



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 544281  
MTL: 073W02CA00400  
MaSaNh/P.Class: 0300002/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 4669 THORMAN AVE NE KEIZER, OR 97303

Grantor:  
MEUCHEL, DAWN & MEUCHEL, JEFF

Grantee:  
GUTIERREZ, ADRIAN BRIAN

Deed: 44580457  
Accts In Sale: 1  
Sale Date: 03/05/2021  
Sale Price: 305,000  
Code: ~~00~~ 30 GM  
Ratio: 68.00

Total Sale RMV:  
Land: 72500  
OSD:  
Imp: 133500  
Grand Total: 206000

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

Contact: no contact Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 29 MLS: 773461  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. |  N  
Describe: prior remod
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments: sold 12 mos earlier  
Multiple offers. Sold for 5% more than list price.

Appraiser: 90 Date: 9/10/21