

lak 11.21.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

10/2/2024

Acct ID: 321925

MTL: 082W060001800P1

Date: 11/5/24

Appr: 02

ts 12-16-24

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 625 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 321925

Year: 2024

11.26

Last Date Appraised: 11/29/2017 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: KANE, JAMES F

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 3 4 LCB TTO INSP

AV: 91270

RMV Land: 0 RMV Imp: 147520 RMV Total: 147520 MAV: 91270 MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #625, MS SERIAL # H015864AB, X # X00244389, PERSONAL MS

Notations

No notation data available.

update E93 & LTR I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1377 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 51x27 RMV: 147520
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	1377	3	FB-2	1998	1998	BATH - 2, KIT, HVAC+, ROOF, SKIRT	Y N
Garage Attached	3 +	Finished	448	0	0	1998	1998		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	216	1998	2043	0	Y N
ROOF EXTENSION OR PATIO COVER	5	216	1998	3030	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



PHOTOS
new list
MLS
win.
new APPL
HP-

M321925 082W06 01800 Appr #: 58 Date 11/09/17 Prop Class 019 Prop Code T57
 Situs Address 3100 TURNER RD SE, #625 Franchise Code 02 Year For: 2018-2019
 Owner PEARSON, DIXIE G &
 Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Imp: 88,270 RMV Total: 88,270 M50 Total: 76,460

Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 1377 Eff Area 1377 Length 51 Width 27
 Make: MARLETTE Model: PACIFICA Intfinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: DW; DSP; MICRO Bedrooms: 3
 Year Built 1998 Eff. Year Built 1998 Cond. P F A G E
 Adj Codes MSLCMD; MSD+QLTY Qty _____ % Comp _____ Func _____ Econ _____ RMV 47,200
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type AGF Seg. # 1.3 Method R05 Class 3 Area 448 Eff Area 448 Length 32 Width 14
 Make: _____ Model: _____ Intfinish: _____ Roof Cover COMP
 Plumbing Heat: _____ Fireplace: _____ Inter. Comp: _____ Bedrooms: _____
 Year Built 1998 Eff. Year Built 1998 Cond. P F A G E
 Adj Codes RLCM3 Qty _____ % Comp _____ Func _____ Econ _____ RMV 31,820
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 216 Eff Area 216
 Length 27 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1998 Eff. Year Built: 1998 Cond. P F A G E % Comp _____ Econ _____ RMV: 2,110
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type PR MFD STRUCT Seg. # 1.5 Method: R05 Class Area 243 Eff Area 243
 Length 27 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1998 Eff. Year Built: 1998 Cond. P F A G E % Comp _____ Econ _____ RMV: 5,740
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 156 Eff Area 156
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1998 Eff. Yr. Bilt: 1998
 Cond. P F A G E Adj. Codes % Comp _____ Func _____ Econ _____ RMV: 1,400
 Lump Sum _____ Except Code/Year _____ Comments _____

PAR: (903) 588-7985 PO Box 14500 - Salem, Oregon 97306
 or at Email: info@marionassessor.com

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M321925 MAP NO: TAX LOT:

CALCULATIONS: 27 x 51 = 1377 SF. SCALE: 1" = 8'

Paradise Island - Sp. 625

MEASUREMENT VERIFIED	YR BLT: 98	ADDRESS: 3100 Turner Rd. SE	SALE Date
DATE: 2-2-99	BY: DT/4	BUILDER: Marlette Pacifica	11/29/17 05
REMARKS: 7-15-16 DT/4 NV. cycle			

payable to Marion County Assessor for any



2017.11.29



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 321925
 MTL: 082W060001800
 MaSaNh/P.Class: 1705005/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 321925

Date Printed: 10/2/2024

Situs: 3100 TURNER RD SE # 625 SALEM, OR 97302

Grantor:
PEARSON, DIXIE G & PEARSON, RONALD D

Grantee:
KANE, JAMES E

Deed: MS
 Accts In Sale: 1
 Sale Date: 5/14/2024
 Sale Price: 230,000
 Code: 33
 Ratio: 64

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 147520

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 78 MLS: 813690 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: _____