

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GM 10-29-24**

Print Date:

9/20/2024

Acct ID: 125637 MTL: 083W23DC04300P1 Date: **9-20-24** Appr: **GM** Prop Class: 019 RMV Prop Class: 019

Situs: 2040 NOCTURNE CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 140456 Year: **2025**

Last Date Appraised: 09/21/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: **SIMMONS, JACK & WITTENBERG, DAVID** Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP **760377** AV: 28240

RMV Land: 0 RMV Imp: 53720 RMV Total: 53720 MAV: 28240 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 64X243BR2BD3601, X # X00102835, PERSONAL MS

**Add FP**  
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: 456 Year Blt: 1974 Eff Year Blt: 1986 Sq.Ft: 1440 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 53720

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	5	Finished	1440	3	FB-2	1974	1986	BATH - 2, KIT+, HVAC+, ROOF+, SKIRT <b>FP-1</b> Exception: Y N

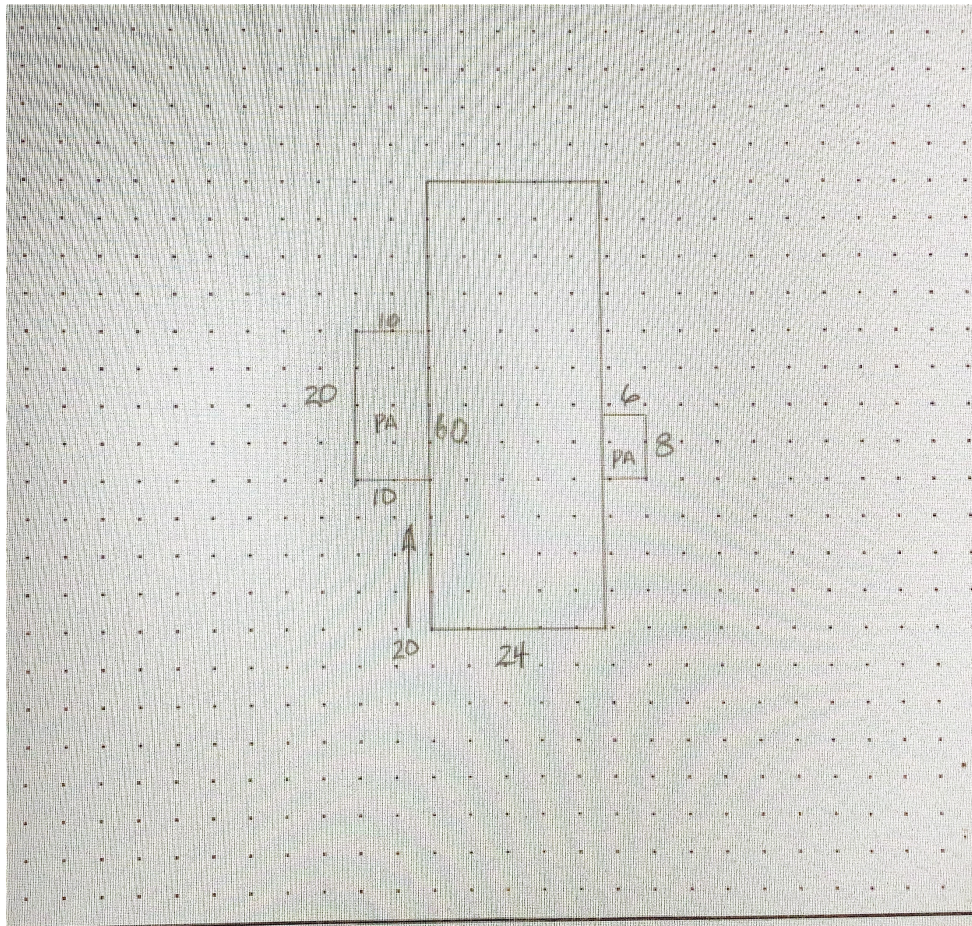
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	248	1986	1438	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





MCS sold \$26,900 3/2020 (pics) New  
Windows, original in service



M125637 083W23DC04300 Appr #: 02 Date 9-21-2020 Prop Class 019 Prop Code T56  
 Situs Address 2040 NOCTURNE CT SE Franchise Code 02 Year For: 2020-2021  
 Owner SIMMONS, JACK &  
 Tags Cycle Sales Verification Other: update trv  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: 22  
760377  
 RMV Imp: 40,040 RMV Total: 40,040 M50 Total: 25,110 Nbh Code: G

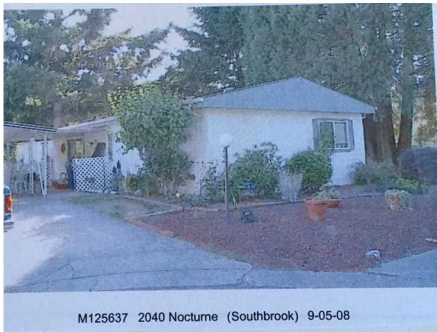
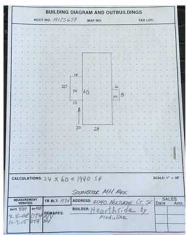
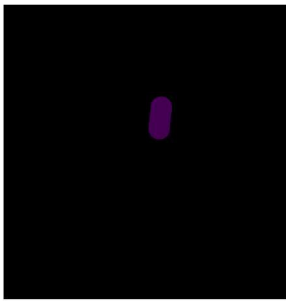
Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1440 Eff Area 1440 Length 60 Width 24  
 Make: MODULINE Model: HEARTHSIDE Intfinish: PANEL Roof Cover ARCMP Metal  
 Plumbing BATH2 Heat: FA HP Fireplace: HRTH- Inter. Comp: CKTP;OVEN-S;DW;H&F Bedrooms: 3-  
 Year Built 1974 Eff. Year Built 1986 Cond. P F A G E  
 Adj Codes MSLCMD Qty 5 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 37,890  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 248 Eff Area 248  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1974 Eff. Year Built: 1974 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,790  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings and Skirting**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 168 Eff Area 168  
 Length Width Foundation Ex. Wall METAL ✓ Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1974  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 360  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

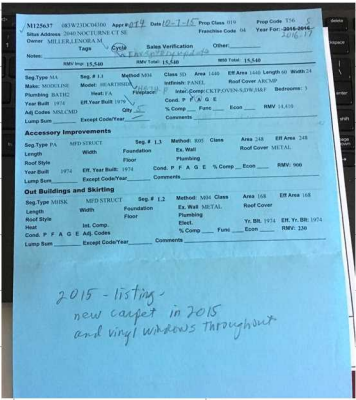


*V-Windows  
 new Roof  
 W.M.  
 O-Siding  
 NO-Pipe for F.P.*

*MLS  
 Pictures  
 V-windows  
 O-Kit CAB  
 Heat Pump*

M125637 2040 Nocturne (Southbrook) 9-05-08

**M125637**   083W23DC04300   Appr #: \_\_\_\_\_   Date \_\_\_\_\_   Prop Class 019   Prop Code T56  
 Situs Address 2040 NOCTURNE CT SE   Franchise Code 02   Year For: 2020-2021  
 Owner SIMMONS, JACK &  
 Tags Cycle Sales Verification Other: \_\_\_\_\_    TTO    LCB    Insp.    Pictom.    MLS  
 Notes: \_\_\_\_\_  
 RMV Imp: 40,040   RMV Total: 40,040   M50 Total: 25,110   Nbh Code: G

Segment					Land
Class					
Dim/Size					
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric					
Misc.					
Yr Blt					
Eff Yr					
Cond.					
% Good					
% Comp					
Lump Sum					
Except.Code					



**Land Segments**

Seg. No   Description   Schedule   Acres   Adjustment Codes   Exception Code

**Eff Acres   Companion Accounts**

Date \_\_\_\_\_ Clerk IK   **ROUTING SLIP**

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments 6-16-21

Appraiser response 02 TS   6-29-21

Reviewed by lead appraiser/comments \_\_\_\_\_





# Sales Verification Form

Date Printed: 7/23/2020

**PROP ID:** M125637      **Inst #:** BCD  
      

**MTL:** 083W23DC04300  
**LAND RMV:** \$0  
**IMP RMV:** \$40,040  
**TOTAL RMV:** \$40,040  
**SALE PRICE:** \$26,900  
**SALE TYPE:** 00

**FRANCHISE:** 02  
**PROP CLASS:** 019  
**STAT CLASS:** T56  
**ACRES:**  
**SALE RATIO:** 149  
**SALE DATE:** 03/17/2020

**ADDL PROPS:**  
**SITUS:** 2040 NOCTURNE CT SE  
 SALEM, OR 97306

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**SELLER NAME:** HOFFMAN, CHARLOTTE A  
 2040 NOCTURNE CT SE  
 SALEM, OR 97306

**BUYER NAME:** SIMMONS, JACK &  
 WITTENBERG, DAVID  
 2040 NOCTURNE CT SE  
 SALEM, OR 97306

**Person Contacted:** \_\_\_\_\_  
 Buyer     Seller (Phone) \_\_\_\_\_  
 Other (Phone) \_\_\_\_\_

Attempt	Date	Time	Result
1st			
2nd			

- Was the property listed on the open market? Yes / No  
   
 Days on Market: 28      MLS #: 760377
- Was other property besides real estate included in the sale (crops, livestock, timber, etc.)?    
 Description: \_\_\_\_\_ Value of other property, if known: \$ \_\_\_\_\_
- Did the seller pay any of your closing costs or any other concessions? \$ \_\_\_\_\_
- Was the sale between related parties (business or family)?
- Was this a distressed sale (e.g., foreclosure, shortsale, an estate, by court order, etc.)?
- Condition at time of sale     Poor     Fair     Avg.     Good     Excellent  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Have any improvements been made to the property since time of purchase?    
 If yes, describe improvements made: \_\_\_\_\_  
Replaced Roof, 3/4 of Flooring, Painting,  
Electrical panel, Vent Fans Bathrooms

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Appraiser # \_\_\_\_\_ Date \_\_\_\_\_









9/21/2020