

lak 12.26.24

MBH 1/3/25

Summary

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

Print Date:

12/5/2024

Acct ID: 320467

MTL: 082W060001800P1

Date: 12/9/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 168 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 320467

Year: 2025

Last Date Appraised: 03/04/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: HERSCHBACH, JULIE L

Roll Type: MS

Cycle Tag Sales Verification Other: VETSAW Inspection level: 1 2 3 4 LCB TIG INSP

AV: 79360

RMV Land: 0 RMV Imp: 92850 RMV Total: 92850 MAV: 79360 MSAV: 0

SAV: 0

Comment: 22-23: L2, 3.4.22 TS//

update INV + E4B
Reset MAV

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: 467 - Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1350 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Dimensions: RMV: 92850

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

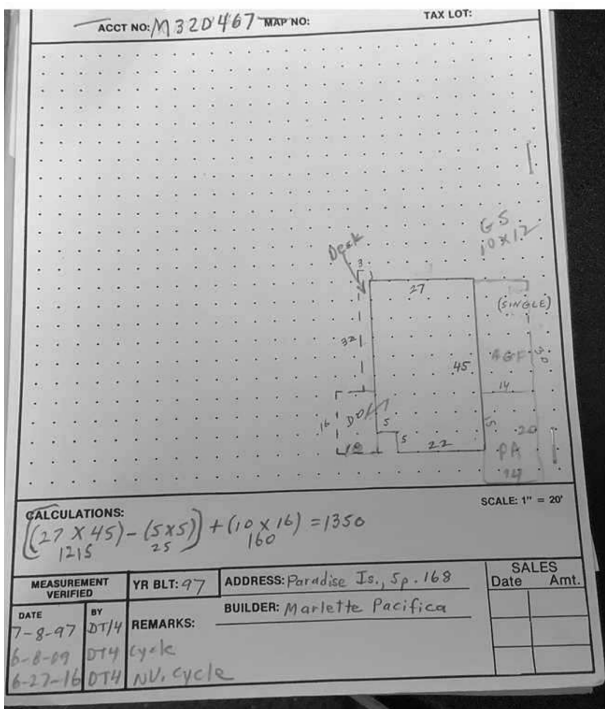
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	6 -	Finished	1350	2	FB-2	1997	1997	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Y N
Garage Attached	3 -	Finished	420	0	0	1998	1998		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	6	96	1997	1014	0	Y N
GARDEN SHED	6	120	1997	893	0	Y N
ROOF EXTENSION OR PATIO COVER	6	200	1997	3898	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS Remodeled

Photos v.w not new floors etc

Kit + cabinets + cfs

SKY lights

Bedroom divider



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 320467 MLS#: 813992 Instrument # _____

Situs: 3100 Turner Rd #1168

*Dom 148
Lcb
12/9/24*

J.M.
Sale Type: _____ Sale Price: 234,000 Sale Date 7-31-24

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other)
2. Was a realtor involved?
3. Was the sale between related parties? (business/family/other)
4. Did you shop around? How long? 2 1/2 hrs
5. Was there trade involved? Estimated value: _____
6. Was there any personal property: crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____
7. Did you pay any back taxes?
8. Did the seller pay any closing costs or any other concessions? \$ _____
9. Were you under any pressure to buy / sell the property?
10. Do you feel the price paid was fair market value?
11. Condition at sale: Poor Fair Average Good 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?

Description _____

Appraiser 02 Date 12/9/24

LV 2

MARION COUNTY ASSESSOR

Manufactured Structure Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

2/23/2022 2:24:47 PM

02 3422

Account # 320467
Code - Tax # 24010
Mailing Address MARTIN, GWEN
 3100 TURNER RD SE # 168
 SALEM OR 97302

TAX STATUS ASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE PERSONAL
HOME ID 283090
X NUMBER X00236549

ML 782235
 Pick ✓

SITUS ADDRESS	SITUS CITY
3100 TURNER RD SE #168	SALEM

APPRAISER THERESA SWEARINGEN

VALUE SUMMARY						
CODE AREA		RMV	MAV	AV	TREND %	RMV EXCEPTION
24010	IMPR.	\$63,660	\$72,640	\$63,660	100%	IMPR.

Manufactured Structure Information			
VIN #	HO14360AB	STAT CLASS	467 -
BRAND	MARLETTE	QUALITY	100
MODEL	PACIFIC	CONDITION	
YEAR BUILT	1997	MA / SA / NH	04 / 05 / 004
STICKER #		BEDROOMS / BATHS	2 / 2

Real Property Information			
REAL ACCOUNT #	531304	MA / SA / NH	04 / 07 / 000
MAP	082W060001800	PROP CLASS	707
UNIT	64662	RMV CLASS	707
PARK NAME	PARADISE ISLAND M.P.		
COMMENTS	LEVEL 2 10/1/20 #93 // EXT INSP ONLY 5/5/17 MDY #38		

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	6	1,350	S		44,676
Garage	3	420	S		14,764

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
SKIRTING - WOOD	144	615	DISHWASHER	1	670
BATH - FULL	2	2258	DISPOSAL	1	158
DRYWALL	1	0	MICROWAVE	1	226
HEAT PUMP	1350	1016	ROOF COVER - ARCHITECTURAL COMP	1	0
Total Inventory RMV					4943

ACCESSORIES

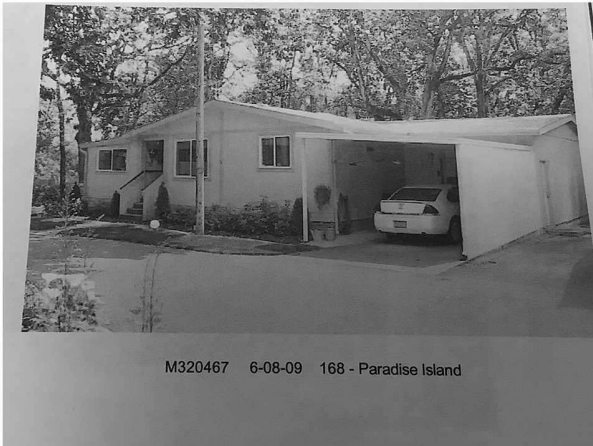
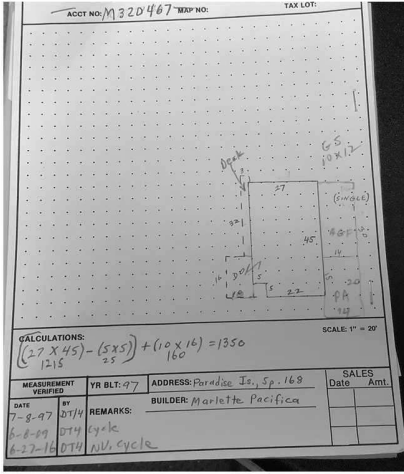
DESCRIPTION	EFF YEAR BUILT	SQFT	QUANTITY	RMV
ALUMINUM PATIO COVER	1997	280		2016
GARDEN SHED	1997	120		744
WOOD DECK	1997	96		845
Total Accessories RMV				3605

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE	AMOUNT
SPECIAL ASSESSMENT(S): MFD COMMUNITIES RES CTR	\$10.00

COMMENTS:

16-17 CYCLE WORK INV UPDATE// 09-10 CYCLE WORK INVENTORY UPDATES PER #04 6/8/09// M99-2000:THIS WAS INVENTORY IN 98-99, IT IS ASSESSABLE FOR 99-2000, NEW OWNER 05-06: RECALC SETUP; #28 7-19-04



M320467 6-08-09 168 - Paradise Island

M320467 082W06 01800 App # DTM Date 7-7-16 Prop Class 019 Prog Code 167
 Site Address 3100 TURNER RD SE, #108 Franchise Code 04 Year For: 2016-2017
 Owner BURNETT GAYLE A & Type cycle Sales Verification Other: _____
 Notes: Inventory Updates RMV Total: 56,970 Map Total: 56,970

Seg. Type	MA	Seg. #	1.3	Method	M04	Class	Area	1350	Eff Area	1350	Length	Width	
Make	MARLETTE	Model	PACIFIC	Initials	DRVWL	Roof Cover	CLASS	Area	1350	Length	30	Width	14
Plumbing	BATH2	Heat	HP	Fireplace		Inter. Comp	13W/13SP/MICRO	Bedrooms	2	Comments	<u>CLASS CHG = APP JUDGE</u>		
Year Built	1997	Eff. Year Built	1997	Cond.	P F A G E	% Comp	Func	Econ		RMV	34,380		
Adj Codes	MSJ-01V	MSJ-01M	MSJ-01M	City									
Lump Sum		Except Code/Year		Comments									
Seg. Type	AGF	Seg. #	1.4	Method	R05	Class	Area	420	Eff Area	420	Length	Width	
Make		Model		Initials		Roof Cover	CLASS	Area	420 <td>Length</td> <td>30</td> <td>Width</td> <td>14</td>	Length	30	Width	14
Plumbing		Heat		Fireplace		Inter. Comp		Bedrooms		Comments			
Year Built	1998	Eff. Year Built	1998	Cond.	P F A G E	% Comp	Func	Econ		RMV	18,030		
Adj Codes	RLCM3	City											
Lump Sum		Except Code/Year		Comments									

Accessory Improvements

Seg. Type	DF	MFD STRUCT	Seg. #	1.3	Method	R05	Class	Area	96	Eff Area	96
Length		Width		Foundation		Ex. Wall		Roof Cover			
Roof Style		Floor		Plumbing							
Year Built	1997	Eff. Year Built	1997	Cond.	P F A G E	% Comp	Func	Econ		RMV	680
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	WOOD	Roof Cover			
Roof Style		Floor		Plumbing							
Year Built		Eff. Year Built	1997	Cond.	P F A G E	% Comp	Func	Econ		Yr. Blt.	1998
Heat		Int. Comp.		Elect.						Eff. Yr. Blt.	1998
Cond.	P F A G E	Adj. Codes		% Comp	Func	Econ		RMV	940		
Lump Sum		Except Code/Year		Comments							

*lots solid wd cabinets, v-windows.
 - tongue-n-groove in addn (panel walls)
 shed size?
 MLS 702368 25000 4-4-16
 85,000
 lots of solid wd cabs in the bathroom.
 solid interior doors.*

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 320467

082W060001800P1

Appraiser THERESA SWEARINGEN

Inspected 06/27/2016

ing MARTIN, GWEN
3100 TURNER RD SE # 168
SALEM OR 97302

Area 04-05-004

Stat Class 467 - MANUF STRUCT, CLASS 6, 26' THROUGH 28'
WIDE DOUBLE

Situs 3100 TURNER RD SE #168 SALEM OR 97302

Bldg	Code	Year	Eff Yr	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
Rooms: 2 - BD, 2 - FB								63,660				63,660	

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
Garage - Attached - Finished	1998	1998	43	3	100		420	10

Improvement Inventory

Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	670	1st MICROWAVE	1	226
1st DISPOSAL	1	158	1st ROOF COVER - ARCHITECTURAL COMP	1350	0
1st DRYWALL	1350	0	SKIRTING - WOOD	144	615

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1997	280		2,016
GARDEN SHED	1997	120		744

Totals

Description	RMV
Garage	\$14,764
Inventory	\$615
Accessories	\$3,605
Trend	100.00 %
Total RMV	\$63,660

Size Breakdown

Finished	1,350
Garage	420

Comments 16-17 CYCLE WORK INV UPDATE// 09-10 CYCLE WORK INVENTORY UPDATES PER #04 6/8/09// M99-2000:THIS WAS INVENTORY IN 98-99, IT IS ASSESSABLE FOR 99-2000, NEW OWNER 05-06: RECALC SETUP; #28 7-19-04

update DW

Input mjlw

ts 6-9-22

2/23/2022

*V. Windows
w/m*

Page 1 of 1

no photos

*MLS
V. windows &
good roof
V. ceilings. 17P*