

Summary

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

Print Date: 8/4/2025

Acct ID: 354044

MTL: 062W31D001100P1

Date: 8/12/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5286 GOLD DUST NE # 223 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 354044

Year: 2025

Last Date Appraised: 04/30/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: GARCIA, GUSTAVO MANZO

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 92000

RMV Land: 0

RMV Imp: 178970

RMV Total: 178970

MAV: 92000

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.30.25 TS

XXXXXX
20127
25-26 per SR

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: 457 +

Year Blt: 2017

Eff Year Blt: 2017

Sq.Ft: 1512

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 56x27

RMV: 178970

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	5 +	Finished	1512	3	FB-2	2017	2017	SKIRT, ROOF+, HVAC+, KIT-, BATH+, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	5	80	2017	0	0
ROOF EXTENSION OR PATIO COVER	5	345	2017	9405	0
					Exception: Y N

Improvements - Accessory Buildings

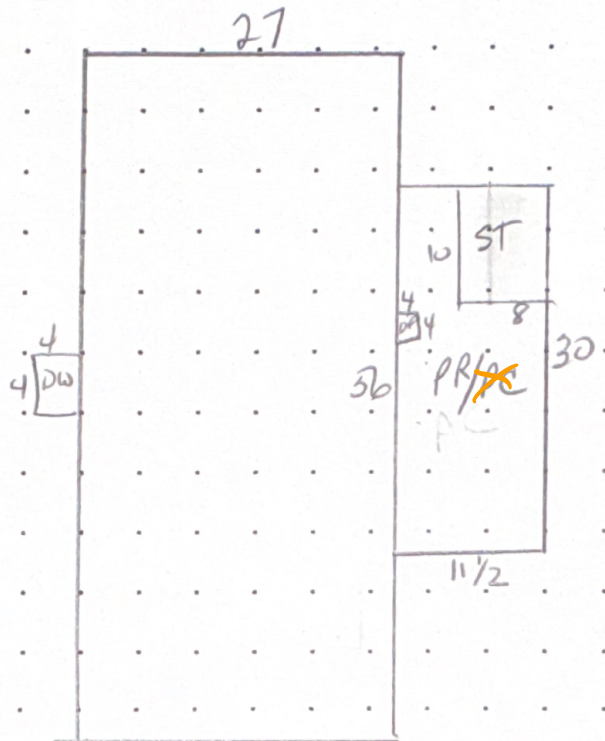
No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M354044*

MAP NO: *062W31D*

TAX LOT: *01100*



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: *2017*

ADDRESS: *5286 Gold Dust Lane*

DATE
12-8-17

BY
TB

REMARKS: *Builder: Skyline*



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 354044

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 354044

Date Printed: 8/4/2025

Situs: 5286 GOLD DUST NE # 223 SALEM, OR 97305

Grantor:
BERNARDO, ALEXANDER

Grantee:
GARCIA, GUSTAVO MANZO

Sale ID: 35141

Deed:

Accts In Sale:

Sale Date: 6/11/2025

Sale Price: 120,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 247,080

Total: 247,080

Ratio (Cert. Total RMV/Sale Price): 206

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 48 MLS: 828118 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? \$ _____ 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: Asking 130,000

Appraiser: _____ Date: _____