

lak 10.14.24

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

Acct ID: 127789 MTL: 083W23DC02700P1 Date: 9-30-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 6845 FAIRWAY AVE SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 127789 Year: 2024

Last Date Appraised: 02/06/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: FLOYD, JAMES BRANDON Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 LCB TTO INSP 803127 AV: 27180

RMV Land: 0 RMV Imp: 85570 RMV Total: 85570 MAV: 27180 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 02.06.24 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: 446 + Year Blt: 1976 Eff Year Blt: 1993 Sq.Ft: 1152 % Complete: 100

Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: 48x24 RMV: 85570

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	Exception: Y N
First Floor	4 +	Finished	1152	2	FB-2	1976	1993	BATH - 2, KIT+, HVAC+, ROOF+, SKIRT	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	4	541	1993	893	0	Exception: Y N
PERSONAL MS VIEW	4	0	1993	10000	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	168	1993	1462	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

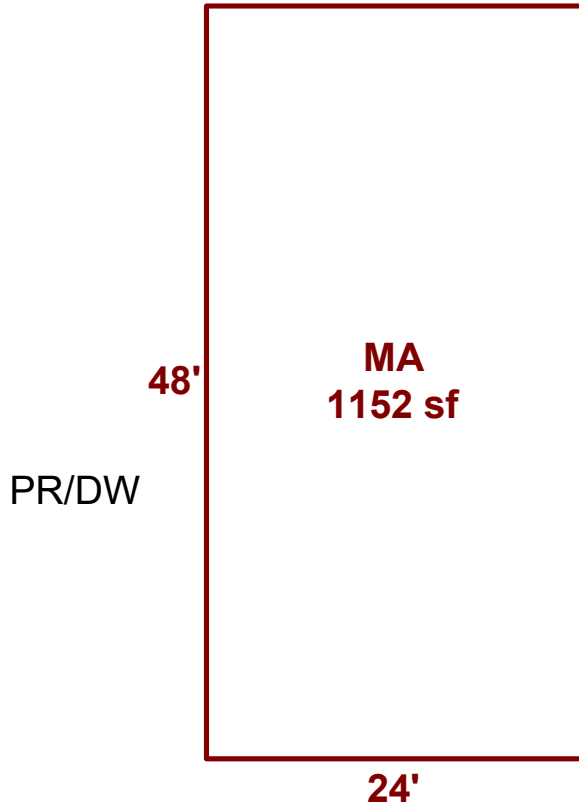
File No.: 127789 Parcel No.: 083W23DC02700  
 Property Address: 6845 FAIRWAY AVE SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**127789**

**083W23DC02700**

DW



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1152.0	144.0	1152.0
	Net LIVABLE	cnt	1 (rounded)		1,152

### COMMENT TABLE 1

APEXED BY LK 8-8-24

### COMMENT TABLE 2

2-6-24 SV TS

### COMMENT TABLE 3

APEXED BY

lak

Summary Clerk: Appr: 8-8-24

Clerk:

Lead Clerk:

Appr:

Print Date:

1/3/2024

Acct ID: 127789

MTL: 083W23DC02700P1

Date: 2/6/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 6845 FAIRWAY AVE SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 127789

ape

Year: 2024

Last Date Appraised: 03/15/2018

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: FLOYD, JAMES BRANDON

Roll Type: MS

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 27180

RMV Land: 0

RMV Imp: 32930

RMV Total: 32930

MAV: 27180

MSAV: 0

SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 02910532K, X # X00139850, Home ID 209646, PERSONAL MS

Notations

update class + E & B E/O

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: 446 Year Blt: 1976 Eff Year Blt: 1985 Sq.Ft: 1152 % Complete: 100

Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE

Dimensions: 48x24

RMV: 32930

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 44 4 Finished 1152 2 FB-2 1976 1985 KIT+, HVAC+, SKIRT, ROOF+, BATH - 2 Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

PATIO 4 541 1985 595 0 Exception: Y N

PERSONAL MS VIEW 4 0 10000 0 Exception: Y N

ROOF EXTENSION OR PATIO COVER 4 168 1985 974 0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS  
new roof, gutters  
HP, App. Baths  
w/ shower, w/ds  
BI's org kit cabinets  
new master Bath w/ vanity



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 1/8/2024

**Appraiser Sales Verification From**

Primary Acct: 127789  
MTL: 083W23DC02700  
MaSaNh/P.Class: 1605003/19  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
127789

Situs: 6845 FAIRWAY AVE SE SALEM, OR 97306

Grantor:  
CROSS, KARLAN ELISE

Grantee:  
FLOYD, JAMES BRANDON

Deed: MS  
Accts In Sale: 1  
Sale Date: 7/7/2023  
Sale Price: 105000  
Code: 0  
Ratio: 54

Total Sale RMV:  
Land:  
OSD:  
Imp: 56850  
Grand Total: 32930

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: James Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 102 MLS: 803127  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: Paint  
\_\_\_\_\_  
\_\_\_\_\_

Comments: purchase for lake view  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: 02 Date: 2/6/24



HOME  
FOR SALE  
560-89-1213

2018. 3. 15