



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 575559
MTL: 083W14CC02101
MaSaNh/P.Class: 0600000/100
MH Acct:

Date Printed: 7/29/2021

Situs: 1523 JONMART AVE SE SALEM, OR 97306

Grantor:
MCJUNKIN, ADRIAN

Grantee:
JONMART PLACE LLC

Deed: 44500057
Accts In Sale: 1
Sale Date: 02/16/2021
Sale Price: 54,597
Code: 0020 GM
Ratio: 153.00

Total Sale RMV:
Land: 83600
OSD:
Imp: 0
Grand Total: 83600

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Adrian McJunkin Phone/email: 503-587-0101

- Was the property listed on the open market? Days: _____ MLS: _____ 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? \$ N/A 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: Bare lot
- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:
Buyer purchases bare land. They looked up and contacted the seller. Seller offered 50K and they negotiated to 54,597. No appraisal done.

Appraiser: 72 Date: 9/2/21