



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 553576  
 MTL: 072W18BD06300  
 MaSaNh/P.Class: 0400000/101  
 Related MH Acct: n/a

Date Printed: 3/16/2022

Situs: 2895 PHIPPS LN NE SALEM OR 97305

Grantor:  
KITTELSON, STEFENIE

Grantee:  
HERRMANN, CHRISTINA M

Deed: 45730475  
**Accts In Sale: n/a**  
 Sale Date: 12/14/2021  
 Sale Price: 350000  
 Code: 0033  
 Ratio: 77

Total Sale RMV:  
 Land: 108000  
 OSD: 15000  
 Imp: 144960  
 Grand Total: 267960

Attempt	Date/Time	Reason
1 <sup>st</sup>	3-22 11:15	LCB
2 <sup>nd</sup>		

Contact: Christina Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 34 MLS: 785923 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: furnace  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: OS Date: 3-22-22