

Summary

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

Print Date:
2/7/2025

Acct ID: 129552

MTL: 082W06AC02600P240

Date: 2/26/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 785 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 129552

Year: 2025

Last Date Appraised: 12/21/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: STOCKWELL, JUDITH LEANN

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 50070

RMV Land: 0

RMV Imp: 77700

RMV Total: 77700

MAV: 50070

MSAV: 0

SAV: 0

Comment: 23-24: L2 12.21.22 TS

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24010	Stat Class: 466	Year Blt: 1981	Eff Year Blt: 1997	Sq.Ft: 1344	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE			Dimensions: 56x24			RMV: 77700
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
First Floor	6	Finished	1344	2	FB-2	1981	1997	KIT+, SKIRT, ROOF+, HVAC+, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	6	440	1997	6125	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
Paint, Floors,
new tub/sink
O. Kit, new LT, BS



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 2/6/2025

Appraiser Sales Verification From

Primary Acct: 129552
MTL: 082W06AC02600
MaSaNh/P.Class: 1705003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 129552

Situs: 2232 42ND AVE SE # 785 SALEM, OR 97317

Grantor:
SMITH, JULI ANN

Grantee:
STOCKWELL, JUDITH LEANN

Sale ID: 31491 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 120,430
Sale Date: 10/28/2024 Total: 120,430
Sale Price: 95,000 Ratio (Cert. Total RMV/Sale Price): 127
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Judith Phone/email: _____

1. Was the property listed on the open market? Days: 37 MLS: 821686 Y ~~N~~
2. Was property other than real estate included in the sale? Y ~~N~~
Describe: _____ Est. \$: _____
3. Did the seller pay closing costs or make other concessions? \$ _____ Y ~~N~~
4. Was the sale between related parties? (business or family) Y ~~N~~
5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y ~~N~~
6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y ~~N~~
Describe: _____

7. Have any improvements been made since the time of sale? Y ~~N~~
If yes, describe: _____

_____ minor repairs

Comments: _____
_____ Fair price

Appraiser: 02 Date: 2/26/25

2324
SV

L 2

12/21/22 LCB

Improvement Detail

MARION County

For Assessment Year 2023

ms 789807

Pick

Account ID 129552

Map 082W06AC02600P240

Mailing SMITH, JULI ANN
SMITH, JOHN HOWARD
2232 42ND AVE SE # 785
SALEM OR 97317

Appraiser THERESA SWEARINGEN

Appraisal Area 04-05-003

Stat Class 466 - MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Inspected 03/19/2018

Situs 2232 42ND AVE SE # 785 SALEM OR 97317

LAK

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1981	1986	100	20	243	Tabled	31,110	31,110	47,210	0	31,110	1,344

Rooms: 2 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1981	1986	20	6	100		1,344	129,796

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,458	1st	HEAT PUMP	1,344	653
1st	COOKTOP	1	114	1st	HOOD & FAN	1	389
1st	DISHWASHER	1	433	1st	ROOF COVER - ARCHITECTURAL COMP	1,344	0
1st	DISPOSAL	1	102	1st	SKIRTING - METAL	160	171
1st	DOUBLE OVEN	1	243	1st	WOOD PANELING	1,344	0

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1986	440		1,584

Totals

Description	RMV
First Floor	\$29,522
Inventory	\$0
Accessories	\$1,584
Trend	100.00 %
Total RMV	\$31,110

Size Breakdown

Finished	1,344
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Comments 18-19 S.V. EYB, INV UPDATE// 17-18 CYCLE WORK INV UPDATE EYB// 15-16 S.V. INV UPDATE// 05-06: RECALC SETUP; DT 4, 07/14/04.

update INV & EYB I/O

Comments: 18-19 S.V. EYB, INV UPDATE// 17-18 CYCLE WORK INV UPDATE EYB// 15-16 S.V. INV UPDATE// 05-06: RECALC SETUP; DT 4, 07/14/04.

M129552 083W06A 00200 Appr # 02 Date 3/19/04 Prop Class 019 Prop Code T66
Site Address 2232 42ND AV SE, #785 97317 Franchise Code 02 Year For: 2018-2019
Owner WHITE, DOUGLAS O & S
Tags Cycle Sales Verification Other: EYB/inv update TTO LCB Insp. MLS
Notes: 72/956
RMV Land: 0 RMV Imp: 24,580 RMV Total: 24,580 MSO Total: 24,580
Seg. Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 613 Area 1344 Eff Area 1344
Length 56 Width 24 Roof Cover ARCMP Plumbing BAT12 Heat 11P
Fireplace Inter. Comp: CKTP,OVEND,DW,DISP,11P Bedrooms 2
Year Built 1981 Eff. Year Built 1981/1986 Cond. P F A G E
Adj Codes MSLCMD City % Comp Func Econ RMV: 21,510
Lump Sum Except Code/Year Comments window/door well kept

Accessory Improvements
Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 440 Eff Area 440
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built 1981 Cond. P F A G E % Comp Econ RMV: 2,770
Lump Sum Except Code/Year Comments

Out Buildings
Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 160 Eff Area 160
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing Yr. Bilt 1981 Eff. Yr. Bilt 1981
Heat Int. Comp. Elect. % Comp Func Econ RMV: 300
Cond. P F A G E Adj. Codes
Lump Sum Except Code/Year Comments

*ms
all looks original*

*mls
v. windows
LVP-Floors
BI's
update HVAC
Replace Roof/HIP

Picture
v. windows
with
original Inter*

BUILDING DIAGRAM AND OUTBUILDINGS
ACCT NO: M129552 MAP NO: TAX LOT:
CALCULATIONS: 24 x 56 = 1344 SF SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BILT: 81	ADDRESS: Sunnyside Terrace 785	SALES Date Amt
DATE: 2-4-85 BY: MS	REMARKS: None	BUILDER: Karna Oaks (KIT)	2-14-85
2-4-85 BY: MS	2-4-85	2-4-85	2-4-85



*Chow
w.v*

