

Summary

Lead Appr: _____

Clerk: _____

Lead Clerk: _____

Appr: _____

Print Date: 8/4/2025

Acct ID: 132340

MTL: 072W17BB04900P1

Date: 09/05

Appr: 02

ts 9-3-25

APR

Prop Class: 019

RMV Prop Class: 019

Situs: 4825 WYOMING CIR NE # 21 SALEM, OR 97305

MaSaNh: 14 05 002

Unit: 143155

Year: 2025

Last Date Appraised: 03/03/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

APR First
Plea

Owner: PEREZ HIDALGO, ARTURO

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 ICB TTO INSP

AV: 49410

25-26
per SR

RMV Land: 0

RMV Imp: 71420

RMV Total: 71420

MAV: 49410

MSAV: 0

SAV: 0

Comment: 22-23: L2, 3.3.22 TS//

Notations

update DM ID

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24620	Stat Class: 457 +	Year Blt: 1992	Ear Blt: 1992	Sq.Ft: 1568	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE				Dimensions: 56x28		RMV: 71420
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	1568	3	FB-2	1992	1992	SKIRT, ROOF, KIT-, HVAC+, BATH - 2

Accessories

1543 SF

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	400	1992	4524	0

Improvements - Accessory Buildings

DW 32

1992 ID

No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS							
ACCT NO: M132340			MAP NO:	TAX LOT:			
CALCULATIONS: 56x28=1568 Sq. Ft.							
MEASUREMENT VERIFIED		YR BLT: 1992	ADDRESS: 4825 Wyoming Cir.			SALES	
DATE 12-17-99		BY DT/4	BUILDER: Redman			Date	Amt.
S-21-04		28	(sp.21, Wyoming Court)				
7-22-10		DT/4	REMARKS: NV				



MLS
New Paint, Floors
Pictured
New Bath Vanities



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 8/4/2025

Appraiser Sales Verification From

Primary Acct: 132340
MTL: 072W17BB04900
MaSaNh/P.Class: 1405002/019
Appraiser: THERESA SWEARINGEN
MS Acct: 132340

Situs: 4825 WYOMING CIR NE # 21 SALEM, OR 97305

Grantor:

WHITCHURCH, CARLY

Grantee:

PEREZ HIDALGO, ARTURO

Sale ID: 35501 **Tax Statement RMV**

Deed: ~~Land & OSD: 0~~ *71,420*

Accts In Sale: ~~Imp: 77,120~~ *71,420*

Sale Date: 6/4/2025

Sale Price: 90,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 77,120 *71,420*

Total: 77,120 *71,420*

Ratio (Cert. Total RMV/Sale Price): *80/79*

Attempt	Date/Time	Reason
1 st	<i>8/28/25 12:20</i>	<i>LCB</i>
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 26 MLS: 828813 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:

Was Asking 99,900

Appraiser: 02 Date: 8/28/25