

lak 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 331986

MTL: 072W29C000900P1

Date: 2/24/25

Appr: 02

ts 4-9-25

Prop Class: 019

RMV Prop Class: 019

Situs: 193 CLEARWATER AVE NE SALEM, OR 97301

MaSaNh: 14 05 000

Unit: 331986

Year: 2025

Last Date Appraised: 09/28/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: WELLS, JANET ELLEN

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

CP

TTO

INSP

AV: 42640

RMV Land: 0

RMV Imp: 60970

RMV Total: 60970

MAV: 42640

MSAV: 0

SAV: 0

Comment: ROYAL MOBILE ESTATES, MS SERIAL # 2T911092HAB, X # X00232621, PERSONAL MS

Notations

No notation data available.

update EYB

E/D

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24620	Stat Class: 457 +	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 1296	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 48x27		RMV: 60970	
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	1296	3	FB-2	1995	1995	KIT, ROOF, SKIRT, HVAC+, FP - 1, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	5	120	1995	818	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mis

✓ new roof

new shower tile

Painted kitchen cabinets



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 331986
MTL: 072W29C000900
MaSaNh/P.Class: 1405000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 331986

Date Printed: 2/6/2025

Situs: 193 CLEARWATER AVE NE SALEM, OR 97301

Grantor:
VASQUEZ, LISA SARITA

Grantee:
WELLS, JANET ELLEN

Sale ID: 30611
Deed:
Accts In Sale: 1
Sale Date: 8/26/2024
Sale Price: 64,900
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 78,570
Total: 78,570
Ratio (Cert. Total RMV/Sale Price): 121

Attempt	Date/Time	Reason
1 st	2/24/25 12:35	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 110 MLS: 816619 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: WAS asking 69,900

Appraiser: 02 Date: 3/12/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M331986

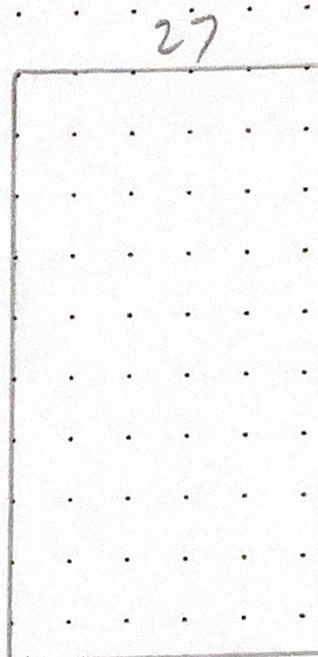
MAP NO:

TAX LOT:

5rp.
10 x 12
GS

CP
owned
by
PK

PR
NV



NV
48

CALCULATIONS:

$$27 \times 48 = 1296 \text{ sq. ft.}$$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>1995</u>	ADDRESS: <u>193 Clearwater</u>	SALES	
DATE	BY	REMARKS:	BUILDER: <u>Skyline Lexington</u>	Date	Amt.
<u>10-15-03</u>	<u>DTY</u>				
<u>9-28-16</u>	<u>DTY</u>				
		<u>NV cycle</u>			



09-26-16 M331986

✓ M331986 072W29C 00900 Appr #: DT4 Date 9-28-16 Prop Class 019 Prop Code T57 37.18
 Situs Address 193 CLEARWATER AV NE Franchise Code 04 Year For: 2016-2017
 Owner BLACKETER, FEARN H &
 Notes: Tags Cycle Sales Verification Inventory update Other: Add G.S.
 RMV Imp: 30,470 RMV Total: 30,470 M50 Total: 30,470

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1296 Eff Area 1296 Length 48 Width 27
 Make: SKYLINE Model: LEXINGTON Intfinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: HP Fireplace: ZERO Inter. Comp: DSP;DW;H&F Bedrooms: 3
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes MSLCMD;MSD+QLTY Qlty 5+ % Comp ____ Func ____ Econ ____ RMV 29,330
 Lump Sum ____ Except Code/Year ____ Comments see below

Accessory Improvements

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 150 Eff Area 150
 Length Width Foundation Ex. Wall VINYL Roof Cover
 Roof Style Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2003 Eff. Yr. Blt: 2003
 Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 1,140
 Lump Sum ____ Except Code/Year ____ Comments ____

23,000 - in 2014 WD cab doors
 tore out carpets (due to pet damage)
 previous owner (seller) redid the kitchen
 (cabs & c-tops, sink)

