



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 526198  
MTL: 073W13BD04500  
MaSanh/P.Class: 0500000/101  
MH Acct:

Date Printed: 6/4/2021

Situs: 3020 EVERGREEN AVE NE SALEM, OR 97301

Grantor:  
JOHNSTON, KIT C & JOHNSTON, DAHN M

Grantee:  
LESTER, JUSTIN WEAVER

Deed: 44320010  
Accts In Sale: 1  
Sale Date: 01/07/2021  
Sale Price: 284,000  
Code: 00 **30**  
Ratio: 70.00

Total Sale RMV:  
Land: 80000  
OSD: 15000  
Imp: 104280  
Grand Total: 199280

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/13/21	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 45 MLS: 770470  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: new roof, view window, updated kitchen
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments: left call back no response

Appraiser: 24 Date: 8/13/21