

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

Acct ID: 127828 MTL: 083W23DC03100P1 Date: 9-30-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 6870 FAIRWAY AVE SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 141195 Year: 2024

Last Date Appraised: 04/26/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: MORGAN, DEE ANNA Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP 813511 AV: 28560

RMV Land: 0 RMV Imp: 65280 RMV Total: 65280 MAV: 28560 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 24X482BR14681, X # X00140560, PERSONAL MS

**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: 1977 Eff Year Blt: 1991 Sq.Ft: 1152 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 65280  
 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	1152	2	FB-2	1977	1991	BATH - 2, BATH+, KIT-, HVAC+, ROOF+, SKIRT Exception: Y N

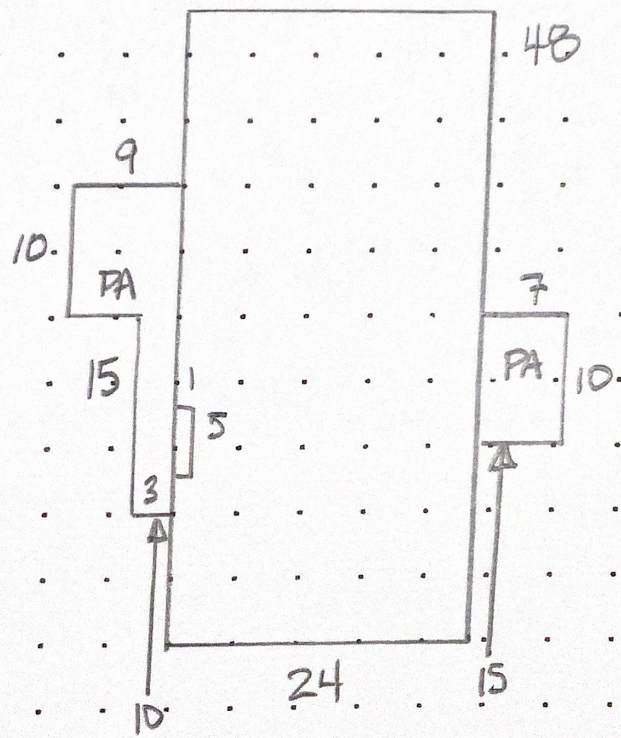
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	205	1991	1605	0 Exception: Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.





M127828 083W23DC03100 Appr #: 02 Date 4/26/21 Prop Class 019 Prop Code T56  
 Situs Address 6870 FAIRWAY AVE SE Franchise Code 02 Year For: 2021-2022  
 Owner VOLONAKIS, STEVE D &  
 Tags Cycle Sales Verification Other: update env  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: 764090  
 RMV Imp: 34,130 RMV Total: 34,130 M50 Total: 26,150 Nbh Code: G

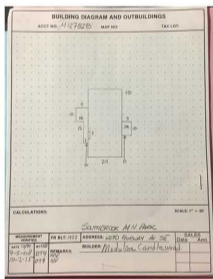
Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1152 Eff Area 1152 Length 48 Width 24  
 Make: MODULINE Model: CANDLEWOOD Intfinish: PANEL Roof Cover METAL  
 Plumbing BATH2, garden tub Heat: AC HP Fireplace: Inter. Comp: DW;H&F Bedrooms: 2  
 Year Built 1977 Eff. Year Built 1991 Cond. P F A G E  
 Adj Codes MSLCMD Qty 5+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 32,340  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Aj

**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 205 Eff Area 205  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1977 Eff. Year Built: 1977 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,480  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings and Skirting**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 144 Eff Area 144  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1977 Eff. Yr. Blt: 1991  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 310  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_



*V. windows  
 O-side  
 new F-Door  
 Clean  
 large window class*

*update  
 Large windows  
 V. windows  
 HP / Furnace  
 F. Door  
 App  
 H. to new wall  
 Pickups  
 B/E - Dining  
 Clean  
 O-K. Lab  
 garden tub*

*MLS Sold \$89,000 4/20/24 (pils)*

M127828 083W23DC03100 Appr #: 02 Date 4/26/21 Prop Class 019 Prop Code T56  
 Situs Address 6870 FAIRWAY AVE SE Franchise Code 02 Year For: 2021-2022  
 Owner VOLONAKIS, STEVE D &  
 Tags Cycle Sales Verification Other: update env  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: 764090  
 RMV Imp: 34,130 RMV Total: 34,130 M50 Total: 26,150 Nbh Code: G

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1152 Eff Area 1152 Length 48 Width 24  
 Make: MODULINE Model: CANDLEWOOD Intfinish: PANEL Roof Cover: METAL  
 Plumbing BATH2 Heat: AC HP Fireplace: Inter. Comp: DW;H&F Bedrooms: 2  
 Year Built 1977 Eff. Year Built: 1991 Cond. P F A G E  
 Adj Codes MSLCMD Qty 5+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 32,340  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Aj

**Accessory Improvements**  
 Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 205 Eff Area 205  
 Length Width Foundation Ex. Wall Roof Cover: METAL  
 Roof Style Floor Plumbing  
 Year Built 1977 Eff. Year Built: 1977 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,480  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings and Skirting**  
 Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 144 Eff Area 144  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1977 Eff. Yr. Blt: 1991  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 310  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**M127828** 083W23DC03100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T56  
 Situs Address 6870 FAIRWAY AVE SE Franchise Code 02 Year For: 2021-2022  
 Owner VOLONAKIS,STEVE D &  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_  
 RMV Imp: 34,130 RMV Total: 34,130 M50 Total: 26,150 Nbh Code: G

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



**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
---------	-------------	----------	-------	------------------	----------------

Eff Acres                      Companion Accounts

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

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

- Data entry reviewed by/comments  \_\_\_\_\_
- Appraiser response 02 TS 6-29-21 \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification Form**

Account: 127828  
MaSanh/Appr#: 605003/02  
Date Printed: 3/24/2021

**Situs:** 6870 FAIRWAY AVE SE SALEM, OR 97306 **Unit:**  
**Details:** SOUTHBROOK M.P., MS SERIAL # 24X482BR14681, X # X00140560, PERSONAL MS

**Grantor:**  
VOLONAKIS, STEVE D & VOLONAKIS, BARBARA C,

**Grantee:**  
RICHMOND, JULIE A

**Sale Date:** 7/29/2020 **Imp RMV:** 34130  
**Sale Price:** 60,000 **Total RMV:**  
**Code:** 0 **Ratio:** 0.57  
**Brand:** MODULINE **Model:** CANDLEWOOD

Attempt	Date/Time	Reason
1 <sup>st</sup>	2/26/21 11:25	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 64 MLS: 764090 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: \_\_\_\_\_



4/26/21