

Summary

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

Print Date:
2/7/2025

Acct ID: 131017

MTL: 062W31D000500P1

Date: 2/06/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5422 PORTLAND RD NE # 107B SALEM, OR 97305

MaSaNh: 13 05 003

Unit: 131017

Year: 2025

Last Date Appraised: 05/30/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: MENDOZA RE INVESTMENTS LLC

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 38090

RMV Land: 0

RMV Imp: 46580

RMV Total: 46580

MAV: 38090

MSAV: 0

SAV: 0

Comment: 24-25: SV; L2 05.30.24 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: 457	Year Blt: 1988	Eff Year Blt: 1993	Sq.Ft: 1080	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 40x27		RMV: 46580	
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	1080	3	FB-2	1988	1993	SKRT+, ROOF+, HVAC+, BATH - 2, KIT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	60	1993	528	1
ROOF EXTENSION OR PATIO COVER	5	145	1993	1682	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



older roof

Realtor.com Listed, w/ new floors only \$24995



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131017
MTL: 062W31D000500
MaSaNh/P.Class: 1305003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131017

Date Printed: 2/6/2025

Situs: 5422 PORTLAND RD NE # 107B SALEM, OR 97305

Grantor: FELIX, CORY LYNN
Grantee: MENDOZA RE INVESTMENTS LLC

Sale ID: 31856
Deed:
Accts In Sale: 1
Sale Date: 10/25/2024
Sale Price: 33,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 64,980
Total: 64,980
Ratio (Cert. Total RMV/Sale Price): 197

Attempt	Date/Time	Reason
1 st	2/26/25 9:40	LCB
2 nd		

Contact: Phone/email:

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

Y N
2. Was property other than real estate included in the sale?
Describe: Est. \$:

Y N
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. |
Describe:

Y N
7. Have any improvements been made since the time of sale?
If yes, describe:

Y N

Comments: Listed for sale on internet

Appraiser: 02 Date: 3/12/25

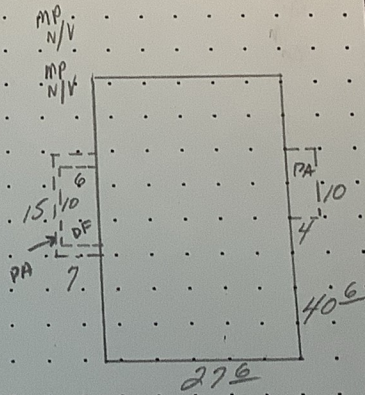
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131017

MAP NO:

TAX LOT:

062'
019
924'
LU
54'



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>88</u>	ADDRESS: <u>ARROWHEAD MP #107-B</u>	SALES	
DATE	BY	REMARKS:	BUILDER: <u>SKYLINE</u>	Date	Amt.
<u>4/12/89</u>	<u>65</u>				
<u>2-28-95</u>	<u>79</u>				
<u>10-24-07</u>	<u>LM45</u>				
<u>9-15-11</u>	<u>BT4</u>	<u>NV</u>			

Summary

Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 131017

MTL: 062W31D000500P1

Date: 5/30/24

Appr: 02

ts

6-4-2

5/29/2024

Situs: 5422 PORTLAND RD NE # 107B SALEM, OR 97305

MaSaNh: 13 05 003

Unit: 131017

Year: 2024

Last Date Appraised: 09/04/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: FELIX, CORY LYNN

Roll Type: MS

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 31440

RMV Land: 0

RMV Imp: 31440

RMV Total: 31440

MAV: 36990

MSAV: 0

SAV: 0

Comment: ARROWHEAD M.H.P., SPACE #107B, MS SERIAL # 06910460XAB, X # X00199834, PERSONAL MS

Notations

No notation data available.

update EPB 5/30

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 1988

Eff Year Blt: 1991

Sq.Ft: 1080

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 40x27

RMV: 31440

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	1080	3	FB-2	1988	1991	SKRT+, ROOF+, HVAC+, KIT, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	60	1991	356	1
ROOF EXTENSION OR PATIO COVER	5	145	1991	1135	0
Exception: Y N					

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



viewed moss on roof

MLS
v. wind
HP
photo new floors
- et's

M131017062W31D00500

Appr #: 02

Date 9/4/2020

Prop Class 019

Prop Code T57

Situs Address 5422 PORTLAND RD NE, #107B

Franchise Code 02

Year For: 2020-2021

Owner NEWMAN,KELLY LYNN &

Tags Cycle Sales Verification

Other: update RMV

TTO

LCB

Insp.

Pictom.

MLS

Notes:

22

759753

RMV Imp: 49,800

RMV Total: 49,800

M50 Total: 32,890

Nbh Code: G

Seg.Type MA

Seg. # 1.1

Method M04

Class 5D

Area 1080

Eff Area 1080

Length 40

Width 27

Make: SKYLINE

Model:

Intfinish: PANEL

Roof Cover ARCMP

Plumbing BATH2

Heat: HP

Fireplace:

Inter. Comp: H&F;DW;DSP

Bedrooms: 3

Year Built 1988

Eff. Year Built 1991

Cond. P F A G E

Adj Codes MSLCMD

Qty 5

% Comp

Func

Econ

RMV: 46,940

Lump Sum

Except Code/Year

Comments

Accessory Improvements

Seg.Type PA

MFD STRUCT

Seg. # 1.3

Method: R05

Class

Area 145

Eff Area 145

Length

Width

Foundation

Ex. Wall

Roof Cover

Roof Style

Floor

Plumbing

Year Built

Eff. Year Built: 1988

Cond. P F A G E

% Comp

Econ

RMV: 1,360

Lump Sum

Except Code/Year

Comments

Seg.Type DW

MFD STRUCT

Seg. # 1.4

Method: R05

Class

Area 60

Eff Area 60

Length 10

Width 6

Foundation

Ex. Wall

Roof Cover

Roof Style

Floor

Plumbing

Year Built

Eff. Year Built: 1988

Cond. P F A G E

% Comp

Econ

RMV: 370

Lump Sum

Except Code/Year

Comments A J

Out Buildings and Skirting

Seg.Type MHSK

MFD STRUCT

Seg. # 1.2

Method: M04

Class

Area 134

Eff Area 134

Length

Width

Foundation

Ex. Wall CBLOCK

Roof Cover

Roof Style

Floor

Plumbing

Heat

Int. Comp.

Elect.

Yr. Blt. 1988

Eff. Yr. Blt: 1988

Cond. P F A G E

Adj. Codes

% Comp

Func

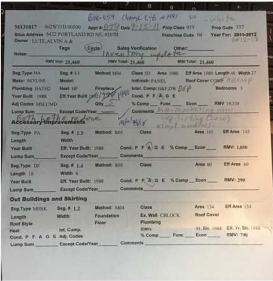
Econ

RMV: 1,130

Lump Sum

Except Code/Year

Comments

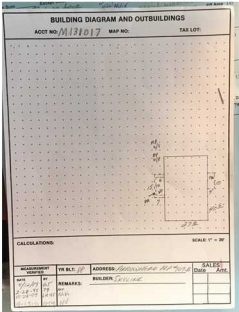


Tired Roof
v-windows

MLS
Ready for your
updates
H P
v. windows

Pictures

or. Looking



M131017062W31D 00500

Appr #:Date

Prop Class 019

Prop Code T57

Situs Address 5422 PORTLAND RD NE, #107B

Franchise Code 02

Year For: 2020-2021

Owner NEWMAN,KELLY LYNN &

TagsCycleSales VerificationOther:

☐ TTO☐ LCB☐ Insp.☐ Pictom.☐ MLS

Notes:

RMV Imp: 49,800

RMV Total: 49,800

M50 Total: 32,890

Nbh Code: G

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 AcresCompanion Accounts

Date6-8-21Clerkmjw

ROUTING SLIP

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

☒ Data entry reviewed by/commentsllk

☐ Appraiser response02 TS6-30-21

☐ Reviewed by lead appraiser/comments