



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 532023
MTL: 083W10BA07100
MaSaNh/P.Class: 0600000/101
MH Acct:

*includes tax 7200
7300*

Date Printed: 7/29/2021

Situs: 4252 GARDNER RD SE SALEM, OR 97302

Grantor:
ROKUSEK, ASHLEY DAWN

Grantee:
DEY, SHARON D

Deed: 44870279
Accts In Sale: 3
Sale Date: 05/10/2021
Sale Price: 210,000
Code: 00 33
Ratio: 68.00

Total Sale RMV:
Land: 83200
OSD: 15000
Imp: 44510
Grand Total: 142710

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Ashley Rokusek Phone/email: _____

- Was the property listed on the open market? Days: 21 MLS: 776154 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? \$ 3K for sewer imp 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. | N
Describe: Well Maintained
- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:
Cash sale + seller rent back for 6 months at
no cost. Increased EMB, updated inventory, Added y1, + GS to
calc.

tax 7300 has 12x12 MP

Appraiser: 72 Date: 8/18/21