

LAK 7.24.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 3/25/2025

Acct ID: 131017

MTL: 062W31D000500P1

Date: 6/12/25 DZ

Appr: \_\_\_\_\_

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.

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	BATH - 2, SKRT+, ROOF+, HVAC+, 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
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



NEW F-DOOR  
Fresh Paint



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Sales Verification Form

130  
WCB

Prop ID: 131017 MLS#: \_\_\_\_\_ Instrument # \_\_\_\_\_

Situs: 5422 Portland Rd NE #107B

Salem, OR 97305

Elvira  
Nevaray

Sale Type: \_\_\_\_\_ Sale Price: 46,580 Sale Date: 3-20-25

Verified With: \_\_\_\_\_ (buyer/seller/other)

Phone# or Email: \_\_\_\_\_

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) ☐ ☐
2. Was a realtor involved? ☐ ☐
3. Was the sale between related parties? (business/family/other) ☐ ☐
4. Did you shop around? How long? \_\_\_\_\_ ☐ ☐
5. Was there trade involved? Estimated value: \_\_\_\_\_ ☐ ☐
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: \_\_\_\_\_ ☐ ☐
7. Did you pay any back taxes? ☐ ☐
8. Did the seller pay any closing costs or any other concessions? \$ \_\_\_\_\_ ☐ ☐
9. Were you under any pressure to buy / sell the property? ☐ ☐
10. Do you feel the price paid was fair market value? ☐ ☐
11. Condition at sale: ☐ Poor ☐ Fair ☐ Average ☐ Good ☐ Excellent

Description of maintenance problems: \_\_\_\_\_  
\_\_\_\_\_

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ \_\_\_\_\_

13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

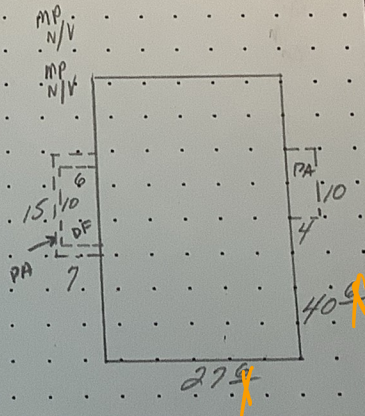
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M131017**

MAP NO:

TAX LOT:

062'  
019  
924'  
LU  
54'



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <b>88</b>	ADDRESS: <b>ARROWHEAD MP #107-B</b>	SALES	
DATE	BY	REMARKS:	BUILDER: <b>SKYLINE</b>	Date	Amt.
<b>4/12/89</b>	<b>65</b>				
<b>2-28-95</b>	<b>79</b>				
<b>10-24-07</b>	<b>LM 45</b>				
<b>9-15-11</b>	<b>BT 4</b>	<b>NV</b>			