



Prop ID: 578052 MLS#: 775917 Instrument # 2021-5575

Situs: 3362 River Rd S
Salem, OR 97302

*grantee: Julie Sobel
503-990-3711*

Sale Type: 33 Sale Price: 369,900 Sale Date 4/14/21

Verified With: Julie Sobel (buyer/seller/other)

Phone# or Email: 503-990-3711

- | | Yes / No |
|---|--|
| 1. Was the property listed on the open market? (MLS/FSBO/online/other) <u>775917</u> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Was a realtor involved? | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. Was the sale between related parties? (business/family/other) | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 4. Did you shop around? How long? <u>Several Months</u> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 5. Was there trade involved? Estimated value: _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 7. Did you pay any back taxes? | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 8. Did the seller pay any closing costs or any other concessions? \$ _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 9. Were you under any pressure to buy / sell the property? <u>Tough market</u> | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 10. Do you feel the price paid was fair market value? | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 11. Condition at sale: <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent | |

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Have any improvements been made to the property since time of purchase?

Description _____

Appraiser 72

Date 8/19/21