

Summary

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

Print Date: 2/7/2025

Acct ID: 125441

MTL: 083W23DC03800P1

Date: 3/11/25

Appr: 02

ts 4-8-25

Prop Class: 019

RMV Prop Class: 019

Situs: 6835 20TH AVE SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 140377

Year: 2025

Last Date Appraised: 09/30/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: LA CROSS, RANDE LEE

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 33840

RMV Land: 0

RMV Imp: 65900

RMV Total: 65900

MAV: 33840

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 09.30.24 GM

23-24: L2 01.03.23 TS

Notations

No notation data available.

update EYB F/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 466

Year Blt: 1973

Eff Year Blt: 1993

Sq.Ft: 1344

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Dimensions: 56x24

RMV: 65900

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	1344	2	FB-2	1973	1993	SKRT+, ROOF+, HVAC+, KIT+, FP - 1, BATH - 2	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER	6	262	1993	3039	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 125441

MAP NO:

TAX LOT:

CALCULATIONS: 24 x 56 = 1344 SF.

SCALE: 1" = 20'

SOUTHBROOK M.H. PARK

MEASUREMENT VERIFIED

YR BLT: 1973

ADDRESS: 6835 20TH AVE SE

SALES Date

DATE 9/18/19

BY RLB

REMARKS: 9-5-08 DT4 NV, 10-2-15 BT4 NV.

BUILDER: G.W. Sunnybrook

SALES Am

MLS

new floors

CDOR top

w/I show

toilets

quartie

viewing

F. Dainy

w/m



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125441
MTL: 083W23DC03800
MaSaNh/P.Class: 1605003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 125441

Date Printed: 2/6/2025

Situs: 6835 20TH AVE SE SALEM, OR 97306

Grantor:
MENDOZA, WALTER

Grantee:
LA CROSS, RANDE LEE

Sale ID: 31940 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 91,930
Sale Date: 11/15/2024 Total: 91,930
Sale Price: 110,000 Ratio (Cert. Total RMV/Sale Price): 84
Condition Code: 00

Attempt	Date/Time	Reason
1 st	3/11/25 1:00	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 115 MLS: 819779 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: 3/26/25

Improvement Detail

MARION County

For Assessment Year 2023

lak

TTO

Account ID 125441

Map 083W23DC03800P1

Mailing MENDOZA, WALTER
MENDOZA, TRINA
6835 20TH AVE SE
SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 10/02/2015

Appraisal Area 06-05-003

Stat Class 466 - MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Situs 6835 20TH AVE SE SALEM OR 97306

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1973	1973	100	20	243	Tabled	30,510	30,510	31,910	0	30,510	1,344

Rooms: 2 - BD, 2 - FB

		Floor Segments							
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN	
First Floor	1973	1973	20	6	100		1,344	129,796	

		Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV		
1st	BATH - FULL	2	1,458	1st	HOOD & FAN	1	389		
1st	COOKTOP	1	114	1st	ROOF COVER - METAL	1,344	(327)		
1st	DISHWASHER	1	433	1st	SINGLE OVEN	1	146		
1st	DISPOSAL	1	102	1st	SKIRTING - CINDER BLOCK	160	448		
1st	HEARTH, PLAIN	1	194	1st	WOOD PANELING	0	0		
1st	HEAT PUMP	1,344	653						

		Accessories					
Description	Eff Yr	Size	Qty	RMV			
ALUMINUM PATIO COVER	1973	262		943			

Totals

Description	RMV	Size Breakdown
First Floor	\$29,569	Finished 1,344
Inventory	\$0	
Accessories	\$943	
Trend	100.00 %	
Total RMV	\$30,510	

Comments 16-17 CYCLE WORK N.C.// 01-02: REAPPRAISAL

M125441 081525000000 App # 1214 Date 10-2-15 Prop Class 019 Prop Code 166 4D
 Status Address 6835 20TH AVE SE Franchise Code 04 Year Est. 2015-2016 2016-17
 Owner DICKINS, SHARON LEE
 Tags Sales Verification Other
 Notes
 RMV Insp 13,890 RMV Total 13,890 MS Total 13,890
 Seg. Type MA Seg. # 1.1 Method M01 Class 01 Area 1341 ERF Area 1341 Length 16 Width 74
 Make GOLDENWEST Model SCHNITZER Insulation PANEL Roof Cover METAL
 Plumbing DATE Heat UP Preheat 181735 Inter. Comp CKT/FLOWN-4/DW/2DP/3 Bedrooms: 2
 Year Built 1973 ERF Year Built 1973 Cond. P F A G E
 Adj Codes NSL/CMD % Comp Func Econ RMV 12,490
 Lump Sum Except Code/Year Comments 1214/10-2-15/3
Accessory Improvements
 Seg. Type PA Seg. # 1.3 Method R01 Class Area 262 ERF Area 262
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1973 ERF Year Built 1973 Cond. P F A G E % Comp Func Econ RMV 958
 Lump Sum Except Code/Year Comments
Out Buildings and Skirting
 Seg. Type MBSK Seg. # 1.2 Method M01 Class Area 160 ERF Area 160
 Length Width Foundation Ex. Wall Ch. Clock Roof Cover
 Roof Style Floor Plumbing Elec. Yr. Bld 1973 ERF Yr. Bld 1973
 Heat Int. Comp % Comp Func Econ RMV 456
 Cond. P F A G E Adj. Codes
 Lump Sum Except Code/Year Comments

BUILDING DIAGRAM AND OUTBUILDINGS
 ACCT NO. M125441 MAP NO. TAX LOT:

 CALCULATIONS: 24 X 56 = 1344 SF. SCALE: 1" = 20'
 SOUTH BROOK M.H. PARK
 MEASUREMENT VERIFIED YR BLD: 1973 ADDRESS: 6835 20TH AVE SE
 DATE 9/9/15 BY: JCS
 7-5-08 DTH
 10-2-15 BT4 WW
 REMARKS: BUILDER: G.W. Sunnybrook
 SALES Date Amt

MIS
 HP
 Pellet stove
 update ele,
 pane windows
 ✓ V. windows
 ✓ with

