

Summary

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

Print Date: 2/7/2025

LAK 4.3.25

3/11/25 02 ts 4-8-25

Acct ID: 129796

MTL: 082W060001800P1

Date: _____ Appr: _____

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 804 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 141988

Year: 2025

Last Date Appraised: 11/29/2017

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: _____

Owner: ADAMS, LYNN

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 34680

RMV Land: 0

RMV Imp: 73740

RMV Total: 73740

MAV: 34680

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #804, MS SERIAL # 11042, X # X00178314, Home ID 239038, 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: 24010

Stat Class: 455

Year Blt: 1970

Eff Year Blt: 1984

Sq.Ft: 880

% Complete: 100

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

Dimensions: 44x20

RMV: 73740

Func Obsc: 100

Econ %: 185

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	880	2	FB-1	1970	1984	ROOF, SKIRT, HVAC+, KIT, FP - 1, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	112	1984	1552	0	Y N
ROOF EXTENSION OR PATIO COVER	5	510	1984	9318	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



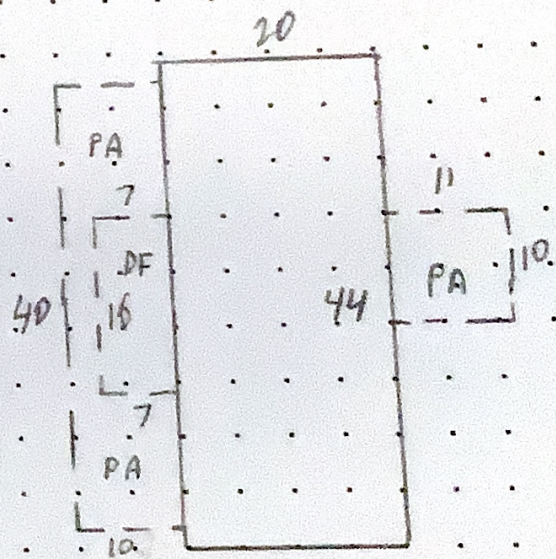
MLS
Renovated
new CT'S, AC
u. wind, CT'S
new KIT cab DOORS
new Bath vanity

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M129796**

MAP NO:

TAX LOT:



CALCULATIONS: **20 x 44 = 880 SF.**

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 70	ADDRESS: PARADISE ISLD #804	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
9-24-85	KKB	N.V.	ELCAR DELUXE	1-89	19,500
1-6-94	DT/4			7-91	21,000
7-13-16	DT/4				

11-29-17 12 NV

NV cycle



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129796
MTL: 082W060001800
MaSaNh/P.Class: 1705005/019
Appraiser: THERESA SWEARINGEN
MS Acct: 129796

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 804 SALEM, OR 97302

Grantor:
PETERSEN, MARY SMITH

Grantee:
ADAMS, LYNN

Sale ID: 31494
Deed:
Accts In Sale: 1
Sale Date: 10/25/2024
Sale Price: 139,900
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 77,950
Total: 77,950
Ratio (Cert. Total RMV/Sale Price): 56

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

Contact: Lynn Phone/email: _____

1. Was the property listed on the open market? Days: 57 MLS: 820934 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? \$ unsure 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: hard fair for Park

Appraiser: 02 Date: 3/11/25



804

Clear

804

2017. 11. 29

GMC

MI29796 082W06 01800 Appr #: 62 Date 11/29/17 Prop Class 019 Prop Code T55
Situs Address 3100 TURNER RD SE, #804 Franchise Code 04 Year For: 2017-2018
Owner PETERSEN, MARY SMITH
Tags Cycle Sales Verification Other: ☐ TTO ☒ LCB ☐ Insp. ☐ Pictom. ☐ MLS
Notes: update INV EMB well maintained MLS 719692
RMV Imp: 29,190 RMV Total: 29,190 M50 Total: 27,400

Seg. Type MA Seg. # 1.1 Method M04 Class 5D Area 880 Eff Area 880 Length 44 Width 20
Make: COMMODORE Model: EL CAR DELUXE Intfinish: PANEL Roof Cover COMP BLTup
Plumbing BATH1 Heat: FA Fireplace: SGL-P Inter. Comp: RNG; DW; DSP Bedrooms: 2
Year Built 1970 Eff. Year Built 1970/1984 Cond. P F A G E
Adj Codes MSLCMD; PARADISE Qlty 10 % Comp ____ Func ____ Econ ____ RMV 23,040
Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 510 Eff Area 510
Length ____ Width ____ Foundation ____ Ex. Wall ____ Roof Cover ____
Roof Style ____ Floor ____ Plumbing ____
Year Built ____ Eff. Year Built: 1970 Cond. P F A G E % Comp ____ Econ ____ RMV: 5,030
Lump Sum ____ Except Code/Year ____ Comments ____

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 112 Eff Area 112
Length 16 Width 7 Foundation ____ Ex. Wall ____ Roof Cover ____
Roof Style ____ Floor ____ Plumbing ____
Year Built ____ Eff. Year Built: 1970 Cond. P F A G E % Comp ____ Econ ____ RMV: 740
Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 128 Eff Area 128
Length ____ Width ____ Foundation ____ Ex. Wall METAL Roof Cover ____
Roof Style ____ Floor ____ Plumbing ____
Heat ____ Int. Comp. ____ Elect. ____ Yr. Blt. 1970 Eff. Yr. Blt: 1970
Cond. P F A G E Adj. Codes PARADISE % Comp ____ Func ____ Econ ____ RMV: 380
Lump Sum ____ Except Code/Year ____ Comments ____

Lifetime Roofing
Rabbitsco

asking 50,000

100% sale pictures

Big
New Gas Fireplace
AC units

Well maintained
windows