

lak 4.2.25

Summary

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

Print Date: 2/7/2025

Acct ID: 132399

MTL: 082W06AC02600P1

Date: 2/24/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2410 LANCASTER DR SE # 963 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 143184

Year: 2025

Last Date Appraised: 02/01/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 2022 - REPAIR/REMODEL STRUCTURE (RES - OTHER)

Owner: ASH, JOYCE KAY

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 64610

RMV Land: 0

RMV Imp: 64610

RMV Total: 64610

MAV: 66680

MSAV: 0

SAV: 0

Comment: 22-23: L4 2.1.22 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: 457 +	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 1512	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE			Dimensions: 56x27		RMV: 64610	
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	1512	3	FB-2	1992	1992	SKIRT, HVAC+, KIT, BATH - 2, ROOF+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	304	1992	2608	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	473	1992	5350	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Redfin
new floors

original w/m

olden part



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132399
MTL: 082W06AC02600
MaSaNh/P.Class: 1705003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 132399

Date Printed: 2/6/2025

Situs: 2410 LANCASTER DR SE # 963 SALEM, OR 97317

Grantor:
EDNA M. VINCENT RLT

Grantee:
ASH, JOYCE KAY

Sale ID: 30405
Deed:
Accts In Sale: 1
Sale Date: 8/21/2024
Sale Price: 120,000
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 89,360
Total: 89,360
Ratio (Cert. Total RMV/Sale Price): 74

Attempt	Date/Time	Reason
1 st	7/4/25 2:00	LCB
2 nd		

Contact: Joy Phone/email: Relia

1. Was the property listed on the open market? Days: _____ MLS: _____ Relia 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? \$ uncure of \$ 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: _____

_____ HAD in Spect on \$ toward Repair

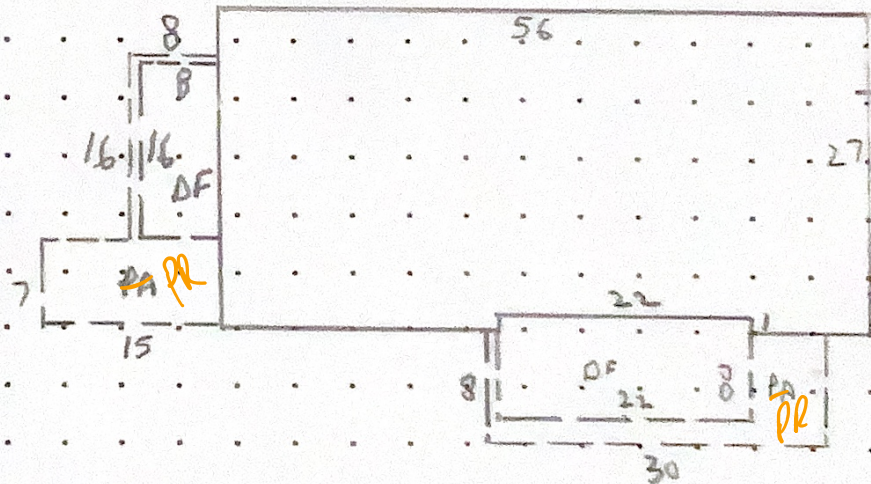
Comments: wanted to be in Park

Fair for market
Appraiser: 02 Date: 3/10/25

ACCT NO: **M132399**

MAP NO:

TAX LOT:



CALCULATIONS:

$$27 \times 56 = 1512 \text{ SF}$$

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: **92**

ADDRESS: **SUNDIAL VILLA #963**

SALES
Date Amt.

DATE
8-27-93
7-21-94

BY
KKB 65
65

REMARKS:
NV

BUILDER: **MARLETTE**

7-15-04
5-11-09

10
DTY

NV.

8-30-16

DTY

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUES

when were you

2/1/2022 4:08:51 PM

Account # 132399

Code - Tax # 24010

Mailing Address VINCENT, JUSTIN C & VINCENT, EDNA M
 2410 LANCASTER DR SE #963
 SALEM OR 97317

TAX STATUS

ASSESSABLE

ACCT STATUS

ACTIVE

SUBTYPE

PERSONAL

HOME ID

270830

X NUMBER

X00220201

N/

Close Tag

SITUS ADDRESS

2410 LANCASTER DR SE #963

SITUS CITY

SALEM

APPRAISER

THERESA SWEARINGEN

VALUE SUMMARY

CODE AREA	RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
24010	IMPR.	\$38,190	\$61,030	\$38,190	100% IMPR.	

Manufactured Structure Information

VIN #	H006854AB	STAT CLASS	457 +
BRAND	MARLETTE	QUALITY	100
MODEL	OCEAN CREST	CONDITION	
YEAR BUILT	1992	MA / SA / NH	04 / 05 / 003
STICKER #		BEDROOMS / BATHS	3 / 2

Real Property Information

REAL ACCOUNT #	337081	MA / SA / NH	04 / 07 / 000
MAP	082W06AC02600	PROP CLASS	707
UNIT	53999	RMV CLASS	707
PARK NAME	SUNDIAL VILLA		
COMMENTS	REVIEWED 12.15.20 CF #91 // LEVEL 2 10.07.20 KB#14// 09.14.11 #66//		

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	5	1,512	S		33,514
DIMENSIONS: 27 X 56					

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
SKIRTING - METAL	166	265	DISHWASHER	1	417
BATH - FULL	2	1738	DISPOSAL	1	110
DRYWALL	1	0	HOOD & FAN	1	237
HEAT PUMP	1512	789	ROOF COVER - ARCHITECTURAL COMP	1	0
Total Inventory RMV					3556

ACCESSORIES

DESCRIPTION	EFF YEAR BUILT	SQFT	QUANTITY	RMV
ALUMINUM PATIO COVER	1992	473		2469
WOOD DECK	1992	304		1940
Total Accessories RMV				4409

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE

SPECIAL ASSESSMENT(S):

TYPE

MFD COMMUNITIES RES CTR

AMOUNT \$10.00

APPRAISAL MAINT: 2022 - REPAIR/REMODEL STRUCTURE (RES - OTHER)

COMMENTS: 16-17 CYCLE WORK INV UPDATE CLASS// 09-10: CYCLE WK. INVENTORY UPDATE. DT4. 5/11/09. 05-06: RECALC
SETUP; #10 7-15-04

we don't
check or Additions
of Ramps
Per #52
2-1-22

Improvement Detail

MARION County

For Assessment Year 2022

Account ID 132399

082W06AC02600P1

VINCENT, JUSTIN C & VINCENT, EDNA M
2410 LANCASTER DR SE #963
SALEM OR 97317

Appraiser THERESA SWEARINGEN

Inspected 08/30/2016

Area 04-05-003

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Situs 2410 LANCASTER DR SE #963 SALEM OR 97317

Bldg	Code	Year	Eff Yr	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
								3	3	6		38	

Rooms: 3 - BD, 2 - FB

Description	Yr Bld	Floor Segments	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
								1	10

Improvement Inventory					
Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	417	1st HOOD & FAN	1	237
1st DISPOSAL	1	110	1st ROOF COVER - ARCHITECTURAL COMP	0	0
1st DRYWALL	0	0	SKIRTING - METAL	166	265

Accessories					
Description	Eff Yr	Size	Qty	RMV	
PATIO COVER					
WOOD DECK	1992	304		1,940	

Totals	RMV
	\$14
Inventory	\$265
Accessories	\$4,409
Trend	100.00 %
Total RMV	\$38,190

Size Breakdown	
Finished	1,512

Comments 16-17 CYCLE WORK INV UPDATE CLASS// 09-10: CYCLE WK. INVENTORY UPDATE. DT4. 5/11/09. 05-06: RECALC SETUP; #10 7-15-04



8-30-16 M132399