

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 1/6/25 Appr: _____

Print Date: 12/5/2024

Acct ID: 124713 MTL: 082W060001800P1

Date: 12/9/24 Appr: 02

Prop Class: 019 RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 164 SALEM, OR 97302

MaSaNh: 17 05 005 Unit: 140134

Year: 2025

Last Date Appraised: 06/27/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: MOOY, CHERIE ANNETTE

Roll Type: MS

Cycle Tag Sales Verification Other: 19 Disq

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 44090

RMV Land: 0 RMV Imp: 86300 RMV Total: 86300 MAV: 44090 MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #164, MS SERIAL # 7003, X # X00083419, Home ID 166684, PERSONAL MS

Notations

No notation data available.

update 24 B & INV

OSDs

No OSD data available.

Rest MAV

Land

No land data available.

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--|------------------|-----------------|------------------------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 24010 | Stat Class: 465 | Year Blt: 1966 | Eff Year Blt: 1971 | Sq.Ft: 1026 | % Complete: 100 |
| Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE | | | Dimensions: 54x19 RMV: 86300 | | | |
| Func Obsc: 100 | Econ %: 200 | 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 | 6 | Finished | 1026 | 2 | FB-2 | 1966 | 1971 | SKIRT, HVAC+, KIT, FP - 1, ROOF, BATH - 2 | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 6 | 400 | 1971 | 4928 | 0 | |
| ROOF EXTENSION OR PATIO COVER | 6 | 574 | 1971 | 9322 | 0 | |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



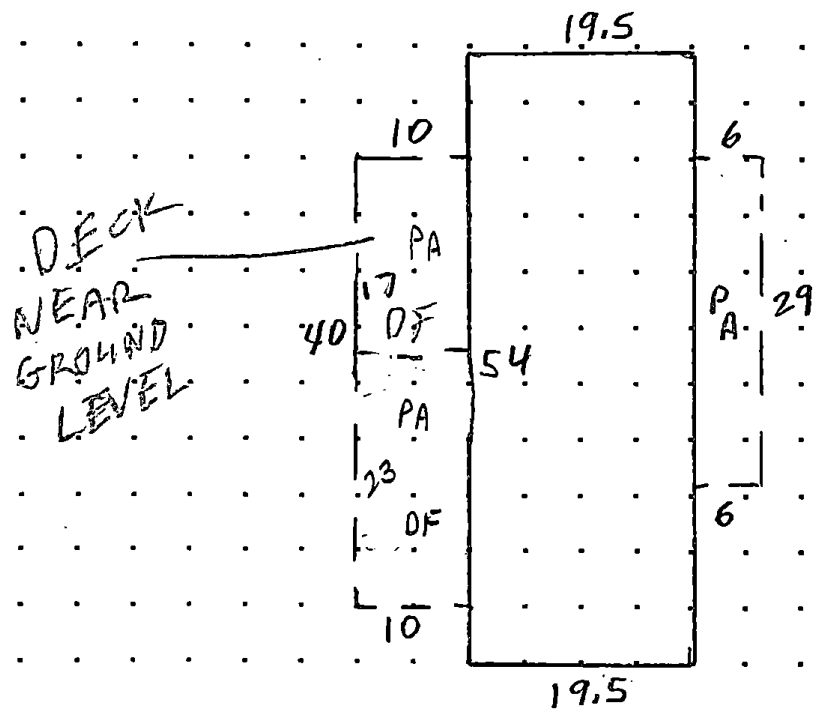
photos
v. windows
styling
new kit
new bathroom
new cabinets
active open wall
MS fully updated

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M124713**

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

| MEASUREMENT VERIFIED | | YR BLT: 66 | ADDRESS: PARADISE ISLD #164 | SALES | |
|-------------------------|------|---------------------------|-----------------------------|-------|--------|
| DATE | BY | REMARKS: | BUILDER: REX LEISURE MANOR | Date | Amt. |
| 9-16-85 | KKB | | | 7-89 | 16,000 |
| 12-9-93 | DT/4 | | | | |
| 2-1-13 | DTY | | | | |
| | | NY, DTY 6-27-16 cycle-NV. | | | |



12-9-1993

CALCULATIONS:

SCALE: 1" = 20'

✓ M124713 082W06 01800 Appr # DT4 Date 6-27-16 Prop Class 019 Prop Code T65
Situs Address 3100 TURNER RD SE, #164 Franchise Code 04 Year For: 2016-2017
Owner JOHNSON, MARY T

Tags _____ Cycle Inventory update Sales Verification _____ Other: _____
Notes: _____
RMV Imp: 35,190 RMV Total: 35,190 M50 Total: 14,090

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1026 Eff Area 1026 Length 54 Width 19
Make: REX Model: LEISURE MANOR Intfinish: PANEL Roof Cover COMP OK
Plumbing BATH2 Heat: FA Fireplace: HATH Inter. Comp: CKTP;OVEN-S;DW;DSP Bedrooms: 2
Year Built 1966 Eff. Year Built 1971 Cond. P F A G E
Adj Codes MSLCMD;PARADISE Qty 6 % Comp _____ Func _____ Econ _____ RMV 26,600
Lump Sum _____ Except Code/Year _____ Comments updated windows.
Good Care. (1990's)

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 574 Eff Area 574
Length _____ Width _____ Foundation _____ Ex. Wall _____ Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Year Built _____ Eff. Year Built: 1966 Cond. P F A G E % Comp _____ Econ _____ RMV: 5,580
Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 400 Eff Area 400
Length 40 Width 10 Foundation _____ Ex. Wall _____ Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Year Built _____ Eff. Year Built: 1966 Cond. P F A G E % Comp _____ Econ _____ RMV: 2,590
Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 146 Eff Area 146
Length _____ Width _____ Foundation _____ Ex. Wall METAL Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Heat _____ Int. Comp. _____ Elect. _____ Yr. Blt. 1966 Eff. Yr. Blt: 1966
Cond. P F A G E Adj. Codes PARADISE % Comp _____ Func _____ Econ _____ RMV: 420
Lump Sum _____ Except Code/Year _____ Comments _____

- lam. floor covering
- cosmetic work.

MLS 702434
Listed 4-5-16
for 53K - withdrawn

M124713 082W06 01800 Appr #: _____ Date _____ Prop Class 019 Prop Code T65
 Situs Address 3100 TURNER RD SE, #164 Franchise Code 04 Year For: 2016-2017
 Owner JOHNSON, MARY T
 Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Imp: 35,190

RMV Total: 35,190

M50 Total: 14,090

| Segment | | | | | | | Land |
|--------------|--|--|--|--|--|--|------|
| Class | | | | | | | |
| Dim/Size | | | | | | | |
| Foundation | | | | | | | |
| Exter Wall | | | | | | | |
| Wall Height | | | | | | | |
| Inter Finish | | | | | | | |
| Roof Cover | | | | | | | |
| Roof Style | | | | | | | |
| Flooring | | | | | | | |
| Plumbing | | | | | | | |
| Electric | | | | | | | |
| Misc. | | | | | | | |
| Yr Blt | | | | | | | |
| Eff Yr | | | | | | | |
| Cond. | | | | | | | |
| % Good | | | | | | | |
| % Comp | | | | | | | |
| Lump Sum | | | | | | | |
| Except.Code | | | | | | | |

Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres

Companion Accounts

Date 7-1-16 Clerk TB ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

☐ Data entry reviewed by/comments _____

☐ Appraiser response DTY 8-1-16.

☐ Reviewed by lead appraiser/comments _____



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 124713 MLS#: 820763 Instrument # _____

Situs: 3100 TURNER RD SE #164

DOM 59

*2CB
12/10/24*

Sale Type: _____ Sale Price: \$168,000 Sale Date 10-21-24

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

- | | |
|--|--|
| 1. Was the property listed on the open market? (MLS/FSBO/online/other) | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Was a realtor involved? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Was the sale between related parties? (business/family/other) | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Did you shop around? How long? _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Was there trade involved? Estimated value: _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6. Was there any personal property: crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 7. Did you pay any back taxes? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 8. Did the seller pay any closing costs or any other concessions? \$ _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 9. Were you under any pressure to buy / sell the property? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 10. Do you feel the price paid was fair market value? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 11. Condition at sale: <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent | |

Description of maintenance problems: _____

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 _____

Appraiser _____ Date _____

*Asking
170,000*

02 12/10/24