

LAK 9.2.25

Summary

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

Print Date:  
8/4/2025

Acct ID: 123797

MTL: 082W060001800P1

Date: 8/19/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 116 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 123797

Year: 2025  
XXXXXX

Last Date Appraised: 06/24/2016

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: BEARDON, MELODY S

Roll Type: MS

25-26 per SR

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 44570

RMV Land: 0

RMV Imp: 84320

RMV Total: 84320

MAV: 44570

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #116, MS SERIAL # S20572CKM9761, X # X00062620, PERSONAL MS

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: 455	Year Blt: 1968	Eff Year Blt: 1975	Sq.Ft: 1080	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE			Dimensions: 54x20		RMV: 84320	
Func Obsc: 100	Econ %: 149	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	1080	2	FB-2	1968	1975	SKIRT, ROOF+, HVAC+, KIT, BATH - 2 Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	5	208	1975	2059	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	753	1975	9827	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



solid & sink  
Floor.

ms  
windows / Roof  
AC



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 123797

MTL: 082W060001800

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 123797

Date Printed: 8/4/2025

Situs: 3100 TURNER RD SE # 116 SALEM, OR 97302

**Grantor:**

FERAGNE TRUST & FERAGNE, THEODORE D TRE &

**Grantee:**

BEARDON, MELODY S

Sale ID: 34307

Deed:

Accts In Sale:

Sale Date: 5/9/2025

Sale Price: 85,000

Condition Code: 33

Tax Statement RMV

Land & OSD: 0

Imp: 73,850

Total: 73,850

Ratio (Cert. Total RMV/Sale Price): 87

Attempt	Date/Time	Reason
1 <sup>st</sup>	8/19/25 11:10	LCB
2 <sup>nd</sup>		

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

1. Was the property listed on the open market? Days: 198 MLS: 822695 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:

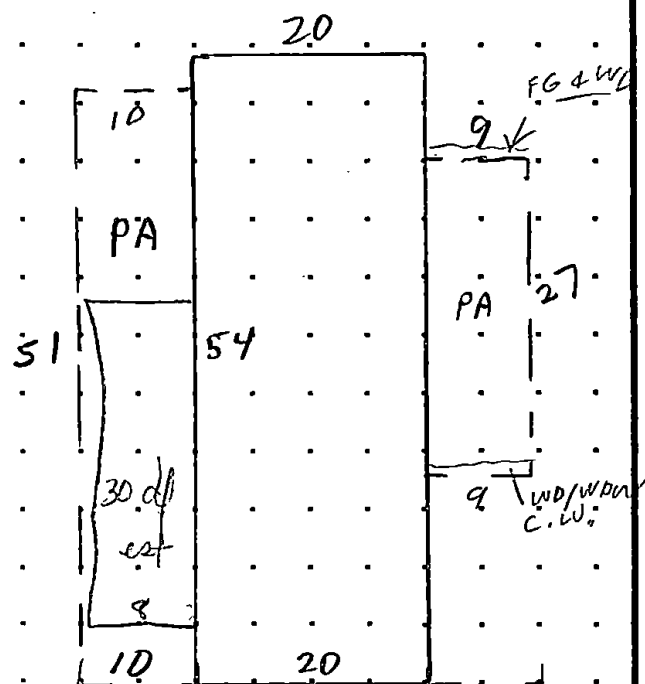
Appraiser: 02 Date: 8/20/25

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M123797

MAP NO:

TAX LOT:



CALCULATIONS:  $20 \times 54 = 1080 \text{ SF.}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 68	ADDRESS: PARADISE ISLD # 116	SALES	
DATE	BY	REMARKS:	BUILDER: SPACEMASTER	Date	Amt.
9-12-85	KKB	N.V.			
12-7-93	DT/4				
6-24-16	DT 4				