

Acct ID: 128970 MTL: 062W31D000300P1 Date: 7/12/24 Appr: 02 ts 8-5-24 6/6/2024
Prop Class: 019 RMV Prop Class: 019

Situs: 4351 LARCH LOOP NE SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 128970 Year: 2024

Last Date Appraised: 06/22/2011 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BOLAND, DONNA Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TCO INSP AV: 26900

RMV Land: 0 RMV Imp: 26900 RMV Total: 26900 MAV: 34070 MSAV: 0 SAV: 0

Comment: SHADY ACRES M.H.P., MS SERIAL # MD2121AB, X # X00162322, PERSONAL MS

Notations

No notation data available. update Inv B/D

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1979 Eff Year Blt: 1982 Sq.Ft: 1152 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 26900
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	1152	3	FB-2	1979	1982	BATH - 2, KIT, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	288	1982	1728	0	Y N
ROOF EXTENSION OR PATIO COVER	5	258	1982	1496	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
new roof
ext paint
HVAC, floods
full bath remodel
Photos
view not
Bldg
2-Kit cats
new bath

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M128970 MAP NO: _____ TAX LOT: _____

CALCULATIONS: _____ SCALE: 1" = 20'

Shady Acres

MEASUREMENT VERIFIED		YR BLT: <u>79</u>	ADDRESS: <u>4351 TAREN LOOP NE</u>	SALES Date	Amt.
DATE	BY	REMARKS:	BUILDER: <u>Bendix Paramount</u>		
<u>7/14/07</u>	<u>05</u>				
<u>3-27-95</u>	<u>79</u>				
<u>4-20-04</u>	<u>28</u>				
<u>6-22-11</u>	<u>074</u>	<u>NV</u>			

M128970 062W31D 00500 Appr # 074 Date 6-22-11 Prop Class 019 p. 27 - STAND
 Situs Address 4351 LARGELP NE Franchise Code 04 Year For: 2011-2012
 Owner JANSON FT DTD 4/5/06 & 503-762-1915
 Tags Cycle Sales Verification Other: For sale - no home buyers yet

Notes: _____

RMV Imp: 15,420	RMV Total: 15,420	MSO Total: 15,420
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Seg. Type MA	Seg. # 1.1	Method M04	Class 5D	Area 1152	Eff Area 1152	Length 48	Width 24
Make: BENDIX	Model: PARAMOUNT	Intfinish: PANEL	Roof Cover COMP				
Plumbing BATH2	Heat HP	Fireplace	Inter. Comp: CKTP, OVEN, S, DW, DSP	Bedrooms 3			
Year Built 1979	Eff. Year Built 1979	1982	Cond. P F <u>A</u> G E				
Adj Codes MSLCMD	City <u>5</u>	% Comp	Func	Econ	RMV 12,070		
Lump Sum	Except Code/Year	Comments	<u>listed for 24,500 (6/2011) now 19,000.</u>				

Accessory Improvements (5000 care)

Seg. Type PA	Seg. # 1.3	Method: R05	Class	Area 258	Eff Area 258	
Length	Width	Year Built: 1979	Cond. P F <u>A</u> G E	% Comp	Econ	RMV: 1,160
Lump Sum	Except Code/Year	Comments				

Seg. Type EP	Seg. # 1.4	Method: <u>ETS</u>	Class <u>(3)</u>	Area 288	Eff Area 288	
Length 24	Width 12	Year Built: <u>1982</u>	Cond. P F <u>A</u> G E	% Comp	Econ	RMV: 2,000
Lump Sum	Except Code/Year	Comments				

Out Buildings and Skirting

Seg. Type MHSK	Seg. # 1.2	Method: M04	Class	Area 144	Eff Area 144
Length	Width	Foundation	Ex. Wall METAL	Roof Cover	
Roof Style	Floor	Plumbing			
Heat	Int. Comp.	Elect.	Yr. Blt: 1979	Eff. Yr. Blt: 1979	
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ	RMV: 190
Lump Sum	Except Code/Year	Comments			





Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/6/2024

Appraiser Sales Verification From

Primary Acct: 128970
MTL: 062W31D000300
MaSaNh/P.Class: 1305003/019
Appraiser: THERESA
MS Acct: SWEARINGEN
128970

Situs: 4351 LARCH LOOP NE SALEM, OR 97305

Grantor:
Roney, Justin

Grantee:
BOLAND, DONNA

Deed: MS
Accts In Sale: 1
Sale Date: 3/8/2024
Sale Price: 56,175
Code: 00
Ratio: 48

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 26900

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Donna Phone/email: _____

- Was the property listed on the open market? Days: 80 MLS: 812042 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? \$ split closing costs \$3,500 each. 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: Dry Rot in Sun Room Re Built -
Other issues repaired when found
Electrical, Sewer, new gutters

Comments: Fair for Market

Appraiser: 02 Date: 7/12/24