



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 555877  
MTL: 072W30AD10100  
MaSaNh/P.Class: 0400000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 451 45TH CT NE SALEM, OR 97301

Grantor:  
SNIDER, KATHERINE B

Grantee:  
MONTERO, AGUSTIN RAMIREZ

Deed: 44650181  
Accts In Sale: 1  
Sale Date: 03/19/2021  
Sale Price: 293,000  
Code: 00  
Ratio: 76.00 <sup>33</sup>  
<sub>80</sub>

Total Sale RMV:  
Land: 80000  
OSD: 15,000  
Imp: 142060  
Grand Total: 222060  
<sub>237,060</sub>

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/31/21 10:02	LCB
2 <sup>nd</sup>		

Contact: Agustin Phone/email: Realtor

- Was the property listed on the open market? Days: 39 MLS: 773140  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...  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: electrical repaired  
\_\_\_\_\_  
\_\_\_\_\_

Comments: 5% over asking Felt Paid Fair Price for market

Appraiser: 02 Date: 8/31/21