



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 577832  
MTL: 072W18DC07700  
MaSaNh/P.Class: 0400000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 4396 ROSELAWN DR NE SALEM, OR 97305

Grantor:  
AVINA-SEPULVEDA, MAURICIO

Grantee:  
MARQUEZ, JUAN PABLO ARISTA

Deed: 44810407  
Accts In Sale: 1  
Sale Date: 04/26/2021  
Sale Price: 355,000  
Code: 00 33  
Ratio: 68.00

Total Sale RMV:  
Land: 80000  
OSD: 15000  
Imp: 148100  
Grand Total: 243100

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

Contact: Mrs. Owner Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 46 MLS: 774686 Realtor.com  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: Felt paid Fair price

Appraiser: 02 Date: 8/30/21