

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 4/14/25 Appr: _____

Print Date: 2/7/2025

Acct ID: 131774

MTL: 072W20CA05400P1

Date: 2/26/25

Appr: 02

ts 4-23-25

Prop Class: 019

RMV Prop Class: 019

Situs: 1500 GABRIELA CT NE # 35 SALEM, OR 97301

MaSaNh: 14 05 000

Unit: 142867

Year: 2025

Last Date Appraised: 08/09/2010

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: HOLCOMB SPRINGS RANCH LLC

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TJO INSP

AV: 51090

RMV Land: 0

RMV Imp: 51760

RMV Total: 51760

MAV: 51090

MSAV: 0

SAV: 0

Comment: ROYAL OAKS ESTATES, SPACE #35, MS SERIAL # 34910556DAB, X # X00211488, Home ID 264343, PERSONAL MS

SF I/O

Notations

No notation data available.

Class, Add FP & 2PB 1999 J/D

OSDs

No OSD data available.

Live 2001 - new

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24013	Stat Class: 447 +	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 1404	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 52x27		RMV: 51760	
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	4 +	Finished	1404	3	FB-2	1991	1991	SKIRT, ROOF, HVAC+, KIT, BATH - 2, FR 1
Exception: Y N								

Accessories

1435

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	84	1991	702	0
MULTI-PURPOSE BUILDING	4	64	0	0	0
ROOF EXTENSION OR PATIO COVER	4	480	1991	5290	0
Exception: Y N					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



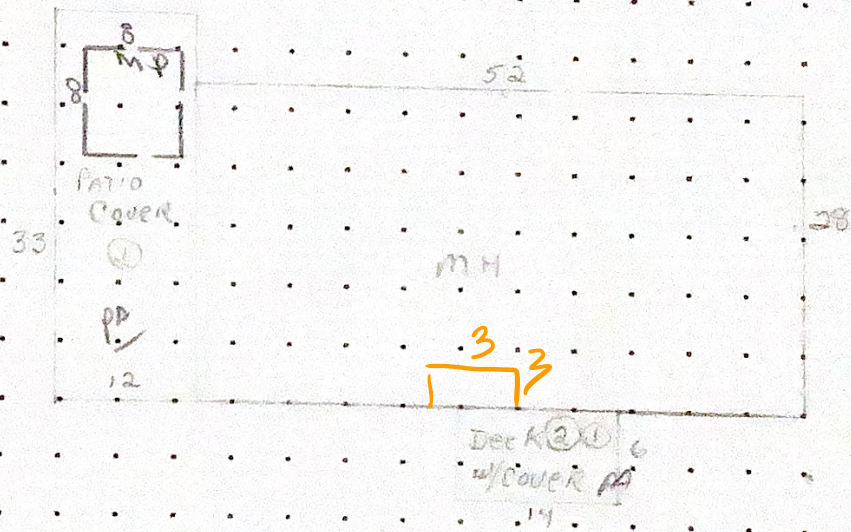
Active Red Cir

new windows
Refin Kit CABs - someone new
new floors - both
new Baths - both
new siding

ACCT NO: X211488

MAP NO: 72W 30CH

TAX LOT:



CALCULATIONS:

$$27 \frac{1}{2} \times 52 \frac{1}{2} = 1444$$

$$- 9$$

$$1435$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 91	ADDRESS: 1500 Gabriela St NE #35	SALES	
DATE	BY	REMARKS:	BUILDER: SKYLINE	Date	Amt.
5-1-96 12-3-93	KKK (65) 65				



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131774

MTL: 072W20CA05400

MaSaNh/P.Class: 1405000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131774

Date Printed: 2/6/2025

Situs: 1500 GABRIELA CT NE # 35 SALEM, OR 97301

Grantor:

HAAB, SUSAN K

Grantee:

HOLCOMB SPRINGS RANCH LLC

Sale ID: 30051

Deed:

Accts In Sale: 1

Sale Date: 7/3/2024

Sale Price: 50,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 59,580

Total: 59,580

Ratio (Cert. Total RMV/Sale Price): 119

Attempt	Date/Time	Reason
1 st	2/26/25	LCB
2 nd	11:55	

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: _____

_____ Floors Being Replaced & Drywall

_____ going up

Comments:

Per letter - Rotted Floors, unlivable

Appraiser: 02 Date: 2/26/25



M131774 072W20CA05400 Appr #: 28 Date 8-9-10 Prop Class 019 Prop Code 157
Situs Address 1500 GABRIELA ST NE, #35 Franchise Code 04 Year For: 2010-2011
Owner ROBERTS, VIRGINIA L

Notes: change g.l.b. add HEF inventory
Tags Cycle Sales Verification Other:
RMV Imp: 24,150 RMV Total: 24,150 M50 Total: 24,150

Seg.Type MA Seg. # 1.1 Method M04 Class 4D Area 1404 Eff Area 1404 Length 52 Width 27
Make: SKYLINE Model: Intfinish: GYPSUM Roof Cover COMP
Plumbing BATH2 Heat AC Fireplace Inter. Comp: DW; DSP, HEF Bedrooms 3
Year Built 1991 Eff. Year Built 1991 Cond. P F A G E
Adj Code MSLCMD Qty 4 % Comp ____ Func ____ Econ ____ RMV 20,220
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type PA Seg. # 1.3 Method: R05 Class Area 480 Eff Area 480
Length Width
Year Built Eff. Year Built: 1991 Cond. P F A G E % Comp ____ Econ ____ RMV: 3,230
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type DF Seg. # 1.4 Method: R05 Class Area 84 Eff Area 84
Length 14 Width 6
Year Built Eff. Year Built: 1991 Cond. P F A G E % Comp ____ Econ ____ RMV: 380
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK Seg. # 1.2 Method: M04 Class Area 158 Eff Area 158
Length Width Foundation Ex. Wall METAL ✓ Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1991 Eff. Yr. Blt: 1991
Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 320
Lump Sum ____ Except Code/Year ____ Comments ____

Seg.Type MP Seg. # 2.1 Method: F;N Class 4 Area 64 Eff Area 64
Length 8 Width 8 Foundation Ex. Wall Roof Cover
Roof Style Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 0
Lump Sum ____ Except Code/Year ____ Comments ____