

MTL 062W17AD00200P2

Date 7-30-25

Appr 02

Situs 9195 Portland Rd NE #4 Salem, OR 97305

Tag? NO

YES

Sign off:

Clerk:

Lead Clerk:

Appr: Fleetwood / Winnipeg

Insp Level: 1

2

3

4

Segment MFH MA

Stat Class: 456

Roof: Roof

Roof +

SqFt: 1034

Heat: HVAC

HVAC +

Plumbing:

Jettub

Grdntub

of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty 5-

Yr Blt 2025

Eff Yr 2025

% Good

% Comp 100

Func

Econ

Except Code

Lump Sum

DC Comments WIC x3, possible double lav

Undefined kitchen island

Island 6'< 6'> =6

Pantry No Yes Oversized

Ceilings Vaulted Trayed Coffered

Appraiser Comments

Segment MASK AVE

Stat Class: 135

Roof: Roof

Roof +

SqFt:

Heat: HVAC

HVAC +

Plumbing:

Jettub

Grdntub

of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt 2025

Eff Yr 2025

% Good

% Comp 100

Func

Econ

Except Code

Lump Sum

DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings

Appraiser Comments



Exception Code

Segment DW

Stat Class:

Roof: Roof

Roof +

SqFt: 20

Heat: HVAC

HVAC +

Plumbing:

Jettub

Grdntub

of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt 2025

Eff Yr 2025

% Good

% Comp 100

Func

Econ

Except Code

Lump Sum

DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings Vaulted Trayed Coffered

Appraiser Comments

Segment PR

Stat Class:

Roof: Roof

Roof +

SqFt: 136

Heat: HVAC

HVAC +

Plumbing:

Jettub

Grdntub

of Fireplace(s):

Interior comp:

Cktp

Crng

Dsp

DW

H&F

Oven s/d

Micro

BIREF

Trash

Other

Kitchen Package

Kitch -

Kitch

Kitch +

Bedrooms:

Qlty

Yr Blt 2025

Eff Yr 2025

% Good

% Comp 100

Func

Econ

Except Code

Lump Sum

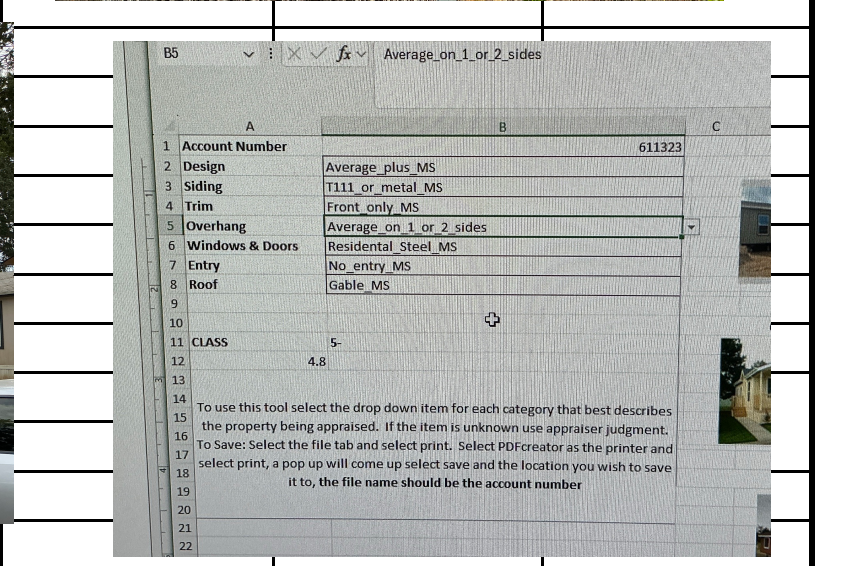
DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings

Appraiser Comments



OSD

SKETCH/AREA TABLE ADDENDUM

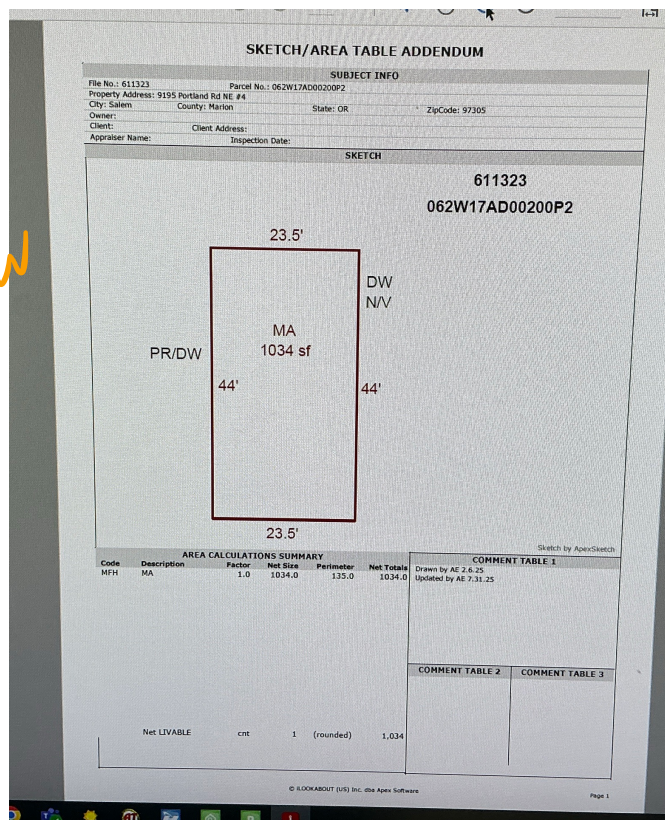
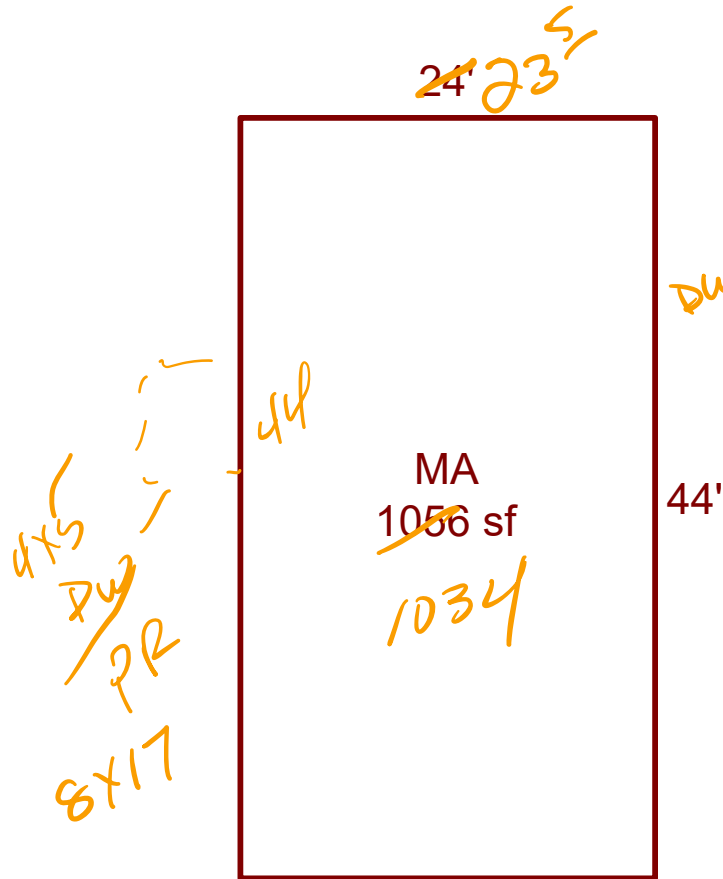
SUBJECT INFO

File No.: 611323 Parcel No.: 062W17AD00200P2
 Property Address: 9195 Portland Rd NE #4
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

611323

062W17AD00200P2



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1056.0	136.0	1056.0

COMMENT TABLE 1

Drawn by AE 2.6.25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,056

Manufactured home

Account: 611323

Tag color Red 516890

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slider Transom Sidelights

Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Extra rooms _____

Kitchen:

Island: Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: _____

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: _____

Kitchen Class: 4 5 6 7 + -

Bath:

Number: _____

Master: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Other: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Bath Class: 4 5 6 7 + -

Utility: Cabinets Sink Other: _____

Overall Class: 4 5 6 7 + -



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 611323 MLS#: _____ Instrument # _____

Situs: Andrew

Sale Type: 46 Sale Price: 115,615 Sale Date: 3-28-25

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other) ☐ ☐
2. Was a realtor involved? ☐ ☐
3. Was the sale between related parties? (business/family/other) ☐ ☐
4. Did you shop around? How long? _____ ☐ ☐
5. Was there trade involved? Estimated value: _____ ☐ ☐
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ ☐ ☐
7. Did you pay any back taxes? ☐ ☐
8. Did the seller pay any closing costs or any other concessions? \$ _____ ☐ ☐
9. Were you under any pressure to buy / sell the property? ☐ ☐
10. Do you feel the price paid was fair market value? ☐ ☐
11. Condition at sale: ☐ Poor ☐ Fair ☐ Average ☐ Good ☐ Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

- Appraiser _____ Date _____
13. Have any improvements been made to the property since time of purchase? ☐ ☐

Description _____

Factory expd - 90,000 for Home
25,615 for Setup/complete