



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 591946
MTL: 083W03DC00900
MaSaNh/P.Class: 0600000/101
MH Acct:

Date Printed: 7/29/2021

Situs: 845 SPEARS AVE SE SALEM, OR 97302

Grantor:
SMITH FAM TR

Grantee:
WELTER, TRACI LYNN

Deed: 44550361
Accts In Sale: 1
Sale Date: 02/26/2021
Sale Price: 305,500 ✓
Code: 00 06
Ratio: 73.00

Total Sale RMV:
Land: 80000
OSD:
Imp: 142400
Grand Total: 222400

Attempt	Date/Time	Reason
1 st	8/30 8:55	LCB
2 nd	9-1 10:30	JTO

Contact: Traci Phone/email: _____

- Was the property listed on the open market? Days: 42 MLS: 774220 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) Friend of a friend 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: _____
- Have any improvements been made since the time of sale? Y N
If yes, describe: paint, range, A/C, ROOF

Comments: Owner says she thought she got a little bit of a discount on the price

Appraiser: JT Date: 8-30-21