

Update Appr added to MS list Clerk: lak 1.9.25 Lead Clerk: MBH 1/14/25 GM 1-15-25 Print Date: 12/11/2024

Acct ID: 591513 MTL: 073W34DD09900 Date: 1-2-25 Appr: GM Prop Class: 101 109 RMV Prop Class: 101 109

Situs: 925 VISTA AVE SE SALEM OR 97302 MaSaNh: 17 00 000 Unit: 10212 Year: 2025

Last Date Appraised: 11/09/2022 Appraiser: GREG MARKLEY Retag: Y N Tag info: 2025 - MS Moving On Within County (MS PLACEMENT)

Owner: KING, ALLAN B Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP RMV Land: 162500 RMV Imp: 108990 RMV Total: 271490 MAV: 206710 MSAV: 0 SAV: 0

Comment: 23-24: L1 11.09.22 SH

Update Inventom, Add New MS, keep

Notations

No notation data available.

Tag 1-1-26 for New Garage

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	24010	0

Land

Site: 1 Code Area: 24010 Size: 20625 Sqft Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 150000 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 66X311 . 05-06: RECALC SETUP;RDR 17; 07-08-04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 141 - Year Blt: 1952 Eff Year Blt: 1952 Sq.Ft: 1592 % Complete: 100

Desc: One Story Only Dimensions: RMV: 108990

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: COND Adjust RMV: 181646

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 -	Finished	1592	3	FB-1	1952	1952	ROOF, HVAC, KIT-, BATH - 1	Y N
Garage Attached	4 -	Unfinished	336	0	0	1952	1952	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	4	360	1985	0	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



AGF?
DGF?
New MS / DGF?
Class Calc = 6-
Dimensions
Int / ext Comp
% complete

Outbuilding Type: DGF AGF

% Item	% Sum
Excavation/Foundation	10%
Floor - Concrete/Wood	30%
Walls - Framing	10%
Walls - Covering/Siding	15%
Roof - Framing/Trusses	15%
Roof - Sheathing	5%
Roof - Cover	10%
Doors & Windows	5%
	100%

APPR GM Date: 1-2-25 YR For: 25-26 % COMP 0

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

lak 1.9.25

Summary

Lead Appr: _____

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date:

12/11/2024

Acct ID: 611127

MTL: 073W34DD09900P1

Date: 1-2-25

Appr: GM

Prop Class: 101

RMV Prop Class: 101

Situs: 925 VISTA AVE SE SALEM, OR 97302

MaSaNh: 17 00 000

Unit: 149723

Year: 2025

Last Date Appraised:

Appraiser:

Retag: Y N

Tag info: 2025 - MS Placement - Parcel (MS PLACEMENT)

Owner: A3429

Roll Type: MS

Cycle Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 0

RMV Land: 0

RMV Imp: 0

RMV Total: 0

MAV: 0

MSAV: 0

SAV: 0

Comment:

Added New Garage Tag
to both 591513 & 611127P

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: 441 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE

Dimensions:

RMV: 0

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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No accessory data available

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Percent Complete Form

Account # 611127

How Many No Basement Basement

% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	50%	3%	60%
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%		2%	70%	2%	75%
2%	90%	2%		5%	
		6%	75%	3%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%		90%
			96%	6%	95%
2%	100%	7%		2%	
		2%	100%	2%	100%
		1%		1%	

APPR GM Date 1-2-25 YR For 25-26 % COMP 100

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Prop ID #	591513 611127			Prop Class			
MTL	073W34D009900 P1			Situs	925 Vista Ave SE		
Date	1-2-25	Appr	GM	Tag?	NO	YES	
Sign off:	Clerk:	Lead Clerk:	Appr:	Insp Level:	1	2	3
Segment	MA (MH)	Stat Class:	967	Segment		Stat Class:	
Roof:	Roof Roof +	SqFt:	1620	Roof:	Roof Roof +	SqFt:	
Heat:	HVAC HVAC +			Heat:	HVAC HVAC +		
Plumbing:	2	Jettub	Grdntub	Plumbing:		Jettub	Grdntub
# of Fireplace(s):				# of Fireplace(s):			
Interior comp:	Cktp Crng Dsp DW			Interior comp:	Cktp Crng Dsp DW		
H&F Oven s/d Micro BIREF	Trash Other			H&F Oven s/d Micro BIREF	Trash Other		
Kitchen Package	Kitch - Kitch	Kitch +		Kitchen Package	Kitch - Kitch	Kitch +	
Bedrooms:		Qlty	6-	Bedrooms:		Qlty	
Yr Blt	2024	Eff Yr	2024	Yr Blt		Eff Yr	
% Comp	100	Func		% Comp		Func	
Except Code		Lump Sum		Except Code		Lump Sum	
DC Comments	Double lav			DC Comments			
Island	6'<	6'>	=6	Island	6'<	6'>	
Pantry	No	Yes	Oversized	Pantry	No	Yes	Oversized
Ceilings	Vaulted	Trayed	Coffered	Ceilings	Vaulted	Trayed	Coffered
Appraiser Comments				Appraiser Comments			
Segment		Stat Class:		Segment		Stat Class:	
Roof:	Roof Roof +	SqFt:		Roof:	Roof Roof +	SqFt:	
Heat:	HVAC HVAC +			Heat:	HVAC HVAC +		
Plumbing:		Jettub	Grdntub	Plumbing:		Jettub	Grdntub
# of Fireplace(s):				# of Fireplace(s):			
Interior comp:	Cktp Crng Dsp DW			Interior comp:	Cktp Crng Dsp DW		
H&F Oven s/d Micro BIREF	Trash Other			H&F Oven s/d Micro BIREF	Trash Other		
Kitchen Package	Kitch - Kitch	Kitch +		Kitchen Package	Kitch - Kitch	Kitch +	
Bedrooms:		Qlty		Bedrooms:		Qlty	
Yr Blt		Eff Yr		Yr Blt		Eff Yr	
% Comp		Func		% Comp		Func	
Except Code		Lump Sum		Except Code		Lump Sum	
DC Comments				DC Comments			
Island	6'<	6'>		Island	6'<	6'>	
Pantry	No	Yes	Oversized	Pantry	No	Yes	Oversized
Ceilings	Vaulted	Trayed	Coffered	Ceilings	Vaulted	Trayed	Coffered
Appraiser Comments				Appraiser Comments			
Segment	Skirt						Land and/or OSD
Class	6						
Dimensions/Size	174						
Foundation							
Exterior Wall							
Interior Finish	Gender						
Roof Cover	Block						
Roof Style							
Flooring							
Plumbing							
Heat							
Electric							
Misc.							
Year Built	2024						
Eff. Year	2024						
Condition							Check other side ---->
% Complete							
Lump Sum							
Exception Code	New						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 591513		Parcel No.: 073W34DD09900			
Property Address: 925 VISTA AV SE					
City: SALEM		County: Marion		State: OR ZipCode: 97302	
Owner:					
Client:			Client Address:		
Appraiser Name:			Inspection Date:		
SKETCH					
<div style="text-align: right; margin-bottom: 10px;"> 591513 073W34DD09900 </div> <p style="text-align: right; margin-top: 10px;">Sketch by ApexSketch</p>					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1592.0	202.0	1592.0
MFH	MA	1.0	1620.0	174.0	1620.0
OTH	GS	1.0	360.0	84.0	360.0
Net LIVABLE		cnt	2	(rounded)	3,212
COMMENT TABLE 1					
DRAWN BY TJS 10-21-11 Updated by AE 12.2.24					
COMMENT TABLE 2			COMMENT TABLE 3		

NEW ACCOUNT WORKSHEET FOR MANUFACTURED STRUCTURE

DATE: 9-26-24 NEW ACCT # 611127

ACTIVE ☒ or INACTIVE ☐

ACTIVE (placed before Jan 1st current year) INACTIVE (placed after Jan 1st current year)

If INACTIVE for CURRENT YEAR, create NOTATION: _____

SITUS

ADDRESS: 925 Vista Ave SE

Salem 97302

PARK NAME: _____

PARK # _____ SPACE # _____ or ES ☒

Maintenance Code: MA 17/SA 00/NH 000

TAX CODE AREA: 24010

(taxing district, SHOULD be the same as the land)

MAP/TAX LOT: 073W340009900

Circle PROP CLASS: 019 or 049 # 24-118685
per City of Salem Permit

FRANCISE APPR Initials & Number# GM

Placed on land ACCT # 591513

ALPHA NUMBER: A3429

NOTATION FOR INACTIVE ACCT IF NEEDED _____

Permit created on Land _____ &/or permit on MS _____

Put on TAG spreadsheet: _____

Groupdir/Assessor/MH/NEW ACCOUNTS//New Acct Sheet Orcats

591513 BuildingPermit
17 00 000

GM

Copy to Mindy-MH



611127

Building and Safety

PAC: (503) 588-6256
Inspections: (503) 588-6256
Fax: (503) 588-6115

City Hall

555 Liberty St SE
Room 320
Salem, OR 97301-3503

3 A CONSTRUCTION LLC
1690 HARVEY ST SE
JEFFERSON OR 97352

Dwelling Seq #: 24-118685-DW
Date Issued: September 17, 2024

Property Address: 925 VISTA AV SE
Legal Description: Blk: 0
Tax Lot#: 073W34DD09900 Twn: 7 Rng: 3 Sec: 34
Description of Work: Single Family - Demolition - Application for demolition of existing house. To be replaced by manufactured home (24-103222-DW).

Info:

In City Limits?: Yes
Will Work be performed by Owner?: No
Is there a well on the property?: No
Historic Zone: No

Edition of Oregon Specialty Code?: ORSC 2023 Edition
Zoning: RS
Historic Building: No

Contractors' Construction Board #: 167959
In Floodplain?: No
Removal of trees?: No

Owner:

ALLAN KING
SALEM OR
USA

Contractor:

3 A CONSTRUCTION LLC
1690 HARVEY ST SE
JEFFERSON OR 97352
Work: (971) 218-3568

Contact:

JESUS ANDRADE
1690 HARVEY ST SE
JEFFERSON OR 97352
Cellular: (971) 218-3568

This permit expires if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. Issued permits are not eligible for a refund if work has not had any activity or extension request within 180 days.

591513 Building Permit
17 00 000

GM

Copy to Mindy



Building and Safety

PAC: (503) 588-6256
Inspections: (503) 588-6256
Fax: (503) 588-6115

City Hall

555 Liberty St SE
Room 320
Salem, OR 97301-3503

3 A CONSTRUCTION LLC
1690 HARVEY ST SE
JEFFERSON OR 97352

Dwelling Seq #: 24-103222-DW
Date Issued: November 05, 2024

Property Address: 925 VISTA AV SE

Legal Description: Blk: 0

Tax Lot#: 073W34DD09900 Twn: 7 Rng: 3 Sec: 34

Description of Work: **Manufactured Dwelling** - New - Replace Existing Stick built with a new Manufactured Home that will have a new garage.; Separate permit required for the garage. GG

Info:

Edition of Oregon Specialty Code?: ORSC 2021 Edition
Contractors' Construction Board #: 167959
Housing Type at Completion: Not applicable
Inside Park/Outside Park MFH: Outside Park

In City Limits?: Yes
Zoning: RS
Historic Zone: No
Geological Assessment #: N/A

Will Work be performed by Owner?: No
In Floodplain?: No
Historic Building: No

Owner:

ALLAN KING
925 VISTA AV SE
SALEM OR 97302

Contractor:

3 A CONSTRUCTION LLC
1690 HARVEY ST SE
JEFFERSON OR 97352
Work: (971) 218-3568

Contact:

JESUS ANDRADE
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Review 23.24 72 LI 11/9/22 int isp.

Remove Tag

Improvement Detail

MARION County

For Assessment Year 2022

lak

MBH 12/20/22

SA72 2/8/23

Account ID 591513

Map 073W34DD09900

Mailing JENNISON, ROBERT P & KING, ALLAN B
925 VISTA AV SE
SALEM OR 97302

Appraiser STEPHANIE HATFIELD

Appraisal Area 06-00-000

Stat Class 141 - One Story Only

Inspected 07/15/2021

Situs 925 VISTA AVE SE SALEM OR 97302

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1952	1952	100	68	192	Tabled	239,370	239,370	118,140	0	118,140	1,592

Rooms: 3 - BD, 1 - FB /

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1952	1952	68	4	100		1,592	214,061
Garage - Attached - Low Cost	1952	1952	68	4	100		336	36,927

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	1	2,089	1st	ROOF COVER - ARCHITECTURAL COMP	1,592	312
1st	FORCED AIR	1,592	4,781	Gar	ROOF COVER - ARCHITECTURAL COMP	336	65
1st	SINGLE, ELABORATE	1	5,431				

Accessories

Description	Eff Yr	Size	Qty	RMV
GARDEN SHED	1985	360	N/A	4,280
YARD IMPROVEMENTS AVERAGE	1952	1	1	10,200

Totals

Description	RMV
First Floor	\$158,174
Garage	\$25,175
Inventory	\$0
Accessories	\$14,480
Trend	121.00 %
Total RMV	\$239,370

Size Breakdown

Finished	1,592
Garage	336

Comments 21-22 CYCLE; NO CHANGE, 05. ///2016-17 CYCLE; UPDATE INVENTORY & CHANGE MP TO GS #72/SH.

Add COND 40% to all imp, update inventory, y1, +OSD. GS to N/A.
all due to poor condition.

MARION COUNTY ASSESSOR

2022 REAL PROPERTY LAND SUMMARY REPORT

11/8/2022 2:51:23 PM

ACCOUNT # 591513

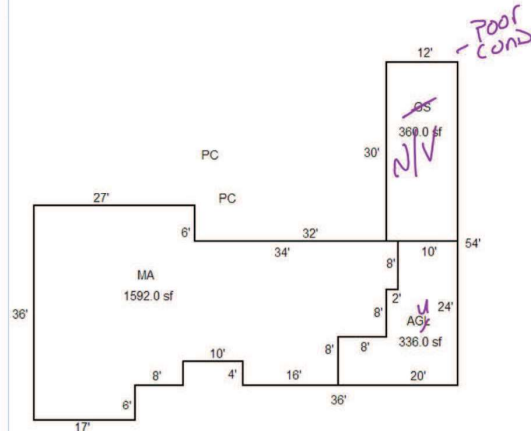
CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	001			Sqft	20625.00	<input checked="" type="checkbox"/>	Tabled	100	108,800
66X311 . 05-06: RECALC SETUP;RDR 17; 07-08-04.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE <i>Fair</i>	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24010	20625	0.00	591513	20625	0.00	591513	20625	0.00
	20625	0.00		20625	0.00		20625	0.00

R91513
073W34DD09900

*CD broken in pieces - no parts for
Owner plans to Demo eventually.
mold in several rooms
orig wiringing
bath floor - water damage - hole by tub
Fire place is falling into foundation
Roof has leaked - currently very mossy
interior ceiling has several areas
damaged due to roof leak.*



MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

November 8, 2022 2:52:49 pm

Account # 591513
Map # 073W34DD09900
Code - Tax # 24010-591513

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr SMITH FRUIT FARMS NO 2
 Block - Lot - W 1/2 LOT 60

Mailing Name JENNISON, ROBERT P & KING, ALLAN B

Deed Reference # 1982-1602 (SOURCE ID: 02820652)

Agent

Sales Date/Price 05-28-1982 / \$56,000.00

In Care Of

Appraiser STEPHANIE HATFIELD

Mailing Address 925 VISTA AV SE
 SALEM, OR 97302

Prop Class 101 **MA** **SA** **NH** **Unit**
RMV Class 101 06 00 000 10212-1

Situs Address(s)	Situs City
ID# 925 VISTA AVE SE	SALEM

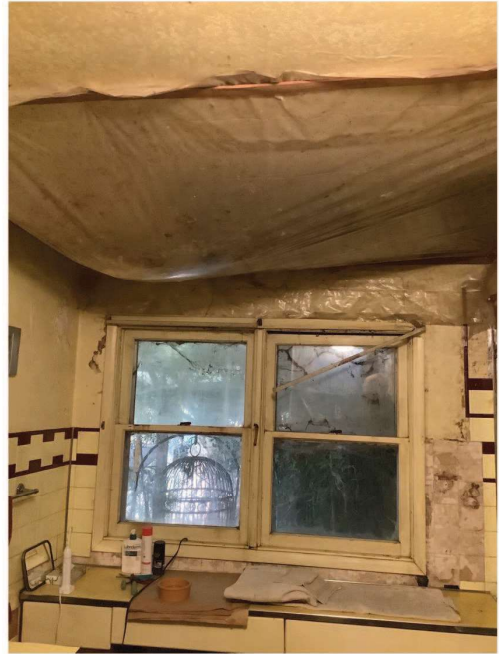
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
24010 Land	123,800	71,040	71,040	Land	0
Impr.	239,370	118,140	118,140	Impr.	0
Code Area Total	363,170	189,180	189,180		0
Grand Total	363,170	189,180	189,180		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>			Residential	100	S	20,625.00		108,800
24010					URBAN - AVERAGE	100				15,000
Grand Total								20,625.00		123,800

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
24010	1	1952	141	One Story Only		121	1,592		239,370
Grand Total							1,592		239,370

back "G5"





mold
on Kitch
ceiling



ceiling sloping & due
to FP falling into foundation



broken window



