

lak 8.29.25

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 8/4/2025

Acct ID: 605660

MTL: 082W06AC02600P281

Date: 8/19/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 776 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 145497

Year: 2025

Last Date Appraised: 10/26/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 2023 - MS Placement - Park (Miscellaneous)

Owner: HILL, SHARON

Roll Type: MS

Cycle Tag Sales Verification

Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 107190

RMV Land: 0

RMV Imp: 172980

RMV Total: 172980

MAV: 107190

MSAV: 0

SAV: 0

Comment: 24-25: Review #T23-017 One Year Adj Exception RMV & AV reduced

23-24: L2, 10-26-22 TS//

25-26 per SR

Notations

No notation data available.

N/C

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457 +

Year Blt: 2022

Eff Year Blt: 2022

Sq.Ft: 1296

% Complete: 100

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

Dimensions: RMV: 172980

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	1296	2	FB-2	2022	2022	SKIRT, ROOF+, HVAC+, KIT, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	162	2022	3493	0
ROOF EXTENSION OR PATIO COVER	5	162	2022	4604	0

Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 605660

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 605660

Date Printed: 8/4/2025

Situs: 2232 42ND AVE SE # 776 SALEM, OR 97317

**Grantor:**

ARAGON, LISA ANN

**Grantee:**

HILL, SHARON

Sale ID: 34805

Deed:

Accts In Sale:

Sale Date: 6/18/2025

Sale Price: 160,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 258,520

Total: 258,520

Ratio (Cert. Total RMV/Sale Price): 162

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: 84 MLS: 826918 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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_