

Acct ID: 336818 MTL: 062W31D000300P1 Date: 2/26/25 Appr: 02 Prop Class: 019 ts 3-14-25 RMV Prop Class: 019

Situs: 5554 43RD PL NE SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 336818 Year: 2025

Last Date Appraised: 04/12/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: CONLEY, BRIAN B

Roll Type: MS

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

AV: 71020

RMV Land: 0 RMV Imp: 153030 RMV Total: 153030 MA: 71020 MSAV: 0

SAV: 0

Comment: SHADY ACRES M.H.P., MS SERIAL # HB3165ABOR, Home ID 299646, PERSONAL MS

Notations

update class 3/0

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: 2005 Eff Year Blt: 2005 Sq.Ft: 1561 % Complete: 100

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

Dimensions: RMV: 153030

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

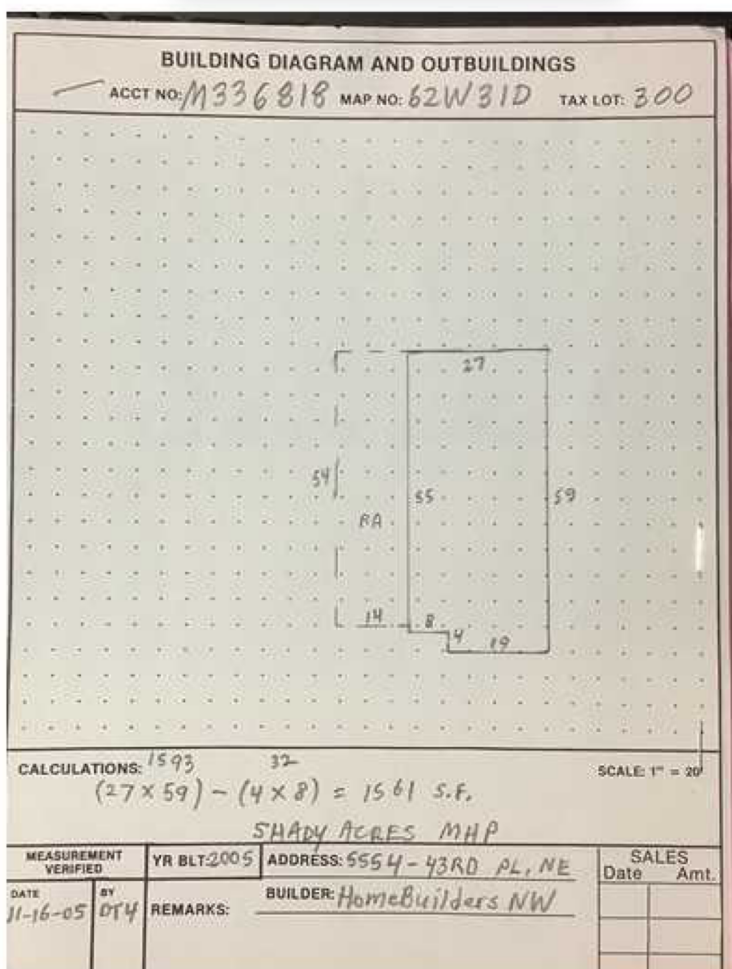
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	1561	2	FB-2	2005	2005	ROOF+, SKRT+, KIT-, FP - 1, BATH - 2, HVAC+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	32	2005	563	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	32	2005	742	1 Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	756	2005	17539	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



*MLS
AC
w/m,*

*w/m,
original interior*



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 336818
 MTL: 062W31D000300
 MaSaNh/P.Class: 1305003/019
 Appraiser: THERESA SWEARINGEN
 MS Acct: 336818

Date Printed: 2/6/2025

Situs: 5554 43RD PL NE SALEM, OR 97305

Grantor:
COMBS, CALTHA L

Grantee:
CONLEY, BRIAN B

Sale ID: 30615 Tax Statement RMV
 Deed: Land & OSD: 0
 Accts In Sale: 1 Imp: 224,150
 Sale Date: 8/30/2024 Total: 224,150
 Sale Price: 119,270 Ratio (Cert. Total RMV/Sale Price): 188
 Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Brian Phone/email: _____

- Was the property listed on the open market? Days: 34 MLS: 819780 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: _____
_____ minor repair

Comments: _____
 _____ Fair Price

*Reselling
 asking
 \$120,000
 redfin*

Appraiser: 02 Date: 2/26

M336818 062W31D 00300 Appr #: 02 Date 4/12/21 Prop Class 019 Prop Code T67
 Situs Address 5554 43RD PL NE Franchise Code 02 Year For: 2021-2022
 Owner MONROE, RONALD ARCHIE
 Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS
 Notes: update zoning add DW/PR

RMV Imp: 110,170 RMV Total: 110,170 M50 Total: 63,120 Nbh Code: A

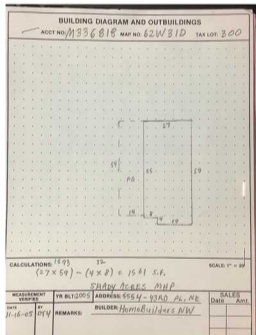
Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1561 Eff Area 1561 Length Width
 Make: HOMEBUILDE Model: Intfinish: DRYWL Roof Cover COMP Ascomp
 Plumbing BATH2 Heat: ACHP Fireplace: SGL-E Inter. Comp: DSP;DW;H&F Bedrooms: 2
 Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
 Adj Codes MSLCMD Qty 6 % Comp ___ Func ___ Econ ___ RMV: 96,420
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 756 Eff Area 756
 Length 14 Width 54 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 2005 Eff. Year Built: 2005 Cond. P F A G E % Comp ___ Econ ___ RMV: 11,680
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 172 Eff Area 172
 Length Width Foundation Ex. Wall CBLOCK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2005 Eff. Yr. Blt: 2005
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 2,070
 Lump Sum ___ Except Code/Year ___ Comments ___



PR/DW - Porch

Clear original



M336818 062W31D 00300 Appr #: 014 Date 6-23-11 Prop Class 019 Prop Code T67
 Situs Address 5554 43RD PL NE Franchise Code 02 Year For: 2011-2012
 Owner NELSON, KEENA R.A.
 Notes: 6-23-11 Sales Verification Other: PR/DW
 RMV Imp: 54,810 RMV Total: 54,810 M50 Total: 54,810
 Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1561 Eff Area 1561 Length Width
 Make: HOMEBUILDE Model: Intfinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat AC Fireplace SGL-E Inter. Comp: DSP;DW;H&F Bedrooms 2
 Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
 Adj Codes MSLCMD Qty 6 % Comp ___ Func ___ Econ ___ RMV 11,700
 Lump Sum ___ Except Code/Year ___ Comments 2005 Solid Wood Coaker
Accessory Improvements
 Seg.Type PA Seg. # 1.3 Method: R05 Class Area 756 Eff Area 756
 Length 14 Width 54
 Year Built 2005 Eff. Year Built: 2005 Cond. P F A G E % Comp ___ Econ ___ RMV: 8,710
 Lump Sum ___ Except Code/Year ___ Comments ___
Out Buildings and Skirting
 Seg.Type MHSK Seg. # 1.2 Method: M04 Class Area 172 Eff Area 172
 Length Width Foundation Ex. Wall CBLOCK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2005 Eff. Yr. Blt: 2005
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,540
 Lump Sum ___ Except Code/Year ___ Comments ___

M336818 062W31D 00300 Appr #: _____ Date _____ Prop Class 019 Prop Code T67
 Situs Address 5554 43RD PL NE Franchise Code 02 Year For: 2021-2022
 Owner MONROE, RONALD ARCHIE
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____
 RMV Imp: 110,170 RMV Total: 110,170 M50 Total: 63,120 Nbh Code: A

Segment	DW	PR																Land
Class																		
Dim/Size	32	32																
Foundation																		
Exter Wall																		
Wall Height																		
Inter Finish																		
Roof Cover																		
Roof Style																		
Flooring																		
Plumbing																		
Electric																		
Misc.																		
Yr Blt																		
Eff Yr	2005	2005																
Cond.																		
% Good																		
% Comp																		
Lump Sum																		
Except. Code	5/0	5/0																



Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Date _____ Clerk 4-26-21 **ROUTING SLIP**

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

Data entry reviewed by/comments 6-11-21

Appraiser response 02 TS 6-30-21

Reviewed by lead appraiser/comments _____