



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 583289
MTL: 083W03BD04600
MaSaNh/P.Class: 0600002/101
MH Acct:

Date Printed: 7/29/2021

Situs: 3460 NEEF AVE SE SALEM, OR 97302

Grantor:
ADAMS, TARA

Grantee:
SANCHEZ, CLAUDIA MENDOZA

Deed: 44490416
Accts In Sale: 1
Sale Date: 02/16/2021
Sale Price: 258,900
Code: ~~00~~ 20 GM
Ratio: 75.00

Total Sale RMV:
Land: 80000
OSD:
Imp: 112930
Grand Total: 192930

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Claudia Sanchez Phone/email: _____

- Was the property listed on the open market? Days: 39 MLS: 772371 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? \$ 5,000 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: Needed several repairs after purchase that didn't come up on inspection.
- Have any improvements been made since the time of sale? Y N
If yes, describe: Made over \$6k in repairs so far. -replaced water heater, repaired elec issues.

Comments:
Buyer wouldn't have purchased if all repairs needed had come up on inspection.

Appraiser: 72 Date: 8/16/21