

updated bath
needs flooring

Vwin
tired ext. paint
newer appl.

Sold 6/18/25
\$40,000

1250 permits - Verified
@ 900



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 129079 MLS#: 827482 Instrument # _____

Situs: 5355 River Rd #92
Keizer, OR

Sale Type: _____ Sale Price: 42,000 Sale Date 6/18/25

Verified With: Lori Shaw (buyer/seller/other)

Phone# or Email: _____ Yes / No

- | | |
|--|--|
| 1. Was the property listed on the open market? (MLS/FSBO/online/other) | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Was a realtor involved? | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. Was the sale between related parties? (business/family/other) | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 4. Did you shop around? How long? _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 5. Was there trade involved? Estimated value: _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 6. Was there any personal property, crops, livestock or timber included
in the sale price? (car, boat, furniture, etc.) Estimated value: _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 7. Did you pay any back taxes? <u>APR 704</u> | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 8. Did the seller pay any closing costs or any other concessions? \$ <u>2,500</u> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 9. Were you under any pressure to buy / sell the property? | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 10. Do you feel the price paid was fair market value? | <input checked="" type="checkbox"/> <input type="checkbox"/> |

11. Condition at sale: ☐ Poor ☒ Fair ☐ Average ☐ Good ☐ Excellent

Description of maintenance problems: broken win,

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 _____

Appraiser SH Date 7/9/25