



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 353051
MTL: 083W11BA01700
MaSaNh/P.Class: 0600003/101
MH Acct:

Date Printed: 7/29/2021

Situs: 4104 BRADEN LN SE SALEM, OR 97302

Grantor:
NITTI, PHILIP L II & NITTI, CASSANDA M

Grantee:
JOHNSON, AARON JAY

Deed: 44760053
Accts In Sale: 1
Sale Date: 04/12/2021
Sale Price: 725,000
Code: 33 GM
Ratio: 77.00

Total Sale RMV:
Land: 101610
OSD: 15000
Imp: 440430
Grand Total: 557040

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 195 MLS: 768875 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: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: Confirmed Sale

Appraiser: 05 Date: 8-27-21