

LAK 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 129107

MTL: 082W06AC02600P210

Date: 2/26/25

Appr: 02

ts 4-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 807 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 141689

Year: 2025

Last Date Appraised: 09/22/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: NEENI, JOHN J

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 60140

RMV Land: 0

RMV Imp: 67560

RMV Total: 67560

MAV: 60140

MSAV: 0

SAV: 0

Comment: SUNDIAL TERRACE, SPACE #807, MS SERIAL # CGJGGR79B2S7344AB, X # X00164743, Home ID 228464, PERSONAL MS

Notations

up date INVENTORY I/D

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: 467	Year Blt: 1979	Eff Year Blt: 1982	Sq.Ft: 1809	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 67x27		RMV: 67560	
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	3	FB-2	1979	1982	KIT, SKIRT, ROOF+, HVAC+, BATH - 2 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	224	1982	1162	0
ROOF EXTENSION OR PATIO COVER	6	720	1982	6890	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



M/S
upgraded/finished
Cherry cabinets-master bath
SS Appl
Vinyl, or kit cabinets
new m. Bath,



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 2/6/2025

Appraiser Sales Verification From

Primary Acct: 129107
MTL: 082W06AC02600
MaSaNh/P.Class: 1705003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 129107

Situs: 2232 42ND AVE SE # 807 SALEM, OR 97317

Grantor:
JUDY L BILLINGS TR

Grantee:
NEENI, JOHN J

Sale ID: 31716 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 76,160
Sale Date: 10/7/2024 Total: 76,160
Sale Price: 117,000 Ratio (Cert. Total RMV/Sale Price): 65
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Mrs. Phone/email: _____

1. Was the property listed on the open market? Days: 62 MLS: 820146 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? \$ 1,000 - vent repair 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: _____

new floor, paint

Comments: _____
Fair price

Appraiser: 02 Date: 2/26/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M129107

MAP NO:

TAX LOT:

STREET



CALCULATIONS:

SCALE: 1" = 20'

Sundial Terrace Mobile Park #807

MEASUREMENT
VERIFIED

YR BLT: 79

ADDRESS: 2232 1/2nd Ave SE

SALES
Date Amt.

DATE
9-11-85
7-25-94

BY
MT
65

REMARKS:
NV

BUILDER: Golden State Kit

9-22-16

DT4

NV, cycle

✓ M129107 082W06A 00200 Appr #: 114 Date 9-22-16 Prop Class 019 Prop Code T67
Situs Address 2232 42ND AV SE, #807 Franchise Code 04 Year For: 2016-2017
Owner BILLINGS, JUDY L 2017-18

Notes: _____ Tags _____ Cycle Inventory Update Sales Verification _____ Other: _____
RMV Imp: 25,350 RMV Total: 25,350 M50 Total: 25,350

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1809 Eff Area 1809 Length 67 Width 27
Make: KIT Model: GOLDEN STATE Intfinish: PANEL Roof Cover COMP ARCMP
Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: CKTP; OVEN-S; DW; DSP Bedrooms: 3
Year Built 1979 Eff. Year Built 1979 1982 Cond. P F A G E
Adj Codes MSLCMD; MSD+QLTY Qlty 6 % Comp _____ Func _____ Econ _____ RMV 21,110
Lump Sum _____ Except Code/Year _____ Comments Updated windows

Accessory Improvements front gable she side walls textured now

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 720 Eff Area 720
Length _____ Width _____ Foundation _____ Ex. Wall _____ Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Year Built _____ Eff. Year Built: 1979 Cond. P F A G E % Comp _____ Econ _____ RMV: 3,460
Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 160 Eff Area 160
Length 20 Width 8 Foundation _____ Ex. Wall _____ Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Year Built _____ Eff. Year Built: 1979 Cond. P F A G E % Comp _____ Econ _____ RMV: 510
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 METAL Roof Cover _____
Roof Style _____ Floor _____ Plumbing _____
Heat _____ Int. Comp. _____ Elect. _____ Yr. Blt. 1979 Eff. Yr. Blt: 1979
Cond. P F A G E Adj. Codes _____ % Comp _____ Func _____ Econ _____ RMV: 270
Lump Sum _____ Except Code/Year _____ Comments _____



09-22-16 M129107