

Summary

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

Print Date: 5/19/2025

Acct ID: 132401

MTL: 082W06AC02600P1

Date: 6/14/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2410 LANCASTER DR SE # 949 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 143186

Year: 2025

Last Date Appraised: 02/26/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SPECHT, SUSAN

Roll Type: MS

Cycle Tag Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 84640

RMV Land: 0

RMV Imp: 98880

RMV Total: 98880

MAV: 84640

MSAV: 0

SAV: 0

Comment: 25-26: SV; L2 02.26.25 TS

Notations

No notation data available.

M/C

OSDs

No OSD data available.

Land

No land data available.

done w/ prior sale

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 467 -

Year Blt: 1993

Eff Year Blt: 1998

Sq.Ft: 1809

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 67x27

RMV: 98880

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	1809	2	FB-2/ HB-1	1993	1998	SKIRT, ROOF+, HVAC+, KIT-, BTH - 1, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	198	1998	2309	0
ROOF EXTENSION OR PATIO COVER	6	375	1998	5764	0
					Exception: Y N
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

# Sales Verification Form

Prop ID: 132401 MLS#: ledcin Instrument # \_\_\_\_\_

Situs: 2410 Lancaster Drive  
#949

*Susan Specht*

Sale Type: 00 Sale Price: 81,000 Sale Date: 1-27-25

Verified With: Susan (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? 6 months ☐ ☐
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? \$ 4,000 - ☐ ☐  
Repairs
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 \$ \_\_\_\_\_

- Appraiser \_\_\_\_\_ Date \_\_\_\_\_  
13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description \_\_\_\_\_



Marion County  
OREGON  
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132401  
MTL: 082W06AC02600  
MaSaNh/P.Class: 1705003/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 132401

Date Printed: 5/19/2025

Situs: 2410 LANCASTER DR SE # 949 SALEM, OR 97317

Grantor: CASH IS KING, LLC  
Grantee: SPECHT, SUSAN

Sale ID: 32914  
Deed: 32914  
Accts In Sale: 1  
Sale Date: 1/27/2025  
Sale Price: 81,000  
Condition Code: 00  
Tax Statement RMV  
Land & OSD: 0  
Imp: 113,640  
Total: 113,640  
Ratio (Cert. Total RMV/Sale Price): 140

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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:

already done w/ Prior Sale

Appraiser: Date:

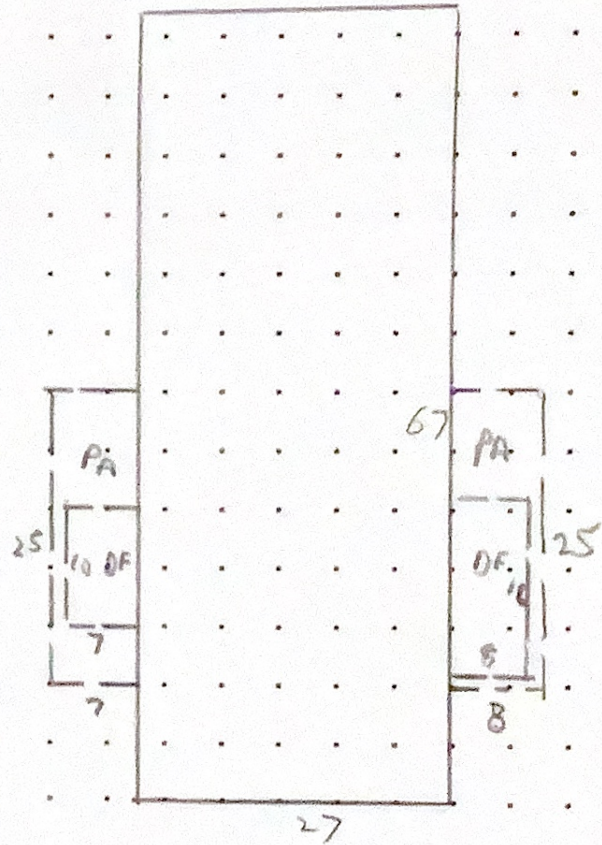
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 220203

MAP NO:

TAX LOT:

M.13240.1



CALCULATIONS:  $27 \times 67 = 1809 \text{ SF}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
8-27-93	KRAUS	93	SUNDIAL VILLA #949		
7-15-04	10		BUILDER: MARLETTE Crest Manor		
9-18-00	DT4				
8-29-16	DT4				
		REMARKS:			