



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 591509  
MTL: 073W34DD09200  
MaSaNh/P.Class: 0600000/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 2957 SUMMER ST SE SALEM, OR 97302

Grantor:  
THORP, JAMES P & THORP, CORINNE A

Grantee:  
SMITH, COLE XANTHONY

Deed: 44680012  
Accts In Sale: 1  
Sale Date: 03/25/2021  
Sale Price: 360,000  
Code: 00 33 GM  
Ratio: 79.00

Total Sale RMV:  
Land: 80000  
OSD:  
Imp: 203680  
Grand Total: 283680

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

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

- Was the property listed on the open market? Days: 4 MLS: 773278  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? \$ 1,000  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: well maintained
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments: Recent visit. Changes bring Ratio in line.

Appraiser: 72 Date: 8/16/21