



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 571914
MTL: 073W14BC13500
MaSaNh/P.Class: 0500002/101
MH Acct:

Date Printed: 6/4/2021

Situs: 2495 5TH ST NE SALEM, OR 97301

Grantor:
VITYUKOV, ANDREY & VITYUKOV, LILIYA

Grantee:
LAPHAM, CAPELLA CROWFOOT

Deed: 44350449 Total Sale RMV:
Accts In Sale: 1 Land: 61500
Sale Date: 01/14/2021 OSD: 12500
Sale Price: 300,000 Imp: 159610
Code: 33 GM Grand Total: 233610
Ratio: 78.00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Capella Phone/email: _____

- Was the property listed on the open market? Days: 65 MLS: 770979 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? \$ 4650 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: water leaks in bathrooms, needs new shower/tub
- Have any improvements been made since the time of sale? Y N
If yes, describe: sanded + finished floors on m42
new flooring in bedroom

Comments:

Appraiser: 24 Date: 7/26/21