

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 4/7/25 Appr: _____

Print Date: 2/7/2025

Acct ID: 129267

MTL: 072W30DA00100P1

Date: 2/26/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 4730 AUBURN RD NE # 42 SALEM, OR 97301

MaSaNh: 14 05 003

Unit: 141759

Year: 2025

Last Date Appraised: 01/30/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: MARTELL, HECTOR P

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCR TTO INSP

AV: 50060

RMV Land: 0

RMV Imp: 64560

RMV Total: 64560

MAV: 50060

MSAV: 0

SAV: 0

Comment: SALEM GREENE ESTATES, SPACE #42, MS SERIAL # 2807C1372, X # X00167644, PERSONAL MS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24622	Stat Class: 457	Year Blt: 1980	Eff Year Blt: 1988	Sq.Ft: 1782	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 66x27		RMV: 64560	
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	5	Finished	1782	4	FB-2	1980	1988	SKIRT, ROOF, HVAC+, KIT, FP - 1, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	5	90	1988	0	0
GARDEN SHED	5	144	1988	826	0
ROOF EXTENSION OR PATIO COVER	5	152	1988	1631	0
ROOF EXTENSION OR PATIO COVER	5	200	1988	2146	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Redfin
new Appl, CT's
AC, new flooring

new kit cabinets, CT's
new Bath Vanities, V. wood.
Candig cabinets sink.

V. wood.
w.m.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129267
MTL: 072W30DA00100
MaSaNh/P.Class: 1405003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 129267

Date Printed: 2/6/2025

Situs: 4730 AUBURN RD NE # 42 SALEM, OR 97301

Grantor:
LUNDIN,CAROL LYNN & LUNDIN,RICHARD JACK

Grantee:
MARTELL, HECTOR P

Sale ID: 32409 Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: 1 Imp: 74,640
Sale Date: 10/4/2024 Total: 74,640
Sale Price: ~~15,000~~ 150,000 Ratio (Cert. Total RMV/Sale Price): ~~498~~ 49
Condition Code: 00

Attempt	Date/Time	Reason
1 st	2/26/25 12:10	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: Redfin 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

WV-Sale

M129267072W30DA00100

Appr #: 02

Date 1/30/2020

Prop Class 019

Prop Code T57

Situs Address 4730 AUBURN RD NE, #42

Year For: 2020-2021

Owner LUNDIN,CAROL LYNN &

Fran Code 02

Tags Cycle Sales Verification Other:

☒TTO☐LCB☐Insp.☐Pictom.☒MLS

Notes:

update inv - Add gs- 748002

RMV Land: 0	RMV Imp: 43,100	RMV Total: 43,100	M50 Total: 43,100	NBHD Code: G
Seg.Type MA	MFD STRUCT	Seg. # 1.1	Method: M04 Class 5D	Area 1782 Eff Area 1782
Length 66	Width 27	Roof Cover COMP	Plumbing BATH2	Heat FA
Fireplace PREFB-P	Inter. Comp: CKTP;OVEN-S;DW			Bedrooms 4
Year Built 1980	Eff. Year Built 1980	Cond. P F A G E		
Adj Codes MSLCMD	Qty 5	% Comp	Func	Econ RMV: 40,160
Lump Sum	Except Code/Year 5/0	Comments A;		

Accessory Improvements

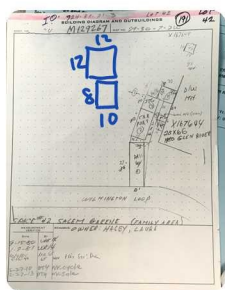
Seg.Type PA	MFD STRUCT	Seg. # 1.3	Method: R05 Class	Area 200 Eff Area 200
Length 20	Width 10	Foundation	Ex. Wall	Roof Cover
Roof Style	Floor	Plumbing		
Year Built	Eff. Year Built: 1980	Cond. P F A G E	% Comp	Econ RMV: 1,260
Lump Sum	Except Code/Year	Comments		

Seg.Type PA	MFD STRUCT	Seg. # 1.4	Method: R05 Class	Area 152 Eff Area 152
Length	Width	Foundation	Ex. Wall	Roof Cover
Roof Style	Floor	Plumbing		
Year Built	Eff. Year Built: 1980	Cond. P F A G E	% Comp	Econ RMV: 960
Lump Sum	Except Code/Year	Comments		

Out Buildings

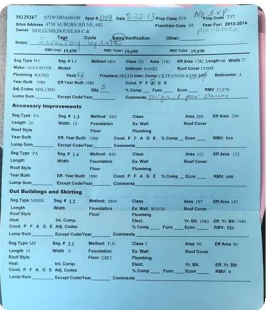
Seg.Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04 Class	Area 187 Eff Area 187
Length	Width	Foundation	Ex. Wall WOOD	Roof Cover
Roof Style	Floor	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt. 1980	Eff. Yr. Blt: 1980
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ RMV: 720
Lump Sum	Except Code/Year	Comments		

Seg.Type MP	MULTI/MISC PUR	Seg. # 2.1	Method: F;N Class 5	Area 90 Eff Area 90
Length 10	Width 9	Foundation	Ex. Wall	Roof Cover
Roof Style	Floor DIRT	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt.	Eff. Yr. Blt:
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ RMV: 0
Lump Sum	Except Code/Year	Comments		



GS 12x12
GS 8x10

MLS
tile Floors Baths
Fireplace/Pellets stove
no picture of Back
o-Kit cabinets



Re own
Remed
Back,
tile Floor,
Lino
standard
un

M129267072W30DA00100Appr #:DateProp Class 019Prop Code T57

Situs Address 4730 AUBURN RD NE, #42Year For: 2020-2021

Owner LUNDIN,CAROL LYNN &Fran Code 02

Tags Cycle Sales Verification Other:TTOTCBLCBInsp.Pictom.MLS

Notes:

RMV Land: 0RMV Imp: 43,100RMV Total:43,100M50 Total: 43,100NBHD Code: G

Segment	gs						Land
Class							
Dim/Size	12x12						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1998						
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	E/D						



Land Segments

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

Zone:

ROUTING SLIP

Date 2-14-2025Clerk mil

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

☐ Data entry reviewed by/comments

☐ APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

☐ Appraiser response

☐ Reviewed by lead appraiser/comments



1-30-2020