

LAK 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 125675

MTL: 082W060001800P1

Date: 3/11/25

Appr: 02

ts 4-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 306 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 140471

Year: 2025

Last Date Appraised: 03/19/2019

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: EVANS, PATRICE

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 79350

RMV Land: 0

RMV Imp: 105460

RMV Total: 105460

MAV: 79350

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #306, MS SERIAL # ED02573CKP9599, X # X00103511, Home ID 141845, PERSONAL MS

Notations

up date inv 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: 455

Year Blt: 1967

Eff Year Blt: 1992

Sq.Ft: 1053

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE

Dimensions:

RMV: 105460

Func Obsc: 100

Econ %: 200

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	5	Finished	1053	1	FB-1/ HB-1	1967	1992	SKIRT, ROOF+, HVAC+, KIT-, BATH - 1, BTH - 1
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	70	1992	1201	0
DECK	5	400	1992	6864	0
GARDEN SHED	5	112	1992	1354	0
ROOF EXTENSION OR PATIO COVER	5	70	1992	1583	0
ROOF EXTENSION OR PATIO COVER	5	120-520	1992	11762	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 125675
MTL: 082W060001800
MaSaNh/P.Class: 1705005/019
Appraiser: THERESA SWEARINGEN
MS Acct: 125675

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 306 SALEM, OR 97302

Grantor:
KUNZMAN, MAURICE W & KUNZMAN, SUSAN M

Grantee:
EVANS, PATRICE

Sale ID: 31945 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 141,160
Sale Date: 10/31/2024 Total: 141,160
Sale Price: 245,000 Ratio (Cert. Total RMV/Sale Price): 58
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Patrice 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?
Describe: _____ Est. \$: _____

Y N
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. |
Describe: _____

Y N
7. Have any improvements been made since the time of sale?
If yes, describe: _____

Y N

Comments: overpaid. Neighbor to Neighbor sale

Appraiser: 02 Date: 3/11/25

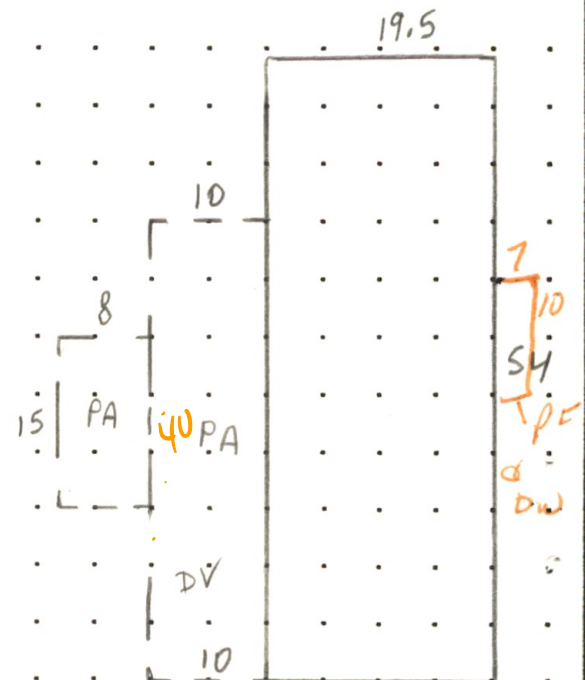
M125675

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X103511

TAX LOT:

14
95 8



CALCULATIONS: 19.5 X 54 = 1053 SF.

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 67	ADDRESS: PARADISE ISLD #306	SALES	
DATE	BY	REMARKS:	BUILDER: ELCAR (Commodore)	Date	Amt.
9-18-85	KKB	N.V.		11-29-17	02 N.V.
12-16-93	DT/4				
2-23-16	DT/4	NV-Sale			



2017.11.29



1993



CALCULATIONS:

SCALE: 1" = 20'

M125675 082W06 01800 Appr #: 02 Date 1-29-17 Prop Class 019 Prop Code T55
Situs Address 3100 TURNER RD SE, #306 Franchise Code 04 Year For: 2018-2019
Owner KUNZMAN, MAURICE W & *Sub* 3-1919 - Add 988. DWLAF
Tags Cycle Sales Verification Other: ☒ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☐ MLS
Notes: Remodel - pull tag - update Inv.

RMV Imp: 4,000 RMV Total: 4,000 M50 Total: 0

Seg.Type MA Seg. # 1.1 Method F:LS *mo4* Class 5D Area 1053 Eff Area 1053 Length Width
Make: COMMODORE Model: ELCAR Intfinish: PANEL Dryw1 Roof Cover METAL
Plumbing BATH2 1 1/2 Heat: HP Fireplace: Inter. Comp: DW/DSP Bedrooms: 3
Year Built 1967 Eff. Year Built 1967 1994 1992 Cond. P F A G E
Adj Codes MSLCMD;PARADISE Qlty _____ % Comp _____ Func _____ Econ _____ RMV 4,000
Lump Sum _____ Except Code/Year *mo4* Comments _____
DQEF

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: *mo5* ~~E,N~~ Class Area 520 Eff Area 520 *410*
Length 40 Width 0 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1967 Cond. P F A G E % Comp _____ Econ _____ RMV: 0
Lump Sum _____ Except Code/Year _____ Comments _____
DQEF

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: *mo4* ~~E,N~~ Class Area 146 Eff Area 146
Length Width Foundation Ex. Wall METAL Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1967 Eff. Yr. Blt: 1967
Cond. P F A G E Adj. Codes PARADISE *mo4* % Comp _____ Func _____ Econ _____ RMV: 0
Lump Sum _____ Except Code/Year _____ Comments _____
DQEF

10x40
Falew
Vynli

PA
EXIST

CC - Soild See
Wood CABIN
New siding/windows

- 20% - 1967
to 43% - 1994
35% 1991

M125675082W0601800Appr #:DateProp Class 019Prop Code T55Situs Address 3100 TURNER RD SE, #306Franchise Code 04Year For: 2018-2019Owner KUNZMAN,MAURICE W &Tags Cycle Sales Verification Other:Notes:

☐ TTO☐ LCB☐ Insp.☐ Pictom.☐ MLS

RMV Imp: 4,000RMV Total: 4,000M50 Total: 0

Segment	DV	PF	DW	JS			Land
Class							
Dim/Size	10x40	7x10	7x10	8x14			
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2017	2017	2017				
Eff Yr	2017	1994	1992	1992	2018		
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	new	I/O	I/O	new			

Found
gs
when in the park
for sales Va.
The

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
---------	-------------	----------	-------	------------------	----------------

Eff AcresCompanion Accounts4-15-192-2-181-29-181-24-18MTW/KCBMTW

Date 1-24-18Clerk MTWRROUTING SLIP

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

- ☐ Data entry reviewed by/comments BKG
- ☐ Appraiser response TS
- ☐ Reviewed by lead appraiser/comments