



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 585108  
MTL: 073W35BB04700  
MaSaNh/P.Class: 0500002/101  
MH Acct:

Date Printed: 7/29/2021

Situs: 1286 15TH ST SE SALEM, OR 97302

Grantor:  
WOODS, IAN MICHAEL

Grantee:  
NEPOTE, ACCACIA DENEA

Deed: 44610005  
Accts In Sale: 1  
Sale Date: 03/10/2021  
Sale Price: 275,000  
Code: 00 ~~30~~ GM  
Ratio: ~~48.00~~ 71.79

Total Sale RMV:  
Land: 61500  
OSD:  
Imp: 70280  
Grand Total: ~~131780~~ 197,430

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: 54 MLS: 772768  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: Remodeled
- Have any improvements been made since the time of sale?  Y  N  
If yes, describe: \_\_\_\_\_

Comments:  
Sold for 4% more than list price.

Appraiser: 90 Date: 9/22/21