

Summary

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

Print Date: 2/7/2025

Acct ID: 126785

MTL: 082W060001800P1

Date: 3/11/25

Appr: 02

ts 4-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 705 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 140812

Year: 2025

Last Date Appraised: 06/05/2018

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ARMSTRONG, SUSAN G

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 34180

RMV Land: 0

RMV Imp: 57270

RMV Total: 57270

MAV: 34180

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #705, MS SERIAL # 6GG4320C2S338AB, X # X00118748, Home ID 193420, PERSONAL MS

Notations

No notation data available.

update Inv 4 29 B I/D

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: 1968

Sq.Ft: 872

% Complete: 100

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

Dimensions:

RMV: 57270

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	Exception: Y N
First Floor	5	Finished	872	2	FB-1/ HB-1	1967	1968	SKIRT, HVAC+, BTH - 1, BATH - 1, ROOF+, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	106	1968	1259	0	Y N
ROOF EXTENSION OR PATIO COVER	5	416	1968	5262	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS Remodeled

A. wind

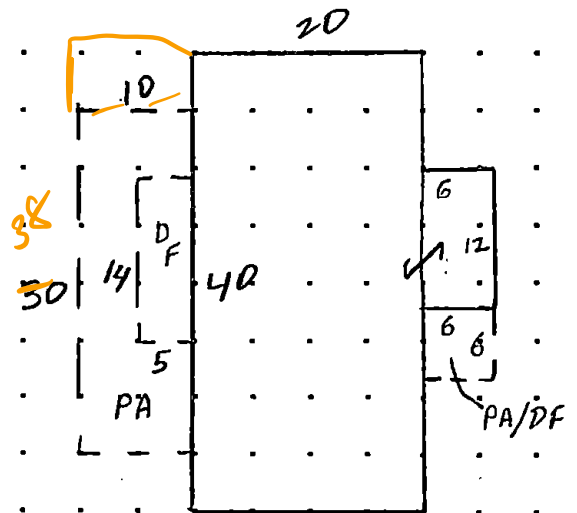
new floors
✓ KIT CABs
new Bath sound.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M/126785

MAP NO: 082W06

TAX LOT: 1800



POO

72

CALCULATIONS: $(20 \times 40) + (6 \times 12) = 872$ $\square$ SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 67	ADDRESS: PARADISE ISLD #705		SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: GREAT LAKES by Guendon.		6-5-18	02 SV NV
9-26-85	KKB					
1-6-94	DT/4					
7-23-04	DT4					
6-17-09	DT4					
10-26-11	DT4				NV-Sale 7-15-16 DT4 cycle	



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 126785
MTL: 082W060001800
MaSaNh/P.Class: 1705005/019
Appraiser: THERESA SWEARINGEN
MS Acct: 126785

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 705 SALEM, OR 97302

Grantor:
TEHAN, BONNIE L

Grantee:
ARMSTRONG, SUSAN G

Sale ID: 30064
Deed:
Accts In Sale: 1
Sale Date: 7/1/2024
Sale Price: 115,000
Condition Code: 00

Tax Statement RMV
Land & OSD: 0
Imp: 76,360
Total: 76,360
Ratio (Cert. Total RMV/Sale Price): 66

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Susan Phone/email: _____

1. Was the property listed on the open market? Days: 95 MLS: 814884 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: Fair price as is

Appraiser: 02 Date: 3/11/25



2018. 6. 5

M126785 082W06 01800 Appr #: 02 Date 6/5/18 Prop Class 019 Prop Code T55
Situs Address 3100 TURNER RD SE, #705 Franchise Code 02 Year For: 2018-2019
Owner TEHAN, BONNIE L
Tags Cycle (Sales Verification) Other: n/c ☒ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☒ MLS
Notes: 728076

RMV Imp: 37,430

RMV Total: 37,430

M50 Total: 27,830

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 872 Eff Area 872 Length Width
Make: GUERDON Model: GREAT LAKES Intfinish: PANEL Roof Cover ARCOMP
Plumbing BATH1.5 Heat: HP Fireplace: Inter. Comp: DW;H&F Bedrooms: 2
Year Built 1967 Eff. Year Built 1968 Cond. P F A G E
Adj Codes MSLCMD;PARADISE Qlty % Comp Func Econ RMV 32,720
Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 336 Eff Area 336
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1967 Cond. P F A G E % Comp Econ RMV: 3,580
Lump Sum Except Code/Year Comments

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 106 Eff Area 106
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1967 Cond. P F A G E % Comp Econ RMV: 750
Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 120 Eff Area 120
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 % Comp Func Econ RMV: 380
Lump Sum Except Code/Year Comments

extension
work
original
+ original
windows

MLS
10 pictures

M126785 082W06 01800 Appr #: _____ Date _____ Prop Class 019 Prop Code T55
 Situs Address 3100 TURNER RD SE, #705 Franchise Code 02 Year For: 2018-2019
 Owner TEHAN,BONNIE L
 Tags Cycle Sales Verification Other: _____ ☐ TTO ☐ LCB ☐ Insp. ☐ Pictom. ☐ MLS
 Notes: _____

RMV Imp: 37,430

RMV Total: 37,430

M50 Total: 27,830

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

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

Companion Accounts

ROUTING SLIP

Date 6-19-18 Clerk MJW

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

☐ Data entry reviewed by/comments KCB

☐ Appraiser response _____