

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

9/20/2024

Acct ID: 128178 MTL: 083W23DC05200P1 Date: 9-30-24 Appr: SM Prop Class: 019 RMV Prop Class: 019

Situs: 2060 NAVAHO CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 141333 Year: 2025

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

Owner: JOHNSON, WALLACE CRAIG Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP 789222 AV: 38560

RMV Land: 0 RMV Imp: 88820 RMV Total: 88820 MAV: 38560 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: 456 + Year Blt: 1977 Eff Year Blt: 1993 Sq.Ft: 1536 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 64x24 RMV: 88820

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	1536	3	FB-2	1977	1993	BATH - 2, FP - 1, KIT+, HVAC+, ROOF+, SKIRT Exception: Y N

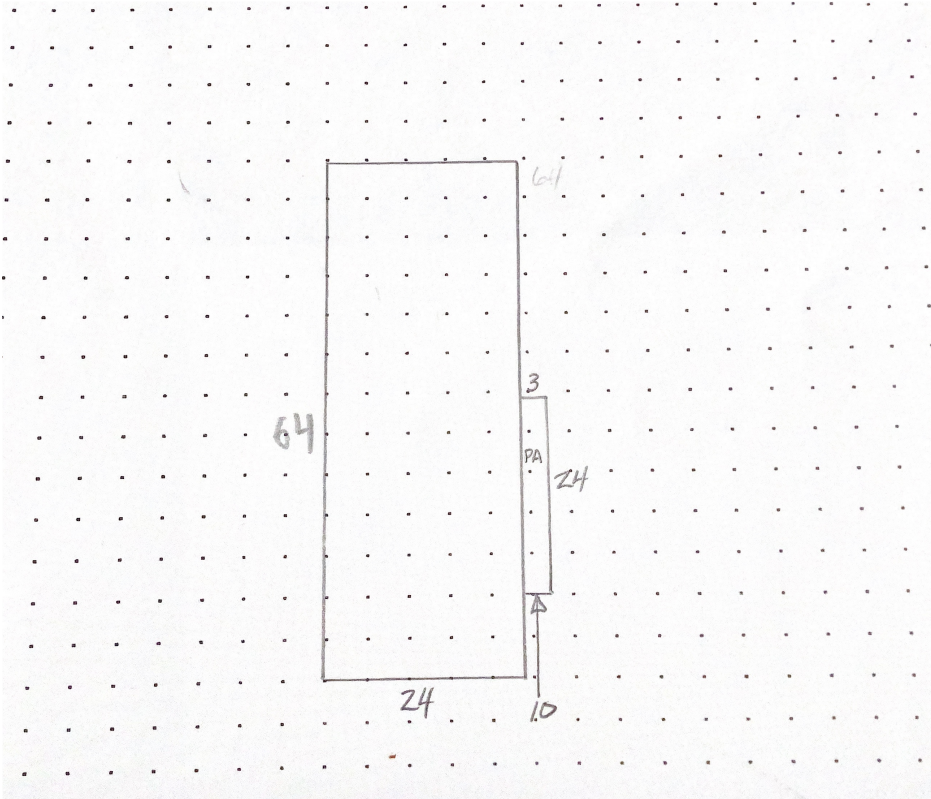
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	72	1993	626	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





MCS sold \$106,900 4/2022 (p125) will maintain

23-24 SV

L-2

1/3/23

#2

TTO

MIS-789222

Pict ✓

LAK

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 128178

Map 083W23DC05200P1

Appraiser THERESA SWEARINGEN

Inspected 10/07/2015

Mailing JOHNSON, WALLACE CRAIG
JOHNSON, RHONDA RAE
2060 NAVAHO CT SE
SALEM OR 97306

Appraisal Area 06-05-003

Stat Class 456 - MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Situs 2060 NAVAHO CT 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	1977	1977	100	20	243	Tabled	30,450	30,450	37,440	0	30,450	1,536

Rooms: 3 - BD, 2 - FB

Description	Floor Segments					Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %		
First Floor	1977	1977	20	5 +	100	1,536	128,331

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,458	1st	ROOF COVER - ARCHITECTURAL COMP	1,536	0
1st	COOKTOP	1	114	1st	SINGLE OVEN	1	146
1st	DISHWASHER ✓	1	350	1st	SINGLE, PLAIN ✓	1	1,307
1st	DISPOSAL	1	92	1st	SKIRTING - METAL	176	188
1st	HEAT PUMP	1,536	672	1st	WOOD PANELING	1,536	0
1st	HOOD & FAN ✓	1	199			1	

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1977	72		259

Totals

Description	RMV
First Floor	\$30,192
Inventory	\$0
Accessories	\$259
Trend	100.00 %
Total RMV	\$30,450

Size Breakdown

Finished	1,536
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Comments 16-17 CYCLE WORK INV UPDATE// 01-02: REAPPRAISAL

updated EYB
& class I/O

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

12/8/2022 3:29:11 PM

Account #	128178	Tax Status	ASSESSABLE
Code - Tax #	24010	Acct Status	ACTIVE
Mailing Address	JOHNSON, WALLACE CRAIG JOHNSON, RHONDA RAE 2060 NAVAHO CT SE SALEM OR 97306	Subtype	PERSONAL
		Home ID	214446
		X Number	X00146241

Situs Address	Situs City
2060 NAVAHO CT SE	SALEM

Appraiser THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
24010	IMPR.	\$30,450	\$37,440	\$30,450	100%	IMPR.

Manufactured Structure Information			
VIN #	682472980	Stat Class	456
Brand	GOLDENWEST	Quality	100
Model	SUNNYBROOK	Condition	
Year Built	1977	MA / SA / NH	06 / 05 / 003
Sticker #		Bedrooms / Baths	3 / 2

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	1,536	S		30,192
DIMENSIONS: 24 X 64					

Inventory

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1458	DISHWASHER	1	350
SKIRTING - METAL	176	188	DISPOSAL	1	92
SINGLE, PLAIN	1	1307	HOOD & FAN	1	199
HEAT PUMP	1536	672	SINGLE OVEN	1	146
WOOD PANELING	1	0	ROOF COVER - ARCHITECTURAL COMP	1	0
COOKTOP	1	114			
Total Inventory RMV					4526

Accessories

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1977	72		259
Total Accessories RMV				259

Exemptions / Special Assessments / Potential Liability

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

Comments: 16-17 CYCLE WORK INV UPDATE// 01-02: REAPPRAISAL



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128178
MTL: 083W23DC05200
MaSaNh/P.Class: 605003/19
MH Acct: 128178

Date Printed: 12/1/2022

Situs: 2060 NAVAHO CT SE SALEM, OR 97306

Grantor:
SIMPSON, MARYLON

Grantee:
JOHNSON, WALLACE CRAIG

Deed: MS
Accts In Sale: 1
Sale Date: 4/29/2022
Sale Price: 106,900
Code: 33
Ratio: 12 *244*

Total Sale RMV:
Land: 0
OSD:
Imp: 12840
Grand Total: 12840 *41,150*

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 59 MLS: 789222 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:

HAD INSPECTOR PAID FINE

Appraiser: 02 Date: 11



10-02-15

