct ID: 130460 MTL: 082W060001300P1 Date: 7/15/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 3302 TURNER RD SE SALEM, OR 97302 MaSaNh: 17 05 000 Unit: 142252 Year: 2024

Last Date Appraised: 06/05/2018 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: COWAN, ALEXANDER JOHN

Roll Type: MS

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

AV: 37700

RMV Land: 0 RMV Imp: 37700 RMV Total: 37700 MAV: 45360 MSAV: 0

SAV: 0

Comment: LAKESIDE VILLAGE, MS SERIAL # IDFL2ABF060404627, X # X00190763, PERSONAL MS

Notations

update RMV 5/10

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: 1985 Eff Year Blt: 1985 Sq.Ft: 1620 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 60x27 RMV: 37700

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	<u>1586</u> 1620	<u>3</u> 0	FB-2	1985	<u>1985</u>	BATH - 2, BATH+, FP - 1, KIT, HVAC+, ROOF+, SKIRT	<u>Y</u> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	296	<u>1985</u>	1302	0	<u>Y</u> N
GARDEN SHED	5	128	<u>1985</u>	397	0	<u>Y</u> N
ROOF EXTENSION OR PATIO COVER	5	560	<u>1985</u>	3248	0	<u>Y</u> N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*MLS
NO INFO*

*Outgum
w/m.*

M130460 **BUILDING DIAGRAM AND OUTBUILDINGS**

ACCT NO: X190763 MAP NO: TAX LOT:

CALCULATIONS: 27 X 60
 25 X 17 = 425
 27 X 43 = 1161
 1586

LAKESIDE VILLAGE

MEASUREMENT VERIFIED	YR BLT: 85	ADDRESS: 3302 TURNER RD SE	SALES Date	Amt
DATE: 07-22-85 6-16-94	BY: 65 65	REMARKS:	6-5-8	102 20 00
3-5-14	054	SALE		
		BUILDER: FLEETWOOD GLENBROOK		

M130460 082W06 01300 Appr # 202 Date 12/15/14 Prog Class 010 Prog Code T57
 Situs Address 3302 TURNER RD SE Franchises Code 02 Year For: 2016-2019
 Owner SUPERIOR HOMES LLC
 Tags Cycle (Status Verification) Other: TTD LCB Insp. Pictom. MLS
 Notes: Cycle Status Verification

RMV Imp: 27,380	RMV Total: 27,380	M50 Total: 27,380
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Seg. Type MA
 Make: FLEETWOOD Model: GLENBROOK Class SD Area 1620 Eff Area 1620 Length 60 Width 27
 Plumbing BATH1 Heat/DI Fireplace: IRTI: Inter. Comp: DSP:DW:11&F Bedrooms:
 Year Built 1985 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes MSLCMD Qty 25-4 % Comp Func Econ RMV 22,100
 Lump Sum Except Code/Year Comments (214-1)

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 560 Eff Area 560
 Length Width Foundation Floor Ex. Wall Plumbing Roof Cover
 Roof Style Year Built Eff. Year Built 1985 Cond. P F A G E % Comp Econ RMV: 2,610
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 296 Eff Area 296
 Length 14 Width 8 Foundation Floor Ex. Wall Plumbing Roof Cover
 Roof Style Year Built Eff. Year Built 1985 Cond. P F A G E % Comp Econ RMV: 920
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type M1SK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 175 Eff Area 175
 Length Width Foundation Floor Ex. Wall METAL Roof Cover
 Roof Style Year Built Eff. Year Built 1985 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 240
 Lump Sum Except Code/Year Comments

Seg. Type GS RESIDENTIAL Seg. # 2.1 Method: R05 Class Area 128 Eff Area 128
 Length 16 Width 8 Foundation Floor DIRT Ex. Wall Plumbing Roof Cover COMP
 Roof Style FLAT Heat Int. Comp. Elect. Yr. Bilt. 1985 Eff. Yr. Bilt. 1970
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 1,510
 Lump Sum Except Code/Year Comments

*Clear
loop
drop
2500 steel
Flg
Labor built in*



3302

FOR SALE
Call [phone number]
[agent name]
[agent phone number]

2018. 6. 5



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 130460
MTL: 082W060001300
MaSaHh/P.Class: 1705000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
130460

Situs: 3302 TURNER RD SE SALEM, OR 97302

Grantor:
BENEFIEL, DEBORAH A &

Grantee:
COWAN, ALEXANDER JOHN

Deed: MS
Accts In Sale: 1
Sale Date: 1/5/2024
Sale Price: 82,250
Code: 00
Ratio: 46

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 37700

Attempt	Date/Time	Reason
1 st	7/10/24 12:00	LCB
2 nd		

Contact: Jenessa Phone/email: 541-981-0068

- Was the property listed on the open market? Days: 58 MLS: 816084 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: From friend who lived next to seller

Appraiser: 02 Date: 7/10/24