

lak 8.29.25

Summary

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

Print Date: 8/4/2025

Acct ID: 128208

MTL: 082W06AC02600P160

Date: 8/19/25

Appr: 02

ts 9-4-25

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 925 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 128208

Year: 2025

Last Date Appraised: 03/04/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: VANCE, JOHN

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO INSP

AV: 34770

RMV Land: 0

RMV Imp: 71880

RMV Total: 71880

MAV: 34770

MSAV: 0

SAV: 0

Comment: 22-23: L2 3.4.22 TS

Notations

No notation data available.

up duds INV 7/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 466

Year Blt: 1977

Eff Year Blt: 1993

Sq.Ft: 1152

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Dimensions: 48x24

RMV: 71880

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

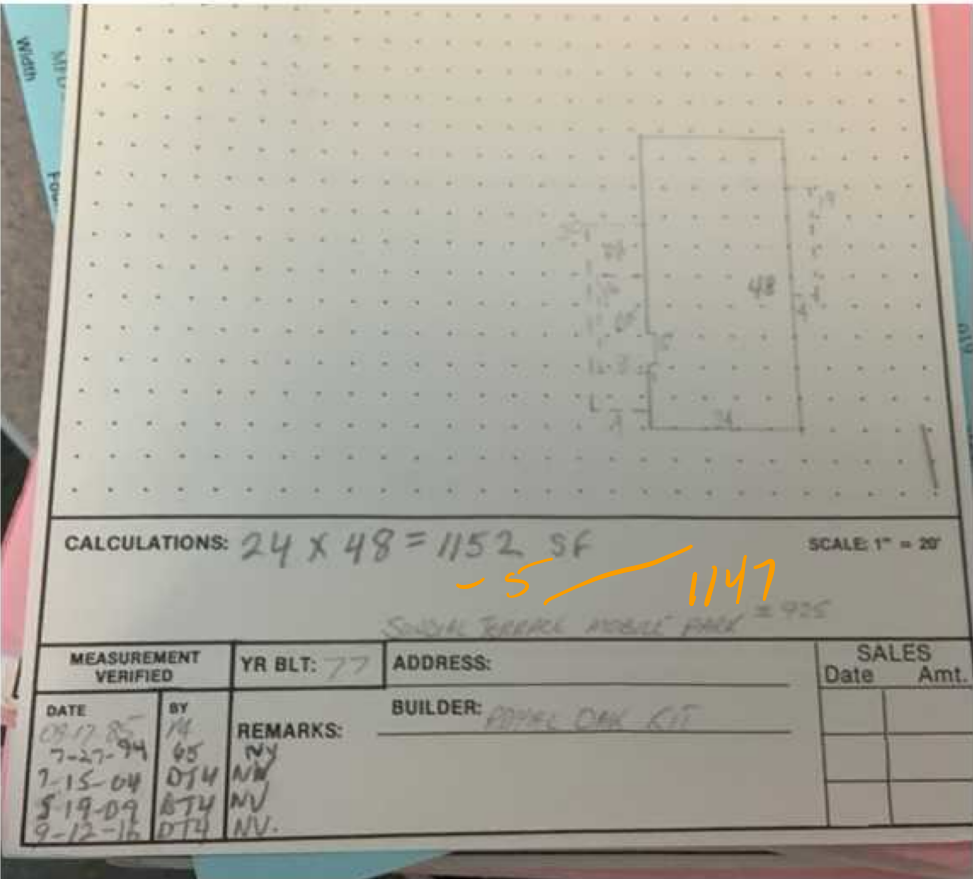
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	1152	2	FB-2	1977	1993	SKIRT, HVAC+, KIT-, ROOF+, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	6	128	1993	1126	0
ROOF EXTENSION OR PATIO COVER	6	342	1993	3967	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



V. und.
Wim.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128208

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 128208

Date Printed: 8/4/2025

Situs: 2232 42ND AVE SE # 925 SALEM, OR 97317

Grantor:
WILKERSON, JOHN LEE

Grantee:
VANCE, JOHN

Sale ID: 34223

Deed:

Accts In Sale:

Sale Date: 4/30/2025

Sale Price: 32,000

Condition Code: 00 *19*

Tax Statement RMV

Land & OSD: 0

Imp: 78,950 *71,880*

Total: 78,950

Ratio (Cert. Total RMV/Sale Price): 247 *224*

Attempt	Date/Time	Reason
1 st	<i>8/19/25 12:20</i>	<i>LCB</i>
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: _____ 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: *8/19/25*