

lak 3.5.25

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

2/7/2025

Acct ID: 336486 MTL: 082W06AC02600P266 Date: 2/26/25 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 819 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 336486 Year: 2025

Last Date Appraised: 09/22/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: RICHMOND, JULE A

Roll Type: MS

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

AV: 47150

RMV Land: 0 RMV Imp: 94070 RMV Total: 94070 MAV: 47150 MSAV: 0

SAV: 0

Comment: SUNDIAL TERRACE, SPACE #819, MS SERIAL # 11830724AB, Home ID 307505, PERSONAL MS

Notations

N/C

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: 456 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1056 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 44x24 RMV: 94070
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	1056	2	FB-2	2005	2005	SKIRT, ROOF, HVAC+, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	132	2005	2323	0	Y N
ROOF EXTENSION OR PATIO COVER	5	208	2005	4826	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
HP

original



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 336486

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 336486

Date Printed: 2/6/2025

Situs: 2232 42ND AVE SE # 819 SALEM, OR 97317

Grantor:

EVERY, WILLIAM & AVERY, NANCY

Grantee:

RICHMOND, JULE A

Sale ID: 31089

Tax Statement RMV

Deed:

Land & OSD: 0

Accts In Sale: 1

Imp: 137,790

Sale Date: 9/30/2024

Total: 137,790

Sale Price: 75,000

Ratio (Cert. Total RMV/Sale Price): 184

Condition Code: 00

Attempt	Date/Time	Reason
1 st	2/26/25 1:30	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 45 MLS: 820518 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: _____

Comments:

Re selling mls 824704
w King \$ 79,000

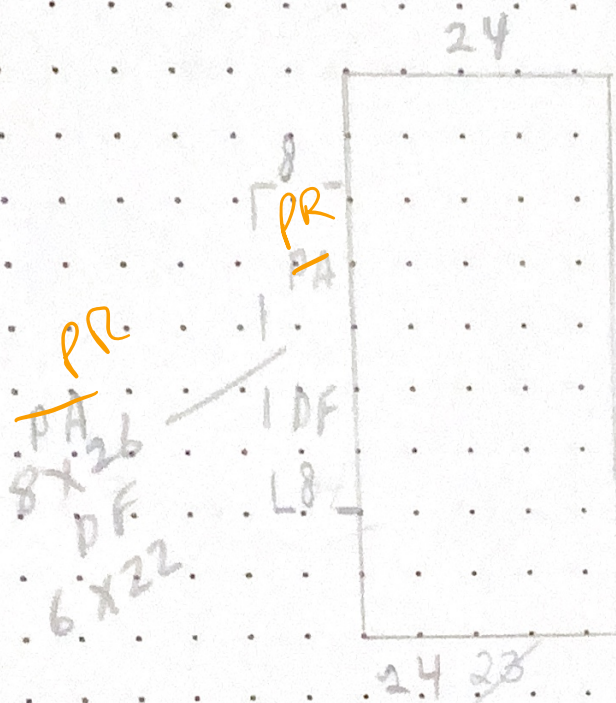
Appraiser: 02 Date: 2/28/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M336486

MAP NO: 082W06A

TAX LOT: 00200



CALCULATIONS: $(44 \times 27) = 1,188^{\text{sq}}$

SCALE: 1" = 20'

5-2009 2 small decks (6x8 and 3x7) gone

SUNDIAL TERRACE

MEASUREMENT VERIFIED		YR BLT: 2005	ADDRESS: 2232 42 ND AVE SE # 819	SALES	
DATE	BY	REMARKS:	BUILDER: SUNCREST CLASSIC	Date	Amt.
12-7-05	832				
5-21-09	DTY			cycle	
9-22-16	DTY	Nv.			



09-22-16 M336486

M336486 082W06A 00200 Appr #: 214 Date 9-22-16 Prop Class 019 Prop Code T56
 Situs Address 2232 42ND AV SE, #819 Franchise Code 04 Year For: 2016-2017
 Owner AVERY, WILLIAM & 2017-18

Notes: _____
 Tags _____ Cycle Inventory Update Sales Verification _____ Other: _____
 RMV Imp: 41,300 RMV Total: 41,300 M50 Total: 36,170

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1056 Eff Area 1056 Length 44 Width 24
 Make: CHAMPION Model: SUNCREST Intfinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: DSP;DW;MICRO Bedrooms: 2
 Year Built 2005 Eff. Year Built 2005 Cond. P F A G E
 Adj Codes MSLCMD;MSD;QLTY Qty 5 % Comp ___ Func ___ Econ ___ RMV 36,040
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 208 Eff Area 208
 Length 26 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 2006 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,890
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 132 Eff Area 132
 Length 22 Width 6 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 2006 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,220
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 142 Eff Area 142
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 2005 Eff. Yr. Bilt: 2005
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,150
 Lump Sum _____ Except Code/Year _____ Comments _____