

Summary

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

Print Date: 5/19/2025

Acct ID: 130116

MTL: 082W06AC02600P248

Date: 6/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 309 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 142125

Year: 2025

Last Date Appraised: 09/12/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SORENSEN, CONSTANCE LYNN

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 26070

RMV Land: 0

RMV Imp: 41000

RMV Total: 41000

MAV: 26070

MSAV: 0

SAV: 0

Comment: SUNDIAL TERRACE, SPACE #309, MS SERIAL # MHI1404031061, X # X00184432, PERSONAL MS

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: 464	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 938	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 14' WIDE SINGLE			Dimensions: 67x14		RMV: 41000	
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	6	Finished	938	2	FB-1	1983	1983	KIT-, HVAC+, SKIRT, ROOF+, BATH - 1
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	6	336	1983	3313	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
win

photos
mixed wind
win

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

M130116

MAP NO:

TAX LOT:



CALCULATIONS: $14 \times 67 = 938 \text{ SF}$

SCALE: 1" = 20'

Sundial Terrace, Mobile Park

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

2232 42nd Ave SE #309

SALES

Date

Amt.

DATE

BY

REMARKS:

BUILDER:

Marlette

8-27-85

65 m

7-21-94

DTY

NV

7-15-04

DTY

NV

5-11-09

DTY

NV



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130116
MTL: 082W06AC02600
MaSaNh/P.Class: 1705003/019
Appraiser: THERESA SWEARINGEN
MS Acct: 130116

Date Printed: 5/19/2025

Situs: 2232 42ND AVE SE # 309 SALEM, OR 97317

Grantor:
NORTON, SHARON

Grantee:
SORENSEN, CONSTANCE LYNN

Sale ID: 33980 Tax Statement RMV
Deed: 33980 Land & OSD: 0
Accts In Sale: 1 Imp: 44,860
Sale Date: 3/21/2025 Total: 44,860
Sale Price: 28,000 Ratio (Cert. Total RMV/Sale Price): 160
Condition Code: 00

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Scott Phone/email: _____

1. Was the property listed on the open market? Days: 227 MLS: 820096 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? \$ 0 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: Fair Price
HVAC- not working at present time

Appraiser: 02 Date: 6/25/25