

lk 7.24.25

Summary

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

Print Date: 5/19/2025

Acct ID: 336486

MTL: 082W06AC02600P266

Date: 6/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 819 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 336486

Year: 2025

Last Date Appraised: 02/26/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CHAPMAN, WALINA M

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 47150

RMV Land: 0

RMV Imp: 94070

RMV Total: 94070

MAV: 47150

MSAV: 0

SAV: 0

Comment: 25-26: SV; L2 02.26.25 TS

Notations

No notation data available.

update DNV E/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24010	Stat Class: 456	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 1056	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE			Dimensions: 44x24		RMV: 94070	
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	Exception: Y N
First Floor	5	Finished	1056	2	FB-2	2005	2005	ROOF, SKIRT, HVAC+, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	132	2005	2323	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	208	2005	4826	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



mcs

large, open house

original w.m.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 336486

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 336486

Date Printed: 5/19/2025

Situs: 2232 42ND AVE SE # 819 SALEM, OR 97317

Grantor:

RICHMOND, JULE A

Grantee:

CHAPMAN, WALINA M

Sale ID: 33323

Deed: 33323

Accts In Sale: 1

Sale Date: 3/7/2025

Sale Price: 76,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 137,790

Total: 137,790

Ratio (Cert. Total RMV/Sale Price): 181

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: WALINA Phone/email: _____

- Was the property listed on the open market? Days: 44 MLS: 824704 ☒ Y ☐ N
- Was property other than real estate included in the sale? ☐ Y ☐ N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ ☐ Y ☐ N
- Was the sale between related parties? (business or family) ☐ Y ☐ N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... ☐ Y ☐ N
- Condition at time of sale: | ☒ Poor | Fair | Avg. | Good | Exc. | ☐ Y ☐ N
Describe: _____

- Have any improvements been made since the time of sale? ☒ Y ☐ N
If yes, describe: _____

price reflected issues with home

Fair price for car!

Comments: asking 79,000

Seal Broken windows - Front 2nd

Replace Flooring, wiring, lights, Toilets
Paint new roof

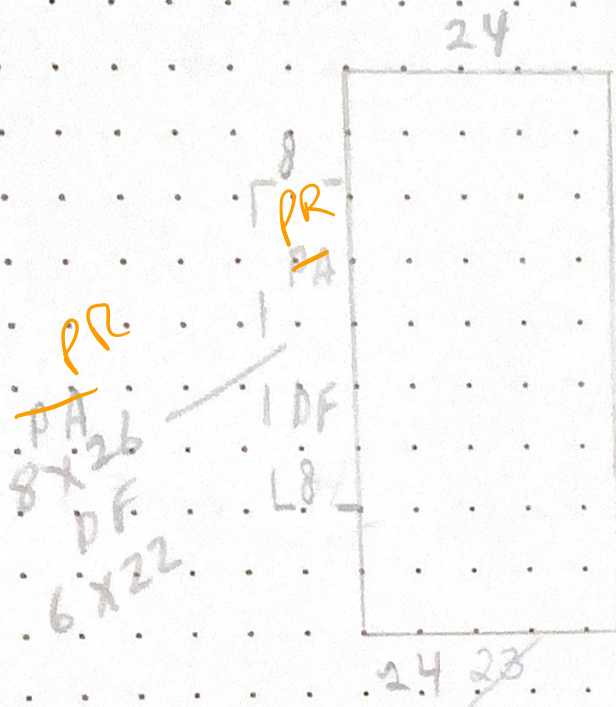
Appraiser: 02 Date: 6/25/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M336486

MAP NO: 082W06A

TAX LOT: 00200



CALCULATIONS: $(44 \times 27) = 1,188^{\square}$

SCALE: 1" = 20'

5-2009 2 small decks (6x8 and 3x7) gone

SUNDIAL TERRACE

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	2005	2232 42 ND AVE SE #819	Date	Amt.
12-7-05	SP32	100% complete	BUILDER: SUNCREST CLASSIC		
5-21-09	DT4	cycle			
9-22-16	DT4	Nv.			