

lak 4.2.25

Summary

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

Print Date: 2/7/2025

Acct ID: 126601

MTL: 082W060001800P1

Date: 3/11/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 113 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 140756

Year: 2025

Last Date Appraised: 08/19/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: BEARDEN, MELODY SUE

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB

TTO INSP

AV: 33750

RMV Land: 0

RMV Imp: 66260

RMV Total: 66260

MAV: 33750

MSAV: 0

SAV: 0

Comment: 22-23: L2 08.19.22 TS

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 455 +

Year Blt: 1968

Eff Year Blt: 1969

Sq.Ft: 940

% Complete: 100

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

Dimensions: 47x20

RMV: 66260

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	940	2	FB-2	1968	1969	SKIRT, ROOF, HVAC+, KIT-, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	463	1969	7519	0
					Exception: Y N

Improvements - Accessory Buildings

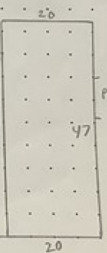
No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 126601

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 68

ADDRESS: PARADISE ISLD #113

SALES Date Amt.

DATE 9-12-85 BY 65 KKB

12-7-93 DT/4

REMARKS: N.V.

BUILDER: GREAT LAKES

6-30-16 DT/4

NV.



new roof

new roof, MP

Orig - LABS

Orig - Wm



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 126601
MTL: 082W060001800
MaSaNh/P.Class: 1705005/019
Appraiser: THERESA SWEARINGEN
MS Acct: 126601

Date Printed: 2/6/2025

Situs: 3100 TURNER RD SE # 113 SALEM, OR 97302

Grantor:
BUSHEY, MARY

Grantee:
BEARDEN, MELODY SUE

Sale ID: 30403
Deed:
Accts In Sale: 1
Sale Date: 8/13/2024
Sale Price: 57,900
Condition Code: 00

Tax Statement RMV
Land & OSD: 0
Imp: 85,200
Total: 85,200
Ratio (Cert. Total RMV/Sale Price): 147

Attempt	Date/Time	Reason
1 st	3/11/25 12:25	LCP
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 93 MLS: 816816 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: 3/26/25

SV 22-23 #2 L 2 8/19/22 TTD

Improvement Detail

MARION County

For Assessment Year 2022

MUS 785449
P.d - lak

Account ID 126601

Map 082W060001800P1

Mailing BUSHY, WALTER LAWRENCE
3100 TURNER RD SE # 113
SALEM OR 97302

Appraiser THERESA SWEARINGEN

Inspected 06/30/2016

Appraisal Area 04-05-004

Stat Class 455 - MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE

Situs 3100 TURNER RD SE #113 SALEM OR 97302

ts 9-8-22

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1968	1969	100	40	194	Tabled	58,090	58,090	30,900	0	30,900	940

Rooms: 2 - BD, 2 - FB

Floor Segments								
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1968	1969	40	5	100		940	70,957

Improvement Inventory									
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV		
1st	BATH - FULL	2 ✓	2,328	1st	ROOF COVER - COMPOSITION ✓	940 ✓	0		
1st	DISHWASHER ✓	1	559	1st	SKIRTING - METAL ✓	134	287		
1st	FORCED AIR	940 ✓	0	1st	WOOD PANELING ✓	940 ✓	0		
1st	HOOD & FAN ✓	1	318						

Accessories				
Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1969	463		3,334

Totals

Description	RMV
First Floor	\$31,874
Inventory	\$0
Accessories	\$3,334
Trend	165.00 %
Total RMV	\$58,090

Size Breakdown

Finished	940
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Comments 16-17 CYCLE WORK N.C.// 09-10: CYCLE WK. INVENTORY UPDATE. DT4. 6/03/09. 05-06:RECALC SETUP; #28 7/16/04

update Inv I/O

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M17660 MAP NO: TAX LOT: 1

CALCULATIONS: SCALE: 1" = 20'

MEASUREMENT	VERIFIED	YR BLT: 6-8	ADDRESS: PARADISE ISLD #113	SALES
DATE	DATE	DATE	DATE	DATE
9-13-85	9-13-85	9-13-85	9-13-85	9-13-85
12-15-85	12-15-85	12-15-85	12-15-85	12-15-85
6-30-16	6-30-16	6-30-16	6-30-16	6-30-16

REMARKS: BUILDER: GREAT LAKES

M126601 082W06 01800 Appr # 1714 Date 3-8-16 Prop Class 019 Prop Code T55
 Street Address: 3100 TURNER RD SE, #113 Owner: POKLES INC DAB688 Franchise Code 04 Year For: 2016-2017
 Notes: 1/16 Tags: 1714 Sales Verification: Other: 1714

REV# Total: 27,560

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	SD	Area	540	Length	47	Width	20
Make:	GURBON												
Plumbing:	BATH2												
Year Built:	1968												
Adj Codes:	MISCND PARADISE												
Lump Sum:													

Accessories Improvements

Seg. Type	PA	Seg. #	1.3	Method:	R05	Class	Area	463	EFF Area	463
Length:										
Roof Style:										
Year Built:										
Lump Sum:										

Our Buildings and Starting

Seg. Type	M04K	Seg. #	1.2	Method:	M04	Class	Area	134	EFF Area	134
Length:										
Roof Style:										
Heat:										
Cond. P F A G E										
Lump Sum:										

Rental owned by the park.

MLS
New Floors
Original
Blt's
A Windows

