

lak 8.29.25

Summary

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

Print Date: 8/4/2025

Acct ID: 132340

MTL: 072W17BB04900P1

Date: 8/27/25

Appr: 02

ts 9-3-25

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:

Owner: PEREZ HIDALGO, ARTURO

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

ICB TTO INSP

AV: 49410

RMV Land: 0

RMV Imp: 71420

RMV Total: 71420

MAV: 49410

MSAV: 0

SAV: 0

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

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: 24620

Stat Class: 457 +

Year Blt: 1992

Year 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	Exception
First Floor	5 +	Finished	1568	3	FB-2	1992	1992	SKIRT, ROOF, KIT-, HVAC+, BATH - 2	Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M132340

MAP NO:

TAX LOT:

15

8

4

6

17

15

3

56

28

Closed at 15'

DW

CALCULATIONS: 56 X 28 = 1568 Sq. Ft.

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 1992

ADDRESS: 4825 Wyoming Cir.

SALES Date Amt.

DATE

BY

REMARKS:

BUILDER: Redman

12-17-99

DT/4

5-21-04

28

7-22-10

DT/4

WV

(Sp. 21, Wyoming Court)



MLS
New Paint, Floors
Pictures
New Bath Vanities



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132340

MTL: 072W17BB04900

MaSaNh/P.Class: 1405002/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132340

Date Printed: 8/4/2025

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

Grantor:

WHITCHURCH, CARLY

Grantee:

PEREZ HIDALGO, ARTURO

Sale ID: 35501

Deed:

Accts In Sale:

Sale Date: 6/4/2025

Sale Price: 90,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 77,120

Total: 77,120

Ratio (Cert. Total RMV/Sale Price): 86

Attempt	Date/Time	Reason
1 st	8/29/25 12:20	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 26 MLS: 828813 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: _____

Comments:

WAS ASKING 99,900

Appraiser: 02

Date: 8/28/25