



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 550547  
MTL: 072W05CA04100  
MaSaNh/P.Class: 0400000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 4746 PAUL CT NE SALEM, OR 97305

Grantor:  
PEREZ, ELIZABETH J &

Grantee:  
XIONG, YUPENG

Deed: 44860418  
Accts In Sale: 1  
Sale Date: 05/07/2021  
Sale Price: 311,000  
Code: 00 33  
Ratio: 76.00

Total Sale RMV:  
Land: 80000  
OSD: 15000  
Imp: 141310  
Grand Total: 236310

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

Contact: Yupeng Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 73 MLS: 774039 Realtor App  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... unsure  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: small things replaced.  Y  N

Comments: Felt paid Fair price

Appraiser: 02 Date: 8/30/21