

Summary

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

Print Date:

2/3/2025

Acct ID: 561811

MTL: 072W18AD08100

Date: 2/6/25

Appr: DN

Prop Class: 161

RMV Prop Class: 161

Sitrus: 2877 TIDE CT NE SALEM OR 97305

& 2-10-25

MaSaNh: 14 00 005

Unit: 131270

Year: 2025

Last Date Appraised: 12/15/2015

Appraiser: PAUL HUPPERT

Retag: Y N

Tag info:

Owner: THORNTON, PAUL

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 52710

RMV Land: 88500

RMV Imp: 10270

RMV Total: 98770

MAV: 52710

MSAV: 0

SAV: 0

Comment:

Real MS account 352343 now with this account

N/C

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24620	0

Land

Site: 1	Code Area: 24620	Size: 4200 Sqft	Use Code: 001	Zone: RS	SAV Use:	Exception: 0
Class:	Value Source: Residential	Description:			RMV: 73500	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: 50X84 . 05-06: RECALC SETUP: APPR 32; 06-28-04.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24620	Stat Class: 107	Year Blt:	Eff Year Blt: 2015	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:	RMV: 10270	
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	3	1	2015	10272	1	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Roof, Siding, Paint, Windows, Siding all in good
Cond. in '22 Streetview.





Type 20



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 561811

MTL: 072W18AD08100

MaSaNh/P.Class: 1400005/161

Appraiser: DAVE WENRICK

MS Acct:

Date Printed: 2/3/2025

Situs: 2877 TIDE CT NE SALEM OR 97305

Grantor:

KROPP, CINDY E

Grantee:

THORNTON, PAUL

Sale ID: 32435

Deed: 202438217

Accts In Sale: 1

Sale Date: 12/11/2024

Sale Price: 28000

Condition Code: 00

Tax Statement RMV

Land & OSD: 88500

Imp: 16070

Total: 104570

Ratio (Cert. Total RMV/Sale Price): 373

Attempt	Date/Time	Reason
1 st		
2 nd		

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: 2/10/25

Type-20
Non-MKT Inverse

R 61811

18AD072W
072W-18AD-08100 74950-340
191 (101) 0-3B R09 924-00-21-3
JOLLEY, FARLAN D & ERMA L

ACRES
AMENDED PLAT SURFWOOD VILLA
LOT 15 BLK 4
ANNEXATION NO 84-35
2877 TIDE CT NE
V0015P1376RD 08/22/94



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

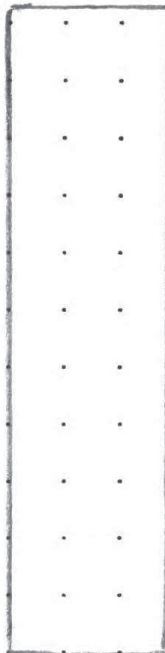
ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R61811

MAP NO: 072W18AD

TAX LOT: 8100



56.

14.

CALCULATIONS: $14 \times 56 = 784 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 2015

ADDRESS: 2877 Tide Ct NE

DATE

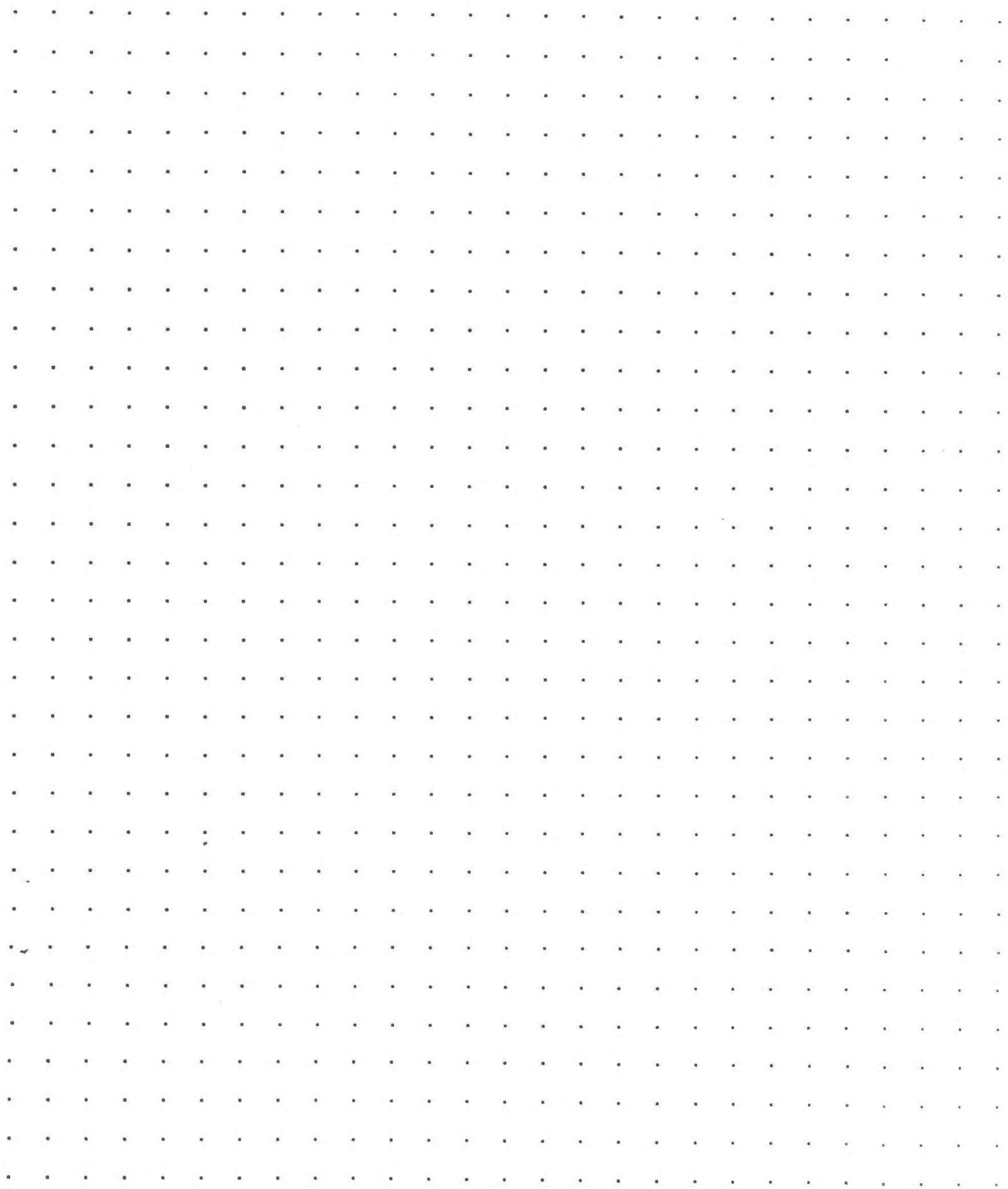
BY

11-5-15

DT4

REMARKS:

BUILDER: Fleetwood Eagle

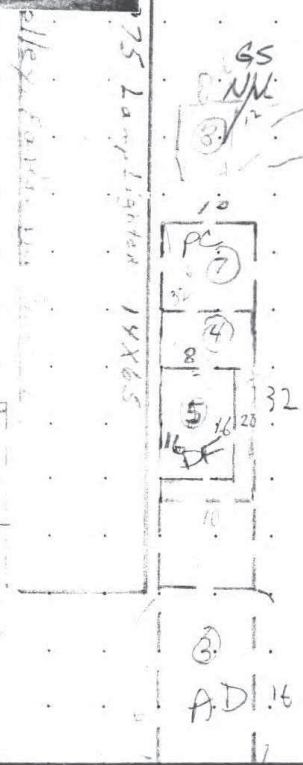
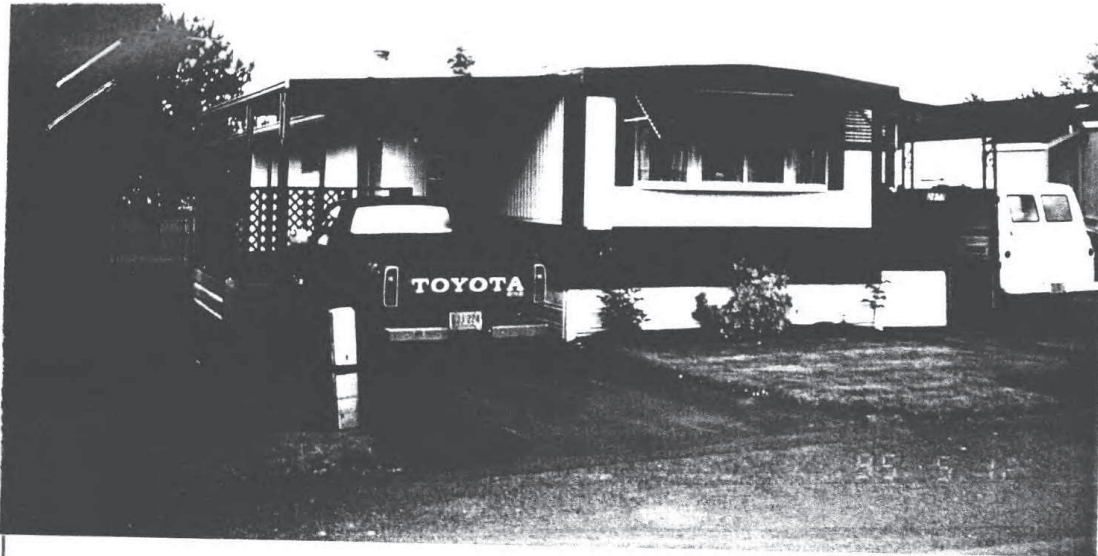


CALCULATIONS:

SCALE: 1" = 20'

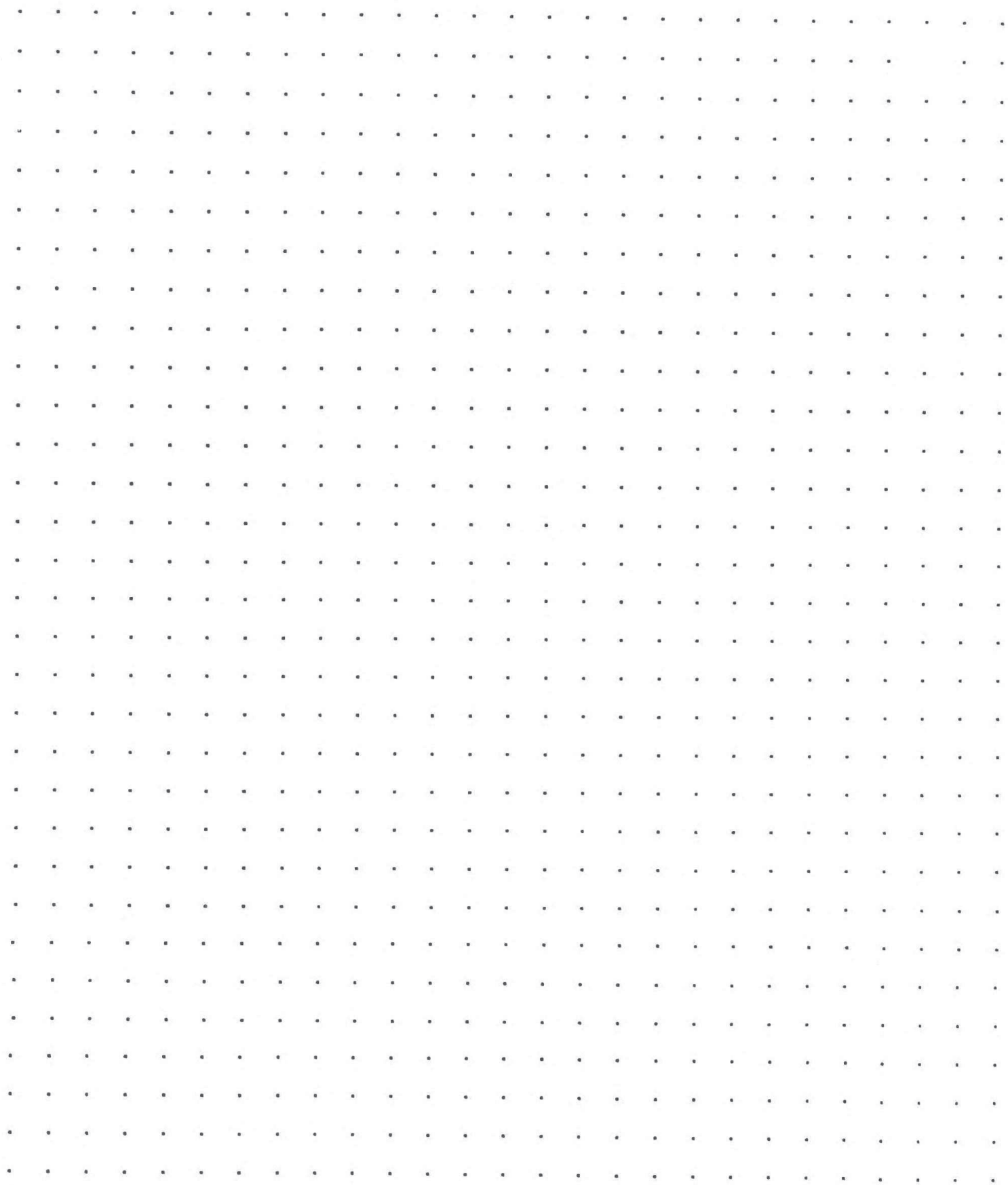
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M126268* MAP NO: *072W18 AD* TAX LOT: *08100*



CALC *2877 Tide Ct NE* = 20'

MEASUREMENT VERIFIED		YR BLT: <i>1975</i>	ADDRESS: <i>2877 TIDE CT NE</i>	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER:		



CALCULATIONS:

SCALE: 1" = 20'

R61811 072W18AD08100 Appr #: 014 Date 12-15-15 Prop Class 161 *placement* Prop Code R09 *8*
 Situs Address 2877 TIDE CT NE 97305 Franchise Code 04 Year For: 2016-2017
 Owner KROPP, CINDY E
 Notes: Tags Inventory - Adjust YI - pull XAG
 RMV Land: 43,000 RMV Imp: 4,730 RMV Total: 47,730 M50 Total: 40,440

Accessory Improvements

Seg.Type	YI3A <i>P</i> YARD IMPS	Seg. #	1.1	Method:	R05	Class		Area 1	Eff Area 1
Length	Width	Foundation		Ex. Wall		Roof Cover			
Roof Style		Floor		Plumbing					
Year Built	Eff. Year Built:	Cond.	P F A G E	% Comp	___	Econ	___	RMV:	4,730
Lump Sum	Except Code/Year	Comments							

Out Buildings

R61811 072W18AD08100 Appr #: _____ Date _____ Prop Class 161 Prop Code R09
Situs Address 2877 TIDE CT NE 97305 Franchise Code 04 Year For: 2016-2017
Owner KROPP,CINDY E

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 43,000 RMV Imp: 4,730 RMV Total: 47,730 M50 Total: 40,440

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

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RESIDENTIAL	014	0.10		
2	ON SITE DEVELOPMENT	OSDA.URB			

Eff Acres Companion Accounts M126268 072W18AD08100
M352343

Zone: RS

Date 3-15-16 Clerk [Signature] **ROUTING SLIP**

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

☐ Data entry reviewed by/comments _____

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response _____

☐ Reviewed by lead appraiser/comments _____



R61811 2877 Tide Ct 12-15-15

Summary

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

Print Date:
2/10/2025

Acct ID: 352343 MTL: 072W18AD08100 ~~161~~ Date: ~~2/10/25~~ Appr: ~~DR~~ Prop Class: 161 RMV Prop Class: ~~019~~

Situs: 2877 TIDE CT NE SALEM, OR 97305 ~~2-6-25~~ MaSaNh: 14 00 005 Unit: 146773 Year: 2025

Last Date Appraised: _____ Appraiser: _____ Retag: Y N Tag info: _____

Owner: THORNTON, PAUL Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 41580

RMV Land: 0 RMV Imp: 75480 RMV Total: 75480 MAV: 41580 MSAV: 0 SAV: 0

Comment: SURFWOOD VILLA PHASE I, MS SERIAL # FLE210OR1516855A, Home ID 385827 ON REAL ACCT 072W18AD08100, REAL MS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 454 - Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 784 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 56x14 RMV: 75480

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	784	2	FB-1	2015	2015	SKIRT, KIT-, BATH - 1, ROOF, HVAC+	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.