

Summary

Lead Appr: \_\_\_\_\_ Clerk: **lak 3.10.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 2/7/2025

Acct ID: 132401

MTL: 082W06AC02600P1

Date: **2/26/25** Appr: **02** Prop Class: 019

RMV Prop Class: 019

Situs: 2410 LANCASTER DR SE # 949 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 143186

Year: 2025

Last Date Appraised: 08/29/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CASH IS KING, LLC **Susan Spehl**

Roll Type: MS

Cycle Tag **Sales verification** Other: \_\_\_\_\_

Inspection level: 1 **2** 3 4

LCB **TTO** INSP

AV: 81460

RMV Land: 0

RMV Imp: 81460

RMV Total: 81460

MAV: 84640

MSAV: 0

SAV: 0

Comment: SUNDIAL VILLA, SPACE #949, MS SERIAL # H006751AB, X # X00220203, PERSONAL MS

Notations

No notation data available.

**update EYB & INV I/O**

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 467

Year Blt: 1993

Eff Year Blt: 1993

Sq.Ft: 1809

% Complete: 100

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

Dimensions: 67x27

RMV: 81460

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	1809	2	FB-2/ HB-1	1993	1993	SKIRT, ROOF+, HVAC+, KIT-, BATH- BTH - 1, BATH - 2

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	198	1993	1742	0
ROOF EXTENSION OR PATIO COVER	6	375	1993	4350	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



**Red Fin**

**W.M.S.**

**Paint with new floors**



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Sales Verification Form**

Prop ID: 132401 MLS#: ledcin Instrument # \_\_\_\_\_

Situs: 2410 Lancaster Drive  
#949

*Susan Specht*

Sale Type: 00 Sale Price: 81,000 Sale Date: 1-27-25

Verified With: Susan (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? 6 months ☐ ☐
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? \$ 4,000 - ☐ ☐  
Repairs
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 \$ \_\_\_\_\_

- Appraiser \_\_\_\_\_ Date \_\_\_\_\_  
13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description \_\_\_\_\_



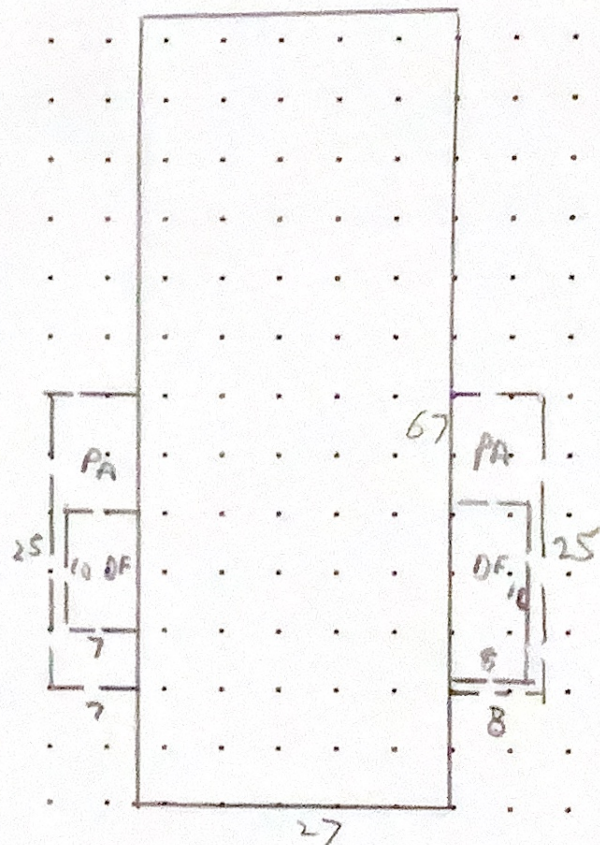
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 220203

MAP NO:

TAX LOT:

M.132401



CALCULATIONS:  $27 \times 67 = 1809 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT  
VERIFIED

YR BLT: 93

ADDRESS: SUNDIAL VILLA #949

SALES  
Date Amt.

DATE  
8-27-93

BY  
KRAST

BUILDER: MARLETTE Crest Manor

REMARKS:

7-15-04  
9-18-00

10  
DT4

NV-Sale

8-29-16

DT4

NV-cycle





08-29-16 M132401



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132401  
MTL: 082W06AC02600  
MaSaNh/P.Class: 1705003/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 132401

Date Printed: 2/6/2025

Situs: 2410 LANCASTER DR SE # 949 SALEM, OR 97317

Grantor: WILLIAMS, JOSEPH A & WILLIAMS, ROSE M  
Grantee: CASH IS KING, LLC

Sale ID: 30319  
Deed:  
Accts In Sale: 1  
Sale Date: 8/1/2024  
Sale Price: 76,500  
Condition Code: 00  
Tax Statement RMV  
Land & OSD: 0  
Imp: 113,640  
Total: 113,640  
Ratio (Cert. Total RMV/Sale Price): 149

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: Phone/email:

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

Appraiser: Date:



M132401 082W06AC02600 Appr #: 074 Date 8-29-16 Prop Class 019 Prop Code T67  
Situs Address 2410 LANCASTER DR SE, #949 Franchise Code 04 Year For: 2016-2017  
Owner WILLIAMS, JOSEPH A &

Notes: Inventory update Tags Cycle Sales Verification Other: light green - river rock  
RMV Imp: 43,610 RMV Total: 43,610 M50 Total: 43,610

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1809 Eff Area 1809 Length 67 Width 27  
Make: MARLETTE Model: Intfinish: DRYWL Roof Cover ARCOMP  
Plumbing BATH2.5;GRD Heat: HP Fireplace: Inter. Comp: DW;DSP;H&F Bedrooms: 2  
Year Built 1993 Eff. Year Built 1993 Cond. P F A G E  
Adj Codes MSLCMD;MSD+QTY Qty 6 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 38,250  
Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

### Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 375 Eff Area 375  
Length Width Foundation Ex. Wall Roof Cover  
Roof Style Floor Plumbing  
Year Built Eff. Year Built: 1993 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,230  
Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 198 Eff Area 198  
Length Width Foundation Ex. Wall Roof Cover  
Roof Style Floor Plumbing  
Year Built Eff. Year Built: 1993 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,140  
Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

### Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 188 Eff Area 188  
Length Width Foundation Ex. Wall WOOD Roof Cover  
Roof Style Floor Plumbing  
Heat Int. Comp. Elect. Yr. Blt. 1993 Eff. Yr. Blt: 1993  
Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 990  
Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_