

lak 10.25.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **GM 10-29-24**

Print Date:

9/20/2024

Acct ID: 125079 MTL: 083W23DC04000P1 Date: 9-20-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 2055 NOCTURNE CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 140270 Year: 2024

Last Date Appraised: 09/07/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HIRD, JAMES C Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP 785651 AV: 12960

RMV Land: 0 RMV Imp: 39710 RMV Total: 39710 MAV: 12960 MSAV: 0 SAV: 0

Comment: 23-24: L3, 9.7.22 TS//

update inventory

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

EMIS

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Improvement Detail

MARION County

For Assessment Year 2024

Account ID 125075

Map 083W23DC04000P1

Mailing HIRD, JAMES C
HIRD, MANUELA
2055 NOCTURNE CT SE
SALEM OR 97306

Situs 2055 NOCTURNE CT SE SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 09/07/2022

Appraisal Area 16-05-003

Stat Class 454 - MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	Taxable		MAV Exception	AV	Sqft	
								RMV	RMV				
1	24010	1973	1973	100	20	231	Tabled	39,710	39,710	12,960	0	12,960	840

Rooms: 2 - BD, 1 - FB, 1 - HB

Description	Floor Segments				Class	Comp %	OR %	Sqft	RCN
	Yr Blt	Eff Yr	% Good						
First Floor	1973	1973	20		5	100		840	78,046

EVB = GOMAN

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING <i>HVAC</i>	840	330	1st	BATH - FULL	1	693
1st	ABOVE CLASS ROOF	840	0	1st	BATH - HALF	1	462
1st	AVERAGE CLASS SKIRTING	0	752	1st	BELOW CLASS KITCHEN	1	647

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1973	492		2,854

Totals

Description	RMV
First Floor	\$18,493
Inventory	\$0
Accessories	\$2,854
Calculation	Tabled
Trend	186.00 %
Total RMV	\$39,710

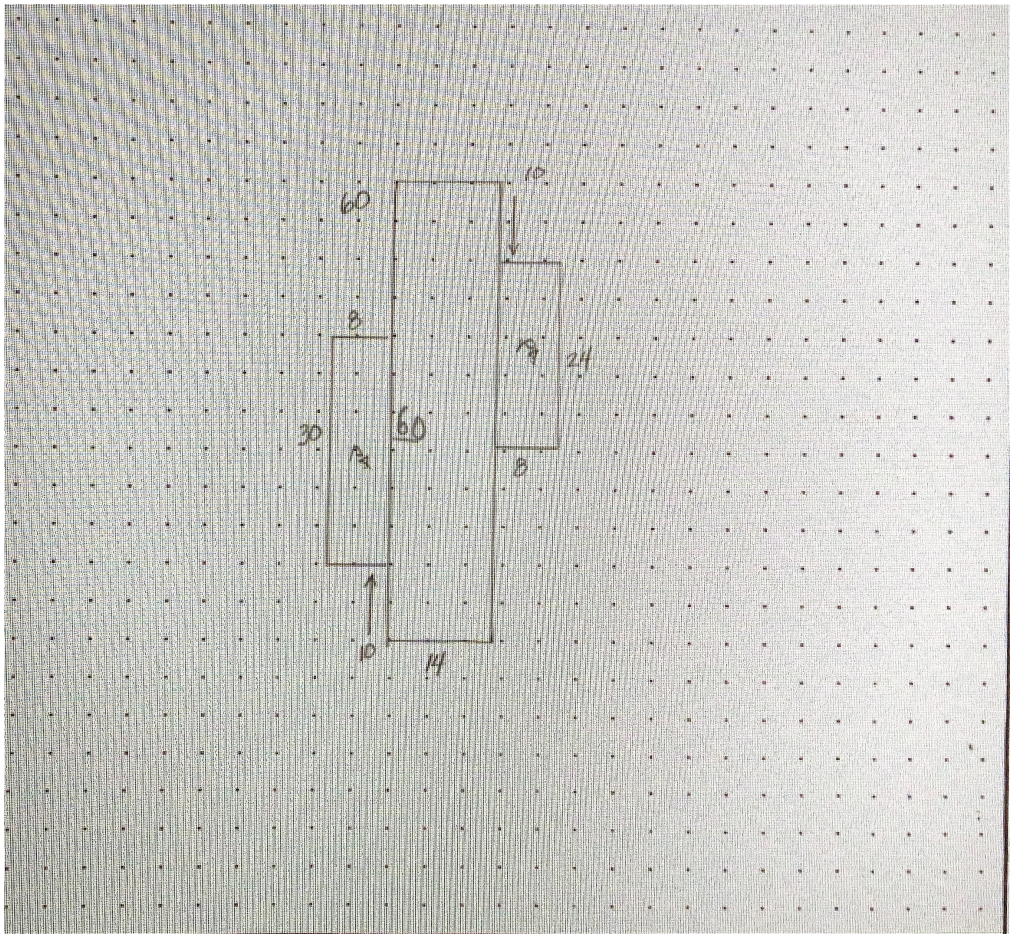
Size Breakdown

Finished 840

Goman = roof, paint, floor

Comments 23-24: Update invent per TS, i/o mwiltse 2-3-23//

16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. INV-UPDATES. DT4. 09/05/08. 01-02: REAPPRAISAL



MUS sold \$52,000 2/2022 (pics) New
paint, floor, roof,

SV 23-24

#2 L3

9/17/22

Input mwiltse 2-3-23

Improvement Detail

MARION County

For Assessment Year 2022

MIS 785251
P.O.

Account ID 125079

Map 083W23DC04000P1

Appraiser THERESA SWEARINGEN

Inspected 10/07/2015

Mailing HIRD, JAMES C
2055 NOCTURNE CT SE
SALEM OR 97306

Appraisal Area 06-05-003

Stat Class 454 - MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Situs 2055 NOCTURNE CT SE SALEM OR 97306

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1973	1973	100	20	194	Tabled	16,170	16,170	11,880	0	11,880	840

Rooms: 2 - BD, 1 - FB, 1 - HB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1973	1973	20	5	100		840	65,545

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	1	582	1st	ROOF COVER - METAL	840	0
1st	BATH - HALF	1	388	1st	SKIRTING - METAL	148	158
1st	FORCED AIR	840	0	1st	WOOD PANELING	840	0
1st	HOOD & FAN	1	159				

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1973	492		1,771

Totals

Description	RMV
First Floor	\$14,396
Inventory	\$0
Accessories	\$1,771
Trend	100.00 %
Total RMV	\$16,170

Size Breakdown

Finished	840
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Comments 16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. INV-UPDATES. DT4. 09/05/08. 01-02: REAPPRAISAL

update RMV AD

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

8/16/2022 9:56:44 AM

Account #	125079	Tax Status	ASSESSABLE
Code - Tax #	24010	Acct Status	ACTIVE
Mailing Address	HIRD, JAMES C 2055 NOCTURNE CT SE SALEM OR 97306	Subtype	PERSONAL
		Home ID	172405
		X Number	X00091074

Situs Address	Situs City
2055 NOCTURNE CT SE	SALEM

Appraiser THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
24010	IMPR.	\$16,170	\$11,880	\$11,880	100%	IMPR.

Manufactured Structure Information			
VIN #	14153	Stat Class	454
Brand	MODULINE	Quality	100
Model	OLYMPIAN	Condition	
Year Built	1973	MA / SA / NH	06 / 05 / 003
Sticker #		Bedrooms / Baths	2 / 2

Real Property Information			
Real Account ID	591780	MA / SA / NH	06 / 07 / 000
Map	083W23DC04000	Property Class	707
Unit	6346	RMV Class	707
Park Name	SOUTHBROOK M.P.		
Comments	LEVEL 2 LS89 090320//		

Floors

Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	5	840	S		14,396
DIMENSIONS: 14 X 60					

Inventory

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	1	582	WOOD PANELING	1	0
BATH - HALF	1	388	HOOD & FAN	1	159
SKIRTING - METAL	148	158	ROOF COVER - METAL	1	0
FORCED AIR	1	0			
Total Inventory RMV					1287

Accessories

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1973	492		1771
Total Accessories RMV				1771

Exemptions / Special Assessments / Potential Liability

Type

SPECIAL ASSESSMENT(S):

TYPE	MFD COMMUNITIES RES CTR	Amount	\$10.00
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Comments: 16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. INV-UPDATES. DT4. 09/05/08. 01-02: REAPPRAISAL



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125079
 MTL: 083W23DC04000
 MaSaNh/P.Class: P1
 MH Acct: All/019 -
 MANUFACTURED
 STRUCTURE; ON
 RESIDENTIAL
 PROPERTY
 All

Date Printed: 6/28/2022

Situs: 2055 NOCTURNE CT SE SALEM OR 97306

Grantor:
JENKINS, BOBBI

Grantee:
HIRD, JAMES C

Deed: Total Sale RMV:
 Accts In Sale: All Land:
 Sale Date: 2/24/2022 OSD:
 Sale Price: 52000 Imp: All
 Code: 33 - CONFIRMED SALE Grand Total: 16170
 Ratio: 0.31

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: 785651 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:

Appraiser: _____ Date: _____





9-7-22