

lak 11.21.24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 10/2/2024

Acct ID: 128389 MTL: 072W07BC00800P8 Date: 10/11/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

t 12-12-24

Year: 2024  
25.26

Situs: 4155 LANCASTER DR NE # 7 SALEM, OR 97305 MaSaNh: 14 05 001 Unit: 144850

Last Date Appraised: 10/18/2018 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HERNANDEZ PEREZ, YOLANDA Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 34060

RMV Land: 0 RMV Imp: 35690 RMV Total: 35690 MAV: 34060 MSAV: 0 SAV: 0

Comment: CHEMEKETA MOBILE VILLAGE, SPACE #7, MS SERIAL # 64X246133, X # X00150201, Home ID 217525, REAL MS

Notations  
No notation data available. update RMV + 24B I/O

OSDs  
No OSD data available.

Land  
No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 456 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1536 % Complete: 100  
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 64x24 RMV: 35690  
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	1536	2	FB-2	1978	<u>1978</u>	BATH - 2, KIT+, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
GARDEN SHED <u>alone</u>	5 <u>246</u>	96	<u>1978</u>	307	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	1978	1740	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Mixed windows  
W.I.W.

M128389 072W07BC00800 Appr #: 02 Date 10/18/18 Prop Class 019 Prop Code T56  
 Situs Address 4155 LANCASTER DR NE, #7 97305 Franchise Code 02 Year For: 2019-2020  
 Owner 123HMJ LLC *Park Manager*

**Tags** Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.  MLS

Notes: update inv - calc not Pull Tag

RMV Land: 0 RMV Imp: **8,000** RMV Total: **8,000** M50 Total: 0 NBHD Code: **P**

Seg.Type MA MFD STRUCT Seg. # **1.1** Method: ~~E;LS~~ Class 5D Area 1536 Eff Area 1536  
 Length 64 Width 24 Roof Cover COMP Plumbing BATH2 Heat AC  
 Fireplace Inter. Comp: DW;RNG;DSP;H&F Bedrooms 2  
 Year Built 1978 Eff. Year Built 1978 Cond. P F A G E  
 Adj Codes MSLCMD Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 8,000  
 Lump Sum \_\_\_ Except Code/Year DREF Comments \_\_\_

**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # **1.3** Method: ~~E;N~~ Class Area 300 Eff Area 300  
 Length 30 Width 10 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1978 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year DREF Comments \_\_\_

Seg.Type PF MFD STRUCT Seg. # **1.4** Method: F;N Class Area 110 Eff Area 110  
 Length 11 Width 10 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1978 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments Delete

**Out Buildings**

Seg.Type MHSK MFD STRUCT Seg. # **1.2** Method: ~~E;N~~ Class Area 176 Eff Area 176  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1978 Eff. Yr. Blt: 1978  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year DREF Comments \_\_\_

Seg.Type GS GARDEN SHED (M Seg. # **2.1** Method: F;N Class Area 96 Eff Area 96  
 Length 12 Width 8 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

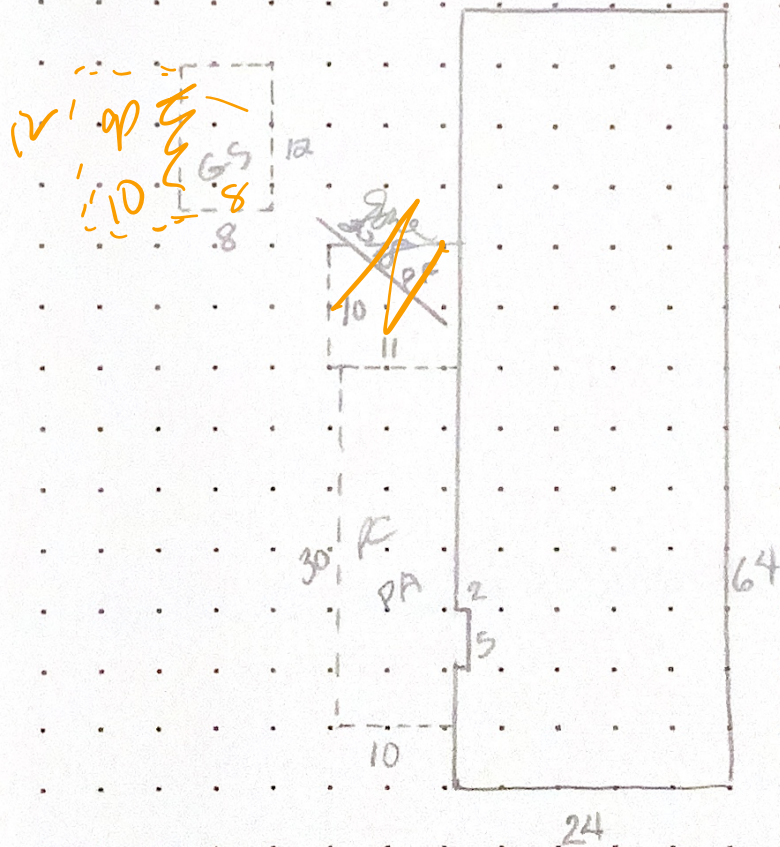
*Per Park Manager  
 Repairs complete*

*Window  
 m x of window  
 Fresh paint*

# BUILDING DIAGRAM OUTBUILDINGS

ACCT NO: M128389 MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>98</u>	ADDRESS: <u>Chemeketa Mbl Village #7</u>	SALES	
DATE	BY	REMARKS:	BUILDER: <u>four season</u>	Date	Amt.
<u>7/28/86</u>	<u>65</u>				<u>1-3-18</u>
<u>4-18-95</u>	<u>79</u>	<u>NV</u>		<u>10/18/08</u>	<u>02 709</u>



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

**Appraiser Sales Verification From**

Primary Acct: 128389  
MTL: 072W07BC00800  
MaSaNh/P.Class: 1405001/019  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
128389

Situs: 4155 LANCASTER DR NE # 7 SALEM, OR 97305

Grantor:  
ESCOBAR, RUBEN

Grantee:  
HERNANDEZ PEREZ, YOLANDA

Deed: MS  
Accts In Sale: 1  
Sale Date: 5/11/2024  
Sale Price: 67,150  
Code: 00  
Ratio: 53

Total Sale RMV:  
Land:  
OSD:  
Imp:  
Grand Total: 35690

Attempt	Date/Time	Reason
1 <sup>st</sup>	10/11/24 9:25	LCB
2 <sup>nd</sup>		

Contact: Yolanda Phone/email: FSBD

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Driving Bu 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? Y  N  
If yes, describe: water leaks in bath

Comments: issue in side. open wall area in house.

Appraiser: 02 Date: 10/15/24