

Summary

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

Print Date: 8/1/2025

Acct ID: 561899 MTL: 072W18AA07800

Date: 8/29/25 Appr: 02 ts 9-3-25

Prop Class: 161 RMV Prop Class: 161

Situs: 3134 COMBER CT NE SALEM OR 97305

MaSaNh: 14 00 005 Unit: 132089

Year: 2025

Last Date Appraised: 08/26/2011 Appraiser: DAVID WENRICK

Retag: Y N Tag info:

Owner: BOTTA INVESTMENTS LLC

Roll Type: R 25-26

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 61180 per SR

RMV Land: 98060 RMV Imp: 69740 RMV Total: 167800

MAV: 61180 MSAV: 0

SAV: 0

Comment: Land: 2 LOC ADJ = 5% DEV LOT VALUE; Imp: DC MOD INCL SHED/CURTAIN WALL

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24620	0

Land

Site: 1	Code Area: 24620	Size: 3325 Sqft	Use Code: 001	Zone: RS	SAV Use:	Exception: 0
Class:	Value Source: Residential	Description:			RMV: 83060	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: //2012-13 CYCLE WORK; REMOVE SIZE ADJ. & CHANGE LAND SCHEDULE TO 014U.//IRREGULAR . 05-06: RECALC SETUP; APPR no.32 JP 5/27/04.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 24620	Stat Class: 444	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 924	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE					Dimensions: 66x14	RMV: 37170
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	4	Finished	924	1	FB-1	1976	1976	SKIRT, HVAC+, FB-1, BATH - 1, ROOF+, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 1	Code Area: 24620	Stat Class: 138	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 32570
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
Carport Detached	3	Unfinished	240	0	0	1976	1976	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	3	120	1984	1488	0
YARD IMPROVEMENTS AVERAGE	3	1	1976	14638	1

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



in process of
men

Photos
FL-900
Orig in
like back

MIS
AC.
Roof Coated
Window
Floors



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 561899

MTL: 072W18AA07800

MaSaNh/P.Class: 1400005/161

Appraiser: THERESA SWEARINGEN

MS Acct: 127044

Date Printed: 8/1/2025

Situs: 3134 COMBER CT NE SALEM OR 97305

Grantor:

KOPP, ROSE J

Grantee:

BOTTA INVESTMENTS LLC

Sale ID: 34400

Deed: 202511305

Accts In Sale: 1

Sale Date: 4/18/2025

Sale Price: 94000

Condition Code: 00

Tax Statement RMV

Land & OSD: 88500

Imp: 39760

Total: 128260

Ratio (Cert. Total RMV/Sale Price): 136

Attempt	Date/Time	Reason
1 st	4/29/25 12:30	LCB
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 65 MLS: 825462 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

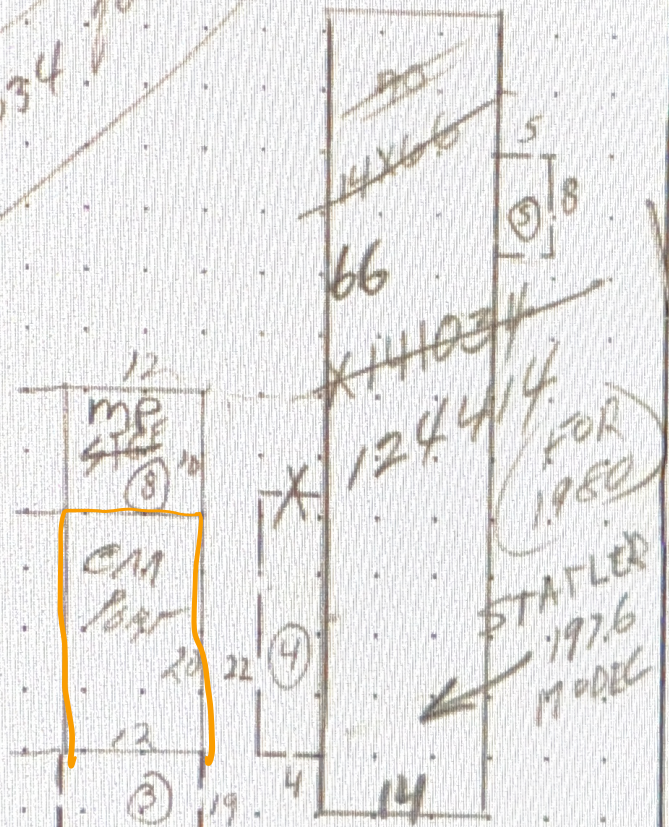
If yes, describe: _____

Comments:

Appraiser: _____ Date: _____

8 87
7 9
4 17

went to
all items
Lololo x14/034 for 79



3134
COMBER CT.
3134 Comber Ct.

MEASUREMENT VERIFIED

REMARKS:

DATE	BY
12-15-76	LEITH
7-31-79	CEMIX
9-24-86	KRO 63
5-17-95	82
8-26-11	DTY