

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/20/2024

Acct ID: 128187 MTL: 083W23DC01900P1 Date: 9-30-24 Appr: GM Prop Class: 019 RMV Prop Class: 019

Situs: 2010 NOUGAT CT SE SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 141338 Year: 2024

Last Date Appraised: 03/15/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: ALICE & ALLAN BREYER RLT Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP 784352 AV: 26500

RMV Land: 0 RMV Imp: 93780 RMV Total: 93780 MAV: 26500 MSAV: 0 SAV: 0

Comment: 22-23: L2 3.15.22 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: 1997 Sq.Ft: 1152 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 93780
 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	5	Finished	1152	2	FB-2	1977	1997	BATH - 2, BATH+, KIT, HVAC+, ROOF, SKIRT	Y N

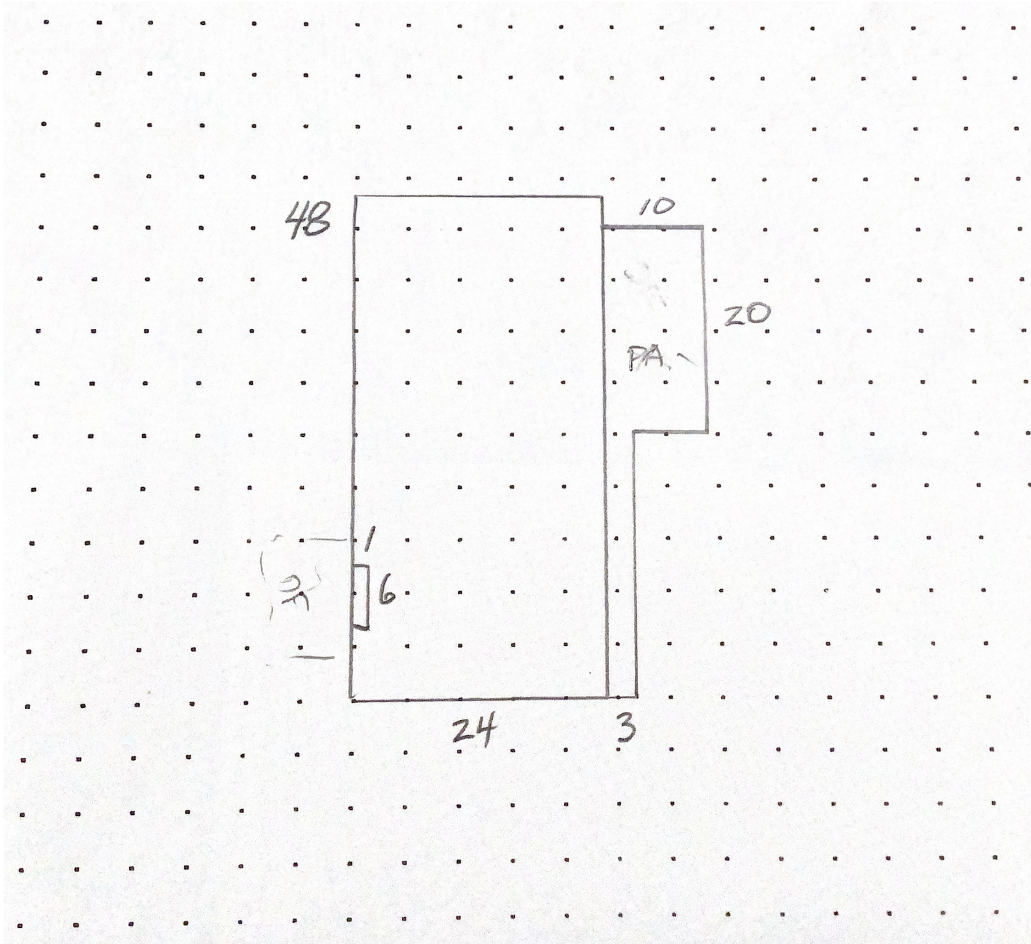
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	225	1997	2610	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





MCS sold \$60,000 (12/2021 prices) original interior

LV 2

MARION COUNTY ASSESSOR

Manufactured Structure Assessment Report

FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

02 3-15-22

JTD SV

3/2/2022 1:15:22 PM

Account # 128187

Code - Tax # 24010

Mailing Address GALLO, SANDRA
2010 NOUGAT CT SE
SALEM OR 97306

TAX STATUS ASSESSABLE

ACCT STATUS ACTIVE

SUBTYPE PERSONAL

HOME ID 214569

X NUMBER X00146395

MLS 784352
pick -

SITUS ADDRESS	SITUS CITY
2010 NOUGAT CT SE	SALEM

APPRAISER THERESA SWEARINGEN

VALUE SUMMARY						
CODE AREA	RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
24010	IMPR.	\$19,070	\$24,990	\$19,070	100% IMPR.	

Manufactured Structure Information			
VIN #	245215050	STAT CLASS	456
BRAND	MODULINE	QUALITY	100
MODEL	CANDLEWOOD	CONDITION	
YEAR BUILT	1977	MA / SA / NH	06 / 05 / 003
STICKER #		BEDROOMS / BATHS	2 / 2

Real Property Information			
REAL ACCOUNT #	591760	MA / SA / NH	06 / 07 / 000
MAP	083W23DC01900	PROP CLASS	707
UNIT	6326	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	1,152	S		18,107

DIMENSIONS: 24 X 48

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1164	DISHWASHER	1	279
SKIRTING - METAL	144	154	DISPOSAL	1	74
FORCED AIR	1	0	HOOD & FAN	1	159
WOOD PANELING	1	0	ROOF COVER - BUILT UP	1	0
Total Inventory RMV					1830

ACCESSORIES

DESCRIPTION	EFF YEAR BUILT	SQFT	QUANTITY	RMV
ALUMINUM PATIO COVER	1978	225		810
Total Accessories RMV				810

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE
SPECIAL ASSESSMENT(S):

TYPE	MFD COMMUNITIES RES CTR	AMOUNT	\$10.00
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COMMENTS: 16-17 CYCLE WORK N.C.// 08-09 CYCLE WORK INVENTORY UPDATES PER #04// 2001-02 REAPPRAISAL, ADDED PA.

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 128187

083W23DC01900P1

Appraiser THERESA SWEARINGEN

Inspected 10/02/2015

GALLO, SANDRA
2010 NOUGAT CT SE
SALEM OR 97306

Area 06-05-003

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

Situs 2010 NOUGAT CT SE SALEM OR 97306

Bldg	Code	Year	Eff Yr	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
								1	1	2		19	

Rooms: 2 - BD, 2 - FB

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
		1997					1	8

Improvement Inventory

Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	279	1st ROOF COVER - BUILT UP	1152	0
1st DISPOSAL	1	74	1st SKIRTING - METAL	144	154
1st FORCED AIR	1152	0	1st WOOD PANELING	1152	0

Accessories

Description	Eff Yr	Size	Qty	RMV
PATIO COVER	1997			

Totals

Description	RMV	Size Breakdown
Inventory	\$154	Finished 1,152
Accessories	\$810	
Trend	100.00 %	
Total RMV	\$19,070	

Comments 16-17 CYCLE WORK N.C.// 08-09 CYCLE WORK INVENTORY UPDATES PER #04// 2001-02 REAPPRAISAL, ADDED PA.

update inv & 24B JTD

Input mijw

ts 5-26-22

3/2/2022

V. Windows & siding

Picture windows & siding
B.I.S
2-Kit Cab
Open Kitchen
grad tub
w.h.

MCS
Lots of storage
in Kit
2 Bed/2 Bath
sold as is

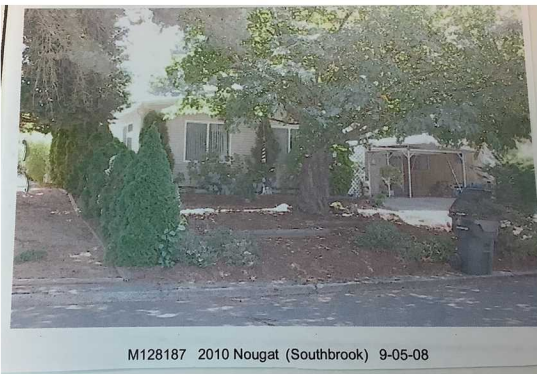
MEASUREMENTS FOR GARAGE AND OUTBUILDINGS

ADDY NO: M128187 MAP NO: TAX LOT:

CALCULATIONS: 24 X 48 = 1152 SF SCALE: 1" = 1'

SOUTHBROOK MH PARK

MEASUREMENT VERIFIED	YR BLT: 1977	ADDRESS: 2010 NOUGAT CT SE	Date:
DATE: 8-25-08	BY: JY	BUILDER: Moduline Candlewood	
REMARKS:			



M128187 2010 Nougat (Southbrook) 9-05-08

✓ M128187 083W23DC01900 Appr # D14 Date 10-2-15 Prop Class 019 Prop Code 156 29

Site Address 2010 NOUGAT CT SE Franchise Code 04 Year For: 2015-2016

Owner BESE, JOANNE & Tags Sales Verification Other: 2016-17

Notes: No change

RMV Imp: 12,480 RMV Total: 12,480 MSO Total: 12,480

Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 1152 Eff Area 1152 Length 48 Width 24

Make: MODULINE Mode: CANDLEWOOD Int. Finish: PANEL Roof Cover: BLTUP

Plumbing BATH2 Heat: FA Fireplaces: Inter. Comp: 11A.F.D.W.23SP Bedrooms: 2

Year Built 1977 Eff. Year Built 1978 Cond. P F A G E

Adj Codes MSLCMD Qty 5 % Comp Func Econ RMV 11,410

Lump Sum Except Code/Year Comments Vinyl Siding w/ vinyl windows

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 225 Eff Area 225

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: 890

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: 1977

Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 180

Lump Sum Except Code/Year Comments



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 128187 MLS#: _____ Instrument # _____

Situs: A. & Breyer

MLS 784352

Sale Type: _____ Sale Price: 60,000 Sale Date 12/6/21

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____ Yes / No

- 1. Was the property listed on the open market? (MLS/FSBO/online/other) Yes No
- 2. Was a realtor involved? Yes No
- 3. Was the sale between related parties? (business/family/other) Yes No
- 4. Did you shop around? How long? _____ Yes No
- 5. Was there trade involved? Estimated value: _____ Yes No
- 6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ Yes No
- 7. Did you pay any back taxes? Yes No
- 8. Did the seller pay any closing costs or any other concessions? \$ Reduce 5,000 for repairs needed! Yes No
- 9. Were you under any pressure to buy / sell the property? Yes No
- 10. Do you feel the price paid was fair market value? Yes No

11. Condition at sale: Poor Fair Average Good Excellent

Description of maintenance problems: needs Decks & a few issues outside

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Have any improvements been made to the property since time of purchase? Yes No

Description _____



10-02-15



ACT

10-02-15