

Acct ID: 126549 MTL: 082W06AC02600P27 Date: 12-24-24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2200 LANCASTER DR SE # 16-A SALEM, OR 97317 MaSaNh: 17 05 000 Unit: 140738 Year: 2025

Last Date Appraised: 09/07/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BEISER, BRAD

Roll Type: MS

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

AV: 7230

RMV Land: 0 RMV Imp: 32680 RMV Total: 32680 MAV: 7230 MSAV: 0

SAV: 0

Comment: 23-24: L2, 9.7.22 TS//



Notations



verified gone on site done 11-6-24

No notation data available.

emailed Mindy and Laura

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 452 Year Blt: 1964 Eff Year Blt: 1993 Sq.Ft: 618 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 10' WIDE SINGLE Dimensions: RMV: 32680
 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	618	2	FB-1	1964	1993	SKIRT, ROOF+, HVAC+, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	161	1993	1417	0	Y N
ROOF EXTENSION OR PATIO COVER	5	252	1993	2923	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SV 2324 #2 L2 9/7/22

Input mjw 2-10-23, update Invent, I/O

MCS
Pick

Improvement Detail

MARION County
For Assessment Year 2022

Account ID 126549
Map 082W06AC02500P1
Mailing BEISER, BRAD
 2200 LANCASTER DR SE # 16A
 SALEM OR 97317
Situs 2200 LANCASTER DR SE #16-A SALEM OR 97317

Appraiser THERESA SWEARINGEN
Appraisal Area 04-05-000
Stat Class 452 - MANUF STRUCT, CLASS 5, 10' WIDE SINGLE

Inspected 08/17/2016
ts 2-14-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1964	1964	100	20	194	Tabled	20,540	20,540	6,630	0	6,630	618

Rooms: 2 - BD, 1 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1964	1964	20	5	100		618	49,678

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	1	582	1st	ROOF COVER - METAL	618	0
1st	HEAT PUMP	618	396	1st	SKIRTING - METAL	138	148
1st	HOOD & FAN	1	159	1st	WOOD PANELING	618	0

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1964	252		907
WOOD DECK	1964	161		708

Totals

Description	RMV
First Floor	\$11,220
Inventory	\$0
Accessories	\$1,615
Trend	160.00 %
Total RMV	\$20,540

Size Breakdown

Finished	618
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Comments 22-23: Bring MAV forward from 2007 mjw//

18-19 SET TO CALC// 16-17 CYCLE WORK INV UPDATE// 16-17 LUMP SUM Per 32 // 09-10: CYCLE WK. INV-UPDATE. DT4. 3/30/09. 05-06:RECALC SETUP; #10 7/14/04

update Inv
update EPB] JD

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

8/16/2022 9:47:39 AM

Account #	126549	Tax Status	ASSESSABLE
Code - Tax #	24010	Acct Status	ACTIVE
Mailing Address	BEISER, BRAD 2200 LANCASTER DR SE # 16A SALEM OR 97317	Subtype	PERSONAL
		Home ID	192326
		X Number	X00117388

Situs Address	Situs City
2200 LANCASTER DR SE #16-A	SALEM

Appraiser THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
24010	IMPR.	\$20,540	\$6,630	\$6,630	160%	IMPR.

Manufactured Structure Information			
VIN #	R552FKES21656	Stat Class	452
Brand		Quality	100
Model	ABC	Condition	
Year Built	1964	MA / SA / NH	04 / 05 / 000
Sticker #		Bedrooms / Baths	2 / 1

Real Property Information			
Real Account ID	554632	MA / SA / NH	04 / 07 / 000
Map	082W06AC02500	Property Class	019
Unit	53998	RMV Class	707
Park Name	SUNDIAL RANCH		
Comments	REVIEWED 12.7.20 CF #91 // LEVEL 2 10.07.20 KB#14// 09.14.11 #66		

Floors

Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	5	618	S		11,220

Inventory

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	1	582	WOOD PANELING	1	0
SKIRTING - METAL	138	148	HOOD & FAN	1	159
HEAT PUMP	618	396	ROOF COVER - METAL	1	0
Total Inventory RMV					1285

Accessories

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1964	252		907
WOOD DECK	1964	161		708
Total Accessories RMV				1615

Exemptions / Special Assessments / Potential Liability

Type

SPECIAL ASSESSMENT(S):

TYPE	MFD COMMUNITIES RES CTR	Amount	\$10.00
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Comments: 22-23: Bring MAV forward from 2007 mjw//

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Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 6/28/2022

Appraiser Sales Verification From

Primary Acct: 126549
 MTL: 082W06AC02500
 MaSaH/P.Class: P1
 MH Acct: All/019 -
 MANUFACTURED
 STRUCTURE; ON
 RESIDENTIAL
 PROPERTY
 All

Situs: 2200 LANCASTER DR SE #16-A SALEM OR 97317

Grantor:
THOMPSON, JOHN NELSON & THOMPSON, ILENE

Grantee:
BEISER, BRAD

Deed: Total Sale RMV:
Accts In Sale: All Land:
Sale Date: 2/3/2022 OSD:
Sale Price: 17500 Imp: All
Code: 00 - UNCONFIRMED Grand Total: 12840
Ratio:
 0.7299999999999998

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Brad Phone/email: _____

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

Comments: Month to Month - Rent - Per Brad.
many issues - plumbing & elect working on now

Appraiser: 02 Date: 9/7/22

BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT No. M126549 MAP NO. TAX LOT:

CALCULATIONS: $(18 \times 52) + (7 \times 14) = 618 \text{ s.f.}$ SCALE: 1" = 50'

MEASUREMENT	YR BLT:	ADDRESS:	SALES
DATE: 11-16-09	64	Sundial Ranch sp 16A	Date Amt
BY: [Signature]		BUILDER: NAC	
REMARKS: 3-12-09 NV			

M126549 062W6AC02500 Appr # 1111 Date 11-16-09 Prop Class 019 Prop Code 112
 Site Address 2200 LANCASTER DR. #16A Franchise Code 04 Year For: 2014-2017
 Owner: THOMPSON, JOHN NIELSON & A

Notes: 1/2 Tags: CYCLD Sales Verification: 11-16-09 Other: 11-16-09

RMV Inv: 4,270 RMV Total: 4,270 MS Total: 0

Seg. Type	MA	Method	M04	Class	15	Area	618	EFF Area	618	Length	Width
Maker	Blower										
Plumbing	BATH	Heat Pk	HP	Fireplace		Inter-Comp	118F				Rd Cover
Year Built	1964	ER Year Built	1964	Cond.	P F A G E	% Comp					Bedrooms: 1
Adj Codes	MISCMS	Qty	5	% Comp							
Lump Sum		Except Code/Year		Comments							RMV: 3,610

Accessory Improvements

Seg. Type	PA	Method	M01	Class	35	Area	132	EFF Area	132	
Length	Width	Foundation	Ex. Wall	Rd Cover						
Roof Style		Floor	Plumbing							
Year Built	ER Year Built: 1964	Cond.	P F A G E	% Comp						RMV: 540
Lump Sum		Except Code/Year		Comments						

Out Buildings and Skirting

Seg. Type	MISK	Method	M01	Class	138	Area	138	EFF Area	138	
Length	Width	Foundation	Ex. Wall	Rd Cover						
Roof Style		Floor	Plumbing							
Year Built	ER Year Built: 1964	Cond.	P F A G E	% Comp						RMV: 230
Lump Sum		Except Code/Year		Comments						

V. Warden





08-17-16 M126549





104

R X11754

9-7-22