

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/20/2024

Acct ID: 125441 MTL: 083W23DC03800P1 Date: 9-30-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 6835 20TH AVE SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 140377 Year: 2024 2025

Last Date Appraised: 01/03/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: MENDOZA, WALTER Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP 819 779 AV: 32860

RMV Land: 0 RMV Imp: 91930 RMV Total: 91930 MAV: 32860 MSAV: 0 SAV: 0

Comment: 23-24: L2 01.03.23 TS

**Notations**

No notation data available.

**OSDs**

No OSD data available.

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1973 Eff Year Blt: 1993 Sq.Ft: 1344 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 56x24 RMV: 91930  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	1344	2	FB-2	1973	1993	BATH - 2, FP - 1, KIT+, HVAC+, ROOF+, SKRT+ Exception: Y N

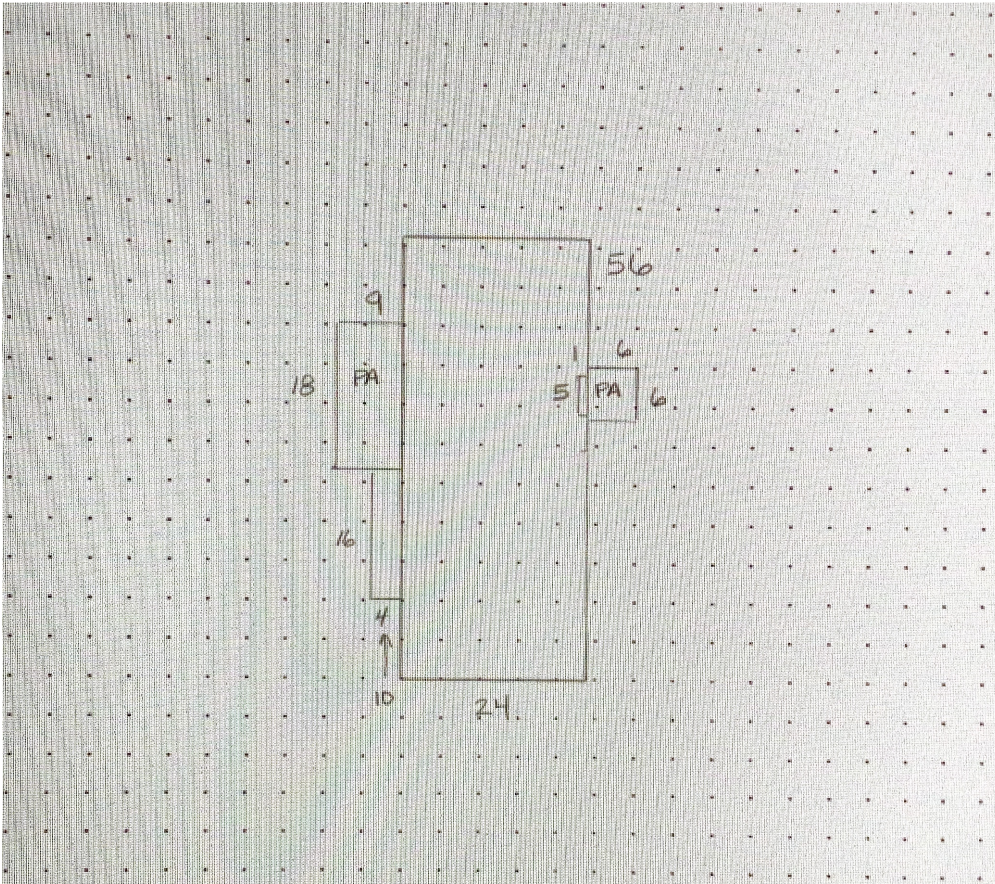
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	6	262	1993	2279	0 Exception: Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.





M/S Active (\$109,000 Cpics) New Floor,  
updated bath, well maintained

23-24 SV

L 2

1/3/23 #2

LCB

TTO

P.D

MIS 788918

# Improvement Detail

MARION County

For Assessment Year 2023

lak

Account ID 125441

Map 083W23DC03800P1

Mailing MENDOZA, WALTER  
MENDOZA, TRINA  
6835 20TH AVE SE  
SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 10/02/2015

Appraisal Area 06-05-003

Stat Class 466 - MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Situs 6835 20TH AVE SE SALEM OR 97306

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1973	1973	100	20	243	Tabled	30,510	30,510	31,910	0	30,510	1,344

Rooms: 2 - BD, 2 - FB

Description	Floor Segments						Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %		
First Floor	1973	1973	20	6	100		1,344	129,796

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,458	1st	HOOD & FAN	1	389
1st	COOKTOP	1	114	1st	ROOF COVER - METAL	1,344	(327)
1st	DISHWASHER	1	433	1st	SINGLE OVEN	1	146
1st	DISPOSAL	1	102	1st	SKIRTING - CINDER BLOCK	160	448
1st	HEARTH, PLAIN	1	194	1st	WOOD PANELING	0	0
1st	HEAT PUMP	1,344	653				

### Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1973	262		943

### Totals

Description	RMV	Size Breakdown
First Floor	\$29,569	Finished 1,344
Inventory	\$0	
Accessories	\$943	
Trend	100.00 %	
<b>Total RMV</b>	<b>\$30,510</b>	

Comments 16-17 CYCLE WORK N.C.// 01-02: REAPPRAISAL

update Inv & E/P  
I/O

**MARION COUNTY ASSESSOR**  
**Manufactured Structure Assessment Report**  
**FOR ASSESSMENT YEAR 2023**  
**NOT OFFICIAL VALUES**

12/8/2022 3:27:16 PM

<b>Account #</b>	125441	<b>Tax Status</b>	ASSESSABLE
<b>Code - Tax #</b>	24010	<b>Acct Status</b>	ACTIVE
<b>Mailing Address</b>	MENDOZA, WALTER MENDOZA, TRINA 6835 20TH AVE SE SALEM OR 97306	<b>Subtype</b>	PERSONAL
		<b>Home ID</b>	177870
		<b>X Number</b>	X00098269

<b>Situs Address</b>	<b>Situs City</b>
6835 20TH AVE SE	SALEM

**Appraiser** THERESA SWEARINGEN

Value Summary						
Code Area		RMV	MAV	AV	Trend %	RMV Exception
24010	IMPR.	\$30,510	\$31,910	\$30,510	100%	IMPR.

Manufactured Structure Information			
<b>VIN #</b>	2CKCD30530	<b>Stat Class</b>	466
<b>Brand</b>	GOLDENWEST	<b>Quality</b>	100
<b>Model</b>	SUNNYBROOK	<b>Condition</b>	
<b>Year Built</b>	1973	<b>MA / SA / NH</b>	06 / 05 / 003
<b>Sticker #</b>		<b>Bedrooms / Baths</b>	2 / 2

Real Property Information			
<b>Real Account ID</b>	591782	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23DC03800	<b>Property Class</b>	707
<b>Unit</b>	6348	<b>RMV Class</b>	707
<b>Park Name</b>	SOUTHBROOK M.P.		
<b>Comments</b>	LEVEL 2 LS89 090320//		

**Floors**

Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	6	1,344	S		29,569

DIMENSIONS: 24 X 56

**Inventory**

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1458	DISHWASHER	1	433
SKIRTING - CINDER BLOCK	160	448	DISPOSAL	1	102
HEARTH, PLAIN	1	194	HOOD & FAN	1	389
HEAT PUMP	1344	653	SINGLE OVEN	1	146
WOOD PANELING	1	0	ROOF COVER - METAL	1	-327
COOKTOP	1	114			
<b>Total Inventory RMV</b>					3610

**Accessories**

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1973	262		943
<b>Total Accessories RMV</b>				943

**Exemptions / Special Assessments / Potential Liability**

<b>Type</b>	SPECIAL ASSESSMENT(S):		
<b>TYPE</b>	MFD COMMUNITIES RES CTR	<b>Amount</b>	\$10.00

**Comments:** 16-17 CYCLE WORK N.C.// 01-02: REAPPRAISAL



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 125441  
MTL: 083W23DC03800  
MaSaNh/P.Class: 605003/19  
MH Acct: 125441

Date Printed: 12/1/2022

Situs: 6835 20TH AVE SE SALEM, OR 97306

**Grantor:**  
HODGES, DONNA J & HODGES, IAN

**Grantee:**  
MENDOZA, WALTER

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 4/1/2022  
**Sale Price:** 65,000  
**Code:** 0  
**Ratio:** 21 **73**

**Total Sale RMV:**  
**Land:** 0  
**OSD:**  
**Imp:** 13380  
**Grand Total:** 13380  
**48,040**

Attempt	Date/Time	Reason
1 <sup>st</sup>	1/3/23 12:53	LCB
2 <sup>nd</sup>		

Contact: trina Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 38 MLS: 788918 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: new floors and painted the entire home  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: felt paid fair price  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 02 Date: 1/12/23

1/19/23





10-02-15