

Summary

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

Print Date: 8/4/2025

Acct ID: 131995

MTL: 082W06DA00500P1

Date: 8/19/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2764 OAKLAND LOOP SE SALEM, OR 97317

MaSaNh: 17 05 000

Unit: 131995

Year: 2025

Last Date Appraised: 06/28/2023

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ALLEN, TROY

Roll Type: MS

25-26 per SR

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

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 40530

RMV Land: 0

RMV Imp: 67130

RMV Total: 67130

MAV: 40530

MSAV: 0

SAV: 0

Comment: 23-24: L2 06.28.23 TS

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: 447 +

Year Blt: 1991

Eff Year Blt: 1995

Sq.Ft: 1188

% Complete: 100

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 44x27

RMV: 67130

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

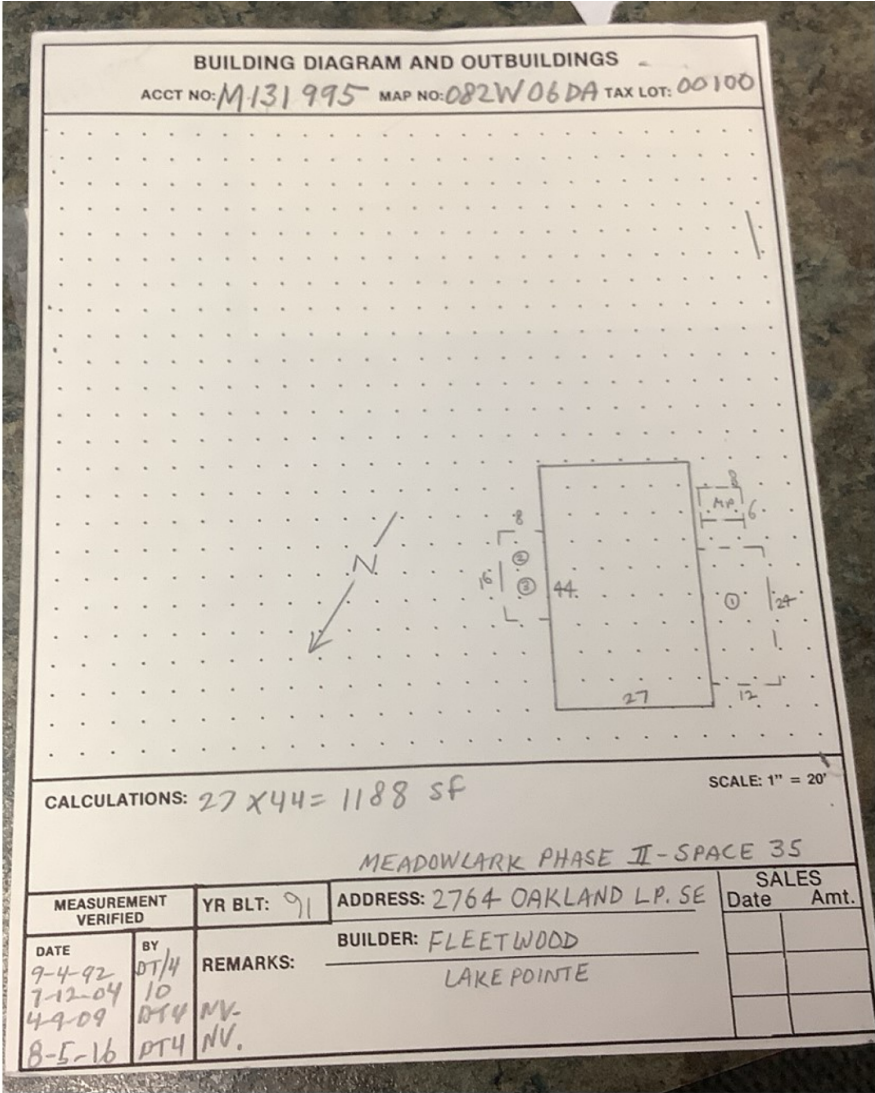
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4 +	Finished	1188	3	FB-2	1991	1995	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	128	1995	1239	0
GARDEN SHED	4	48	1995	0	0
ROOF EXTENSION OR PATIO COVER	4	128	1995	1633	0
ROOF EXTENSION OR PATIO COVER	4	288	1995	3675	0

Improvements - Accessory Buildings





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 131995

MTL: 082W06DA00500

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131995

Date Printed: 8/4/2025

Situs: 2764 OAKLAND LOOP SE SALEM, OR 97317

Grantor:  
TRIAD FINANCIAL SERVICES

Grantee:  
ALLEN, TROY

Sale ID: 34311

Deed:

Accts In Sale:

Sale Date: 5/22/2025

Sale Price: 40,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 72,090

Total: 72,090

Ratio (Cert. Total RMV/Sale Price): 180

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

Contact: Troy Phone/email: Realtor.com

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Realtor.com 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:

new roofs + HVAC

Fair price for issues

Repo & sold

Need bath fixture

Appraiser: 02 Date: 8/19/25