

lak 3.5.25

Summary

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

Print Date: 2/7/2025

Acct ID: 131356

MTL: 082W060001300P1

Date: 2/26/25

Appr: 02

ts 3-24-25

Prop Class: 019

RMV Prop Class: 019

Situs: 3296 TURNER RD SE SALEM, OR 97302

MaSaNh: 17 05 000

Unit: 142661

Year: 2025

Last Date Appraised: 01/17/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: JACKSON, TIMOTHY M

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 51870

RMV Land: 0

RMV Imp: 66610

RMV Total: 66610

MAV: 51870

MSAV: 0

SAV: 0

Comment: LAKESIDE VILLAGE, MS SERIAL # ORFLK48AB10251BS, X # X00205322, PERSONAL MS

Notations

No notation data available.

update EYB I/D

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 1989

Eff Year Blt: 1989

Sq.Ft: 1782

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 66x27

RMV: 66610

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

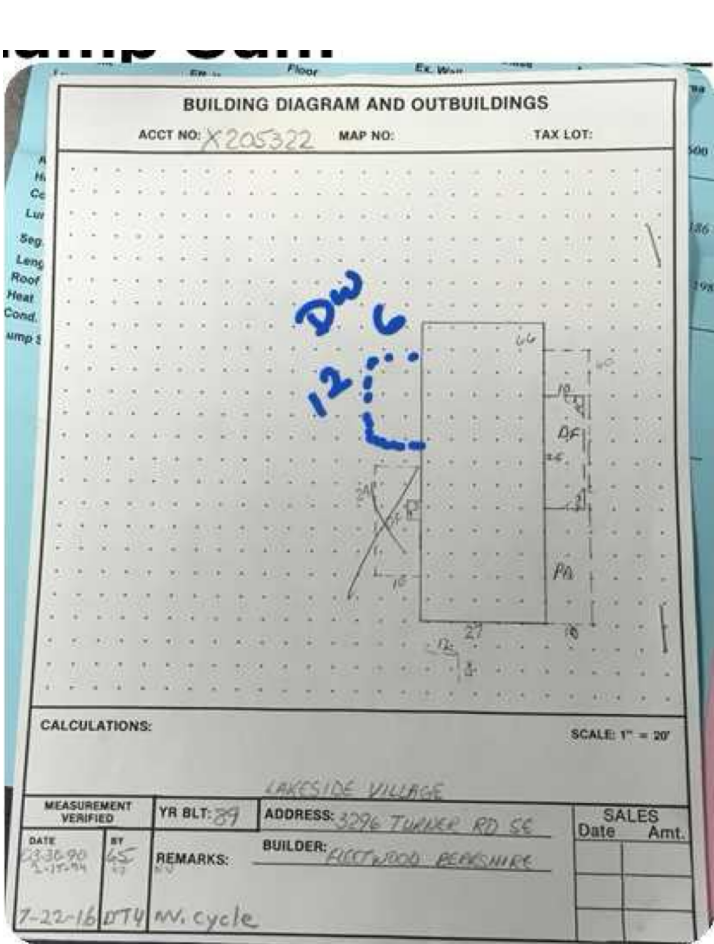
| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|
| First Floor | 5 | Finished | 1782 | 3 | FB-2 | 1989 | 1989 | SKIRT, ROOF+, HVAC+, KIT, BATH - 2 |
| | | | | | | | | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 5 | 72 | 1989 | 586 | 0 | Exception: Y N |
| DECK | 5 | 228 | 1989 | 1856 | 0 | Exception: Y N |
| GARDEN SHED | 5 | 96 | 1989 | 0 | 0 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 600 | 1989 | 6438 | 0 | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
AC
update Plumbing

new m shower
new Bulk VENTING
O-Kit WIM



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131356
MTL: 082W060001300
MaSaNh/P.Class: 1705000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131356

Date Printed: 2/6/2025

Situs: 3296 TURNER RD SE SALEM, OR 97302

Grantor: POSEY, TROY Grantee: JACKSON, TIMOTHY M

Sale ID: 32301 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 69,990
Sale Date: 12/9/2024 Total: 69,990
Sale Price: 120,000 Ratio (Cert. Total RMV/Sale Price): 58
Condition Code: 00

| Attempt | Date/Time | Reason |
|-----------------|-----------|--------|
| 1 st | | |
| 2 nd | | |

Contact: Timothy Phone/email: _____

1. Was the property listed on the open market? Days: 64 MLS: 822153 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: _____

Comments: was asking 165,000 Fair Price

Appraiser: 02 Date: 2/26/25

M131356082W0601300Appr #: 02Date 1/17/2020Prop Class 019Prop Code T57

Situs Address 3296 TURNER RD SEYear For: 2020-2021

Owner FLOWERS,SANDRA M Fran Code 02

Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS

Notes: update Inv Add DW 747199

| | | | | |
|------------------|----------------------|---------------------------|--------------------------------|---------------|
| RMV Land: 0 | RMV Imp: 40,500 | RMV Total: 40,500 | M50 Total: 40,500 | NBHD Code: A |
| Seg.Type MA | MFD STRUCT | Seg. # 1.1 | Method: M04 Class 5D Area 1782 | Eff Area 1782 |
| Length 66 | Width 27 | Roof Cover ARCMP | Plumbing BATH2;GRDNTUB | Heat HP |
| Fireplace | | Inter. Comp: H&F,micro,DW | | Bedrooms 3 |
| Year Built 1989 | Eff. Year Built 1989 | Cond. P F A G E | | |
| Adj Codes MSLCMD | | Qty 5 % Comp | Func Econ | RMV: 35,870 |
| Lump Sum | Except Code/Year | Comments | | |

Accessory Improvements

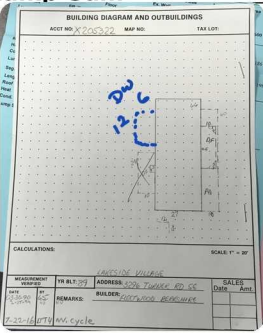
| | | | | | |
|-------------|-----------------------|-----------------|-------------------|------------------|--------------|
| Seg.Type PA | MFD STRUCT | Seg. # 1.3 | Method: R05 Class | Area 600 | Eff Area 600 |
| Length 60 | Width 10 | Foundation | Ex. Wall | Roof Cover METAL | |
| Roof Style | | Floor | Plumbing | | |
| Year Built | Eff. Year Built: 1989 | Cond. P F A G E | % Comp | Econ | RMV: 3,440 |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|----------------|-----------------------|-------------------|-------------------|------------|--------------|
| Seg.Type DF DW | MFD STRUCT | Seg. # 1.4 | Method: R05 Class | Area 228 | Eff Area 228 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | |
| Roof Style | | Floor | Plumbing | | |
| Year Built | Eff. Year Built: 1989 | Cond. P F A G E | % Comp | Econ | RMV: 870 |
| Lump Sum | Except Code/Year | Comments w/ Rails | | | |

Out Buildings

| | | | | | |
|-----------------|------------------|------------|-------------------|---------------|--------------------|
| Seg.Type MHSK | MFD STRUCT | Seg. # 1.2 | Method: M04 Class | Area 186 | Eff Area 186 |
| Length | Width | Foundation | Ex. Wall METAL | Roof Cover | |
| Roof Style | | Floor | Plumbing | | |
| Heat | Int. Comp. | | Elect. | Yr. Blt. 1989 | Eff. Yr. Blt: 1989 |
| Cond. P F A G E | Adj. Codes | | % Comp | Func Econ | RMV: 320 |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-----------------|------------------|------------|---------------------|------------|-----------------|
| Seg.Type MP gs | MULTI/MISC PUR | Seg. # 2.1 | Method: F;N Class 5 | Area 96 | Eff Area 96 |
| Length 12 | Width 8 | Foundation | Ex. Wall | Roof Cover | |
| Roof Style | | Floor DIRT | Plumbing | | |
| Heat | Int. Comp. | | Elect. | Yr. Blt. | Eff. Yr. Blt: 1 |
| Cond. P F A G E | Adj. Codes | | % Comp | Func Econ | RMV: 0 |
| Lump Sum | Except Code/Year | Comments | | | |



Sidmy showing some age
Add 12x6 DW
windows look original

MLS
Remodeled
Dpan windows
H.P. / Island
tile shower

Pictures
newer Bath vanity (2)
tile w/ shower in master
multi shower (bath)



| | | | | |
|-------------|-----------------|-------------------|-------------------|--------------|
| RMV Land: 0 | RMV Imp: 40,500 | RMV Total: 40,500 | M50 Total: 40,500 | NBHD Code: A |
|-------------|-----------------|-------------------|-------------------|--------------|

[illegible]

Eff Acres Companion Accounts

☐ Reviewed by lead appraiser/comments _____



1-17-2020