

lak 10.25.24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **GM 10-29-24** Print Date: 9/20/2024

Acct ID: 127889 MTL: 083W23DC05200P1 Date: 9-30-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 2055 NOMAD CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 141220 Year: 2024

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

Owner: TINCHER, KYLA G

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP NOMLS AV: 15860

RMV Land: 0 RMV Imp: 55800 RMV Total: 55800 MAV: 15860 MSAV: 0 SAV: 0

Comment: 23-24: L2 01.03.23 TS

Update Heat

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.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Improvement Detail

MARION County

For Assessment Year 2024

Account ID 127889

Map 083W23DC05200P1

Mailing TINCHER, KYLA G
2055 NOMAD CT SE
SALEM OR 97306

Situs 2055 NOMAD CT SE SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 01/03/2023

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	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1977	1993	100	30	231	Tabled	55,800	55,800	15,860	0	15,860	784

Rooms: 2 - BD, 1 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1977	1993	30	5	100		784	73,280

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING HVAC	784	570	1st	AVERAGE CLASS SKIRTING	0	1,067
1st	AVERAGE CLASS ROOF	784	0	1st	BATH - FULL	1	1,040
1st	BELOW CLASS KITCHEN	1	970				

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1993	296		2,575
DECK	1993	48		317
DECK	1993	224		1,478

Totals

Description	RMV
First Floor	\$25,631
Inventory	\$0
Accessories	\$4,370
Calculation	Tabled
Trend	186.00 %
Total RMV	\$55,800

Size Breakdown

Finished	Sqft
	784

Comments 23-24: SV; Update Inv, EYB 1993, TS



2324 SV

L 2

1/3/23 #2

#2

TAD TTD

Improvement Detail

MARION County

For Assessment Year 2023

MCS - P.J

lak

Account ID 127889
Map 083W23DC05200P1
Mailing TINCHER, KYLA G
 2055 NOMAD CT SE
 SALEM OR 97306
Situs 2055 NOMAD CT SE SALEM OR 97306

Appraiser THERESA SWEARINGEN
Appraisal Area 06-05-003
Stat Class 454 - MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Inspected 10/07/2015
ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1977	1977	100	20	243	Tabled	20,150	20,150	14,960	0	14,960	784

Rooms: 2 - BD, 1 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1977	1977	20	5	100		784	77,087

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	1	729	1st	ROOF COVER - BUILT UP	784	0
1st	FORCED AIR	784	1,391	1st	SKIRTING - METAL	140	150
1st	HOOD & FAN	1	199	1st	WOOD PANELING	784	0

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1977	296		1,066
WOOD DECK	1977	48		211
WOOD DECK	1977	224		986

Totals

Description	RMV
First Floor	\$17,886
Inventory	\$0
Accessories	\$2,263
Trend	100.00 %
Total RMV	\$20,150

Size Breakdown

Finished	784
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Comments 16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. DT4. 09-08-08. 01-02: REAPPRAISAL

update EYBY INV TTD

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

12/8/2022 3:32:03 PM

Account #	127889	Tax Status	ASSESSABLE
Code - Tax #	24010	Acct Status	ACTIVE
Mailing Address	TINCHER, KYLA G 2055 NOMAD CT SE SALEM OR 97306	Subtype	PERSONAL
		Home ID	210711
		X Number	X00141262

Situs Address	Situs City	Tax Notation	NSV
2055 NOMAD CT SE	SALEM	Appraiser	THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
24010	IMPR.	\$20,150	\$14,960	\$14,960	100%	IMPR.

Manufactured Structure Information			
VIN #	661QC6014C26422	Stat Class	454
Brand	GUERDON	Quality	100
Model	CAMELOT	Condition	
Year Built	1977	MA / SA / NH	06 / 05 / 003
Sticker #		Bedrooms / Baths	2 / 1

Real Property Information			
Real Account ID	532680	MA / SA / NH	06 / 07 / 000
Map	083W23DC05200	Property Class	707
Unit	63852	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	784	S		17,886
DIMENSIONS: 14 X 56					

Inventory

Description	Size/Qty	RMV	Description	Size/Qty	RMV
BATH - FULL	1	729	WOOD PANELING	1	0
SKIRTING - METAL	140	150	HOOD & FAN	1	199
FORCED AIR	784	1391	ROOF COVER - BUILT UP	1	0
Total Inventory RMV					2469

Accessories

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1977	296		1066
WOOD DECK	1977	48		211
WOOD DECK	1977	224		986
Total Accessories RMV				2263

Exemptions / Special Assessments / Potential Liability

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

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



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127889
MTL: 083W23DC05200
MaSaNh/P.Class: 605003/19
MH Acct: 127889

Date Printed: 12/1/2022

Situs: 2055 NOMAD CT SE SALEM, OR 97306

Grantor:
BAILES, JAMES ALAN

Grantee:
TINCHER, KYLA G

Deed: MS
Accts In Sale: 1
Sale Date: 9/2/2022
Sale Price: 58,500
Code: 0
Ratio: 1755

Total Sale RMV:
Land: 0
OSD:
Imp: 9710
Grand Total: 9710
32,320

Attempt	Date/Time	Reason
1 st	1/3/23 1:00	LCB
2 nd		

Contact: Kyla Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: went through the park Y N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N
- 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?
If yes, describe: _____ Y N

Comments: Paid Fair price

Appraiser: 02 Date: 1/3/23



10-02-15

