

Summary

LAK 4.3.25

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 2/7/2025

Acct ID: 131380 MTL: 082W06AC02600P1 Date: 2/26/25 Appr: 02 ts 4-11-25 Prop Class: 019 RMV Prop Class: 019

Situs: 2410 LANCASTER DR SE # 332 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 131380 Year: 2025

Last Date Appraised: 12/21/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: JASPER CONSTRUCTION LLC Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 59930

RMV Land: 0 RMV Imp: 59930 RMV Total: 59930 MAV: 64410 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.21.22 TS

Notations

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: 1990 Eff Year Blt: 1990 Sq.Ft: 1425 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 57x25 RMV: 59930

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

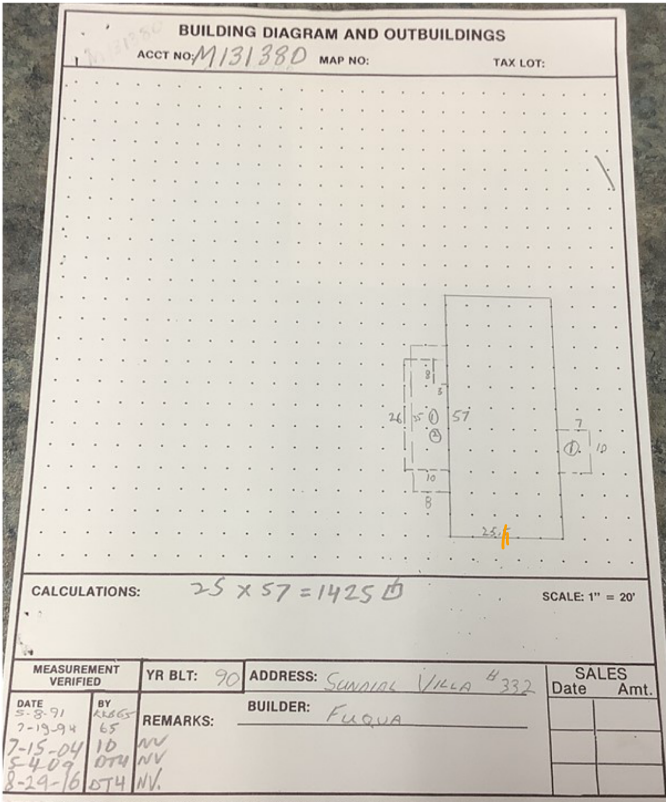
| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                          | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor | 6 -   | Finished      | 1425       | 2    | FB-2  | 1990   | 1997       | HVAC+, SKIRT, ROOF, KIT-, BATH - 2 | Y N       |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|-----------|
| DECK                          | 6     | 260       | 1997       | 2174 | 0        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 6     | 350       | 1997       | 3857 | 0        | Y N       |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Forgot  
Picture

in process of  
cleaning & paint

new roof  
Paint  
w.m.  
v.u.w



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 131380  
MTL: 082W06AC02600  
MaSaNh/P.Class: 1705003/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 131380

Date Printed: 2/6/2025

Situs: 2410 LANCASTER DR SE # 332 SALEM, OR 97317

Grantor:  
DUVALL, DUSTIN OWEN

Grantee:  
JASPER CONSTRUCTION LLC

Sale ID: 32300      Tax Statement RMV  
Deed:      Land & OSD: 0  
Accts In Sale: 1      Imp: 76,260  
Sale Date: 12/5/2024      Total: 76,260  
Sale Price: 35,000      Ratio (Cert. Total RMV/Sale Price): 218  
Condition Code: 00

| 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: 02      Date: 3/12/25

# Improvement Detail

MARION County

For Assessment Year 2023

LAK

Account ID 131380

Map 082W06AC02600P1

Mailing  
DUVALL, DUSTIN OWEN  
MEAD, SUSAN JEAN  
MEAD, JENNIFER LYNN  
2410 LANCASTER DR SE # 332  
SALEM OR 97317

Appraiser THERESA SWEARINGEN

Inspected 08/29/2016

Appraisal Area 04-05-003

Stat Class 467 - MANUF STRUCT, CLASS 6, 26' THROUGH 28'  
WIDE DOUBLE

ts 3-31-23

Situs 2410 LANCASTER DR SE # 332 SALEM OR 97317

| Bldg | Code Area | Year Built | Eff Year | Comp % | % Good | LCM | Value  | RMV    | Taxable RMV | MAV    | Exception | AV     | Sqft  |
|------|-----------|------------|----------|--------|--------|-----|--------|--------|-------------|--------|-----------|--------|-------|
| 1    | 24010     | 1990       | 1990     | 100    | 24     | 243 | Tabled | 36,540 | 36,540      | 60,720 | 0         | 36,540 | 1,425 |

Rooms: 2 - BD, 2 - FB

| Floor Segments |        |        |                           |       |        |      |       |                        |         |
|----------------|--------|--------|---------------------------|-------|--------|------|-------|------------------------|---------|
| Description    | Yr Blt | Eff Yr | % Good                    | Class | Comp % | OR % | Sqft  |                        | RCN     |
| First Floor    | 1990   | 1990   | <div><div></div></div> 24 | 6 -   | 100    |      | 1,425 | <div><div></div></div> | 131,931 |

| Improvement Inventory |             |          |       |     |                          |          |         |
|-----------------------|-------------|----------|-------|-----|--------------------------|----------|---------|
| F                     | Description | Qty/Size | RMV   | F   | Description              | Qty/Size | RMV     |
| 1st                   | BATH - FULL | 2        | 1,697 | 1st | HEAT PUMP                | 1,425    | 726     |
| 1st                   | COOKTOP     | 1        | 133   | 1st | HOOD & FAN               | 1        | 453     |
| 1st                   | DISHWASHER  | 1        | 504   | 1st | ROOF COVER - COMPOSITION | 1,425    | (2,016) |
| 1st                   | DISPOSAL    | 1        | 119   | 1st | SINGLE OVEN              | 1        | 170     |
| 1st                   | DRYWALL     | 1,425    | 0     | 1st | SKIRTING - METAL         | 164      | 204     |

| Accessories          |        |      |     |       |
|----------------------|--------|------|-----|-------|
| Description          | Eff Yr | Size | Qty | RMV   |
| ALUMINUM PATIO COVER | 1990   | 350  |     | 1,512 |
| WOOD DECK            | 1990   | 260  |     | 1,373 |

## Totals

| Description      | RMV             |
|------------------|-----------------|
| First Floor      | \$33,653        |
| Inventory        | \$0             |
| Accessories      | \$2,885         |
| Trend            | 100.00 %        |
| <b>Total RMV</b> | <b>\$36,540</b> |

## Size Breakdown

|          |       |
|----------|-------|
| Finished | 1,425 |
|----------|-------|

Comments 16-17 CYCLE WORK INV UPDATE// 09-10 CYCLE WORK INVENTORY UPDATES PER #04 5/4/09/ 05-06: RECALC SETUP; #10 7-15-04

Comments: 16-17 CYCLE WORK INV UPDATE// 09-10 CYCLE WORK INVENTORY UPDATES PER #04 5/4/09/ 05-06: RECALC SETUP; #10 7-15-04

M131380 082W06AC02000 Apr # 214 Date 8-29-16 Prop Class 019 Prog Code 167  
Site Address 2410 LANCASTER DR SE, 4332 Franchise Code 04 Year For: 2016-2017  
Owner GOWEN, ANDY L &  
Notes: In Year 2016 updates  
Tags Cycle Sales Verification Other: Total BTG 32,800 (5416)  
RMV Inv: 32,800 RMV Total: 32,800 MSO Total: 32,800 (5416)  
Seg. Type MA Seg. # 1.1 Method: M04 Class 013 Area 1425 Eff Area 1425 Length 57 Width 25  
Make: FUQUA Model: Inter. Comp: CKTP OVENS, DW, DSP, Bedrooms: 2  
Plumbing: BATH2 Heat: HP Fireplace: Cond. P F A G E % Comp Econ RMV 28,250  
Year Built 1990 Eff. Year Built 1990 Qty 6  
Adj Codes MSLEMD  
Lump Sum Except Code/Year Comments  
Accessory Improvements  
Seg. Type PA MED STRUCT Seg. # 1.3 Method: R05 Class Area 350 Eff Area 350  
Length Width Foundation Ex. Wall Roof Cover METAL  
Roof Style Floor Plumbing  
Year Built Eff. Year Built 1990 Cond. P F A G E % Comp Econ RMV: 2,780  
Lump Sum Except Code/Year Comments  
Seg. Type DF MED STRUCT Seg. # 1.4 Method: R05 Class Area 260 Eff Area 260  
Length 26 Width 10 Foundation Ex. Wall Roof Cover  
Roof Style Floor Plumbing  
Year Built Eff. Year Built 1990 Cond. P F A G E % Comp Econ RMV: 1,380  
Lump Sum Except Code/Year Comments  
Out Buildings and Skirting  
Seg. Type MHXK MED STRUCT Seg. # 1.2 Method: M04 Class Area 164 Eff Area 164  
Length Width Foundation Ex. Wall METAL Roof Cover  
Roof Style Floor Plumbing  
Heat Int. Comp. Yr. Bilt 1990 Eff. Yr. Bilt 1990  
Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 390  
Lump Sum Except Code/Year Comments  
bay window west side

BUILDING DIAGRAM AND OUTBUILDINGS  
ACCT NO: M131380 MAP NO: TAX LOT:  
CALCULATIONS: 25 X 57 = 1425 D SCALE: 1" = 20'  
MEASUREMENT VERIFIED YR. BILT: 90 ADDRESS: Sunset Vista #332 SALES Date Amt.  
DATE 7-15-04 BY 45 REMARKS: FUQUA BUILDER: DATE 5-4-09 BY 074 NV DATE 8-29-16 BY 074 NV

Clean  
original  
looking

