

Prop ID #		611429		Prop Class		019		ts 10-21-25		MBH 10/17/25		26-27	
MTL		073W03BB00501P2		Situs		5056 Briarwood Cir NE #21 Salem, OR 97303							
Date		7-30-25		Appr		02		Fleetwood / Evergreen		Tag?		NO YES	
Sign off:		Clerk:		Lead Clerk:		Appr:		Insp Level:		1		2 3 4	
Segment		MFH MA		Stat Class:		457		Segment		PR		Stat Class:	
Roof:		Roof		Roof +		SqFt:		1350		Roof:		Roof	
Heat:		HVAC		HVAC +						Roof +		SqFt:	
Plumbing:				2		Jettub		Grdntub		Plumbing:		Jettub	
# of Fireplace(s):										# of Fireplace(s):			
Interior comp:		Cktp		Crng		Dsp		DW		Interior comp:		Cktp	
H&F		Oven s/d		Micro		BIREF		Trash		Other		H&F	
Kitchen Package		Kitch -		Kitch		Kitch +				Kitchen Package		Kitch -	
Bedrooms:				2		Qlty		5+		Bedrooms:		Qlty	
Yr Blt		2025		Eff Yr		2025		% Good		Yr Blt		2025	
% Comp		100		Func				Econ		% Comp		100	
Except Code		New		Lump Sum						Except Code		New	
DC Comments		Undefined Kit. island, Optnl Dbl								DC Comments			
lav, Optional 3rd bedrm, Optnl coffered ceiling, WIC													
Island		6'<		6'>		=6				Island		6'<	
Pantry		No		Yes		Oversized				Pantry		No	
Ceilings		Vaulted		Trayed		Coffered				Ceilings		Vaulted	
Appraiser Comments										Appraiser Comments			
Segment		MHST - Ave		Stat Class:				Segment		DW		Stat Class:	
Roof:		Roof		Roof +		SqFt:		154		Roof:		Roof	
Heat:		HVAC		HVAC +						Heat:		HVAC	
Plumbing:						Jettub		Grdntub		Plumbing:		Jettub	
# of Fireplace(s):										# of Fireplace(s):			
Interior comp:		Cktp		Crng		Dsp		DW		Interior comp:		Cktp	
H&F		Oven s/d		Micro		BIREF		Trash		Other		H&F	
Kitchen Package		Kitch -		Kitch		Kitch +				Kitchen Package		Kitch -	
Bedrooms:						Qlty				Bedrooms:		Qlty	
Yr Blt		2025		Eff Yr		2025		% Good		Yr Blt		2025	
% Comp		100		Func				Econ		% Comp		100	
Except Code		New		Lump Sum						Except Code		New	
DC Comments										DC Comments			
Island		6'<		6'>		=6				Island		6'<	
Pantry		No		Yes		Oversized				Pantry		No	
Ceilings		Vaulted		Trayed		Coffered				Ceilings		Vaulted	
Appraiser Comments										Appraiser Comments			
Segmen										Land and/or OSD			
Class													
Dimens													
Founda													
Exterior													
Interior													
Roof Co													
Roof Style													
Flooring													
Plumbir													
Heat													
Electric													
Misc.													
Year Bu													
Eff. Yea													
Condition													
% Complete													
Lump Sum													
Exception Code													





1 Account Number

2 Design

3 Siding

4 Trim

5 Overhang

6 Windows & Doors

7 Entry

8 Roof

9

10

11 CLASS

12

13

14

15

16

17

18

19

20

Average_plus_MS

Beveled_MS

Front_only_MS

Narrow_on_1_or_2_sides

Transom_or_Sidelights_average_windows_MS

Large_covered_MS

Multiple_Gables_MS

5+

5.4

To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment. To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number

Check other side ---->



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 611429 MLS#: _____ Instrument # _____

Situs: 5056 Briarwood-

Cesar Jimenez

*Wib /
7-30-25
WOW*

Sale Type: _____ Sale Price: 179,000 Sale Date: _____

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

- | | |
|--|--|
| 1. Was the property listed on the open market? (MLS/FSBO/online/other) | ☐ Yes ☐ No |
| 2. Was a realtor involved? | ☐ Yes ☐ No |
| 3. Was the sale between related parties? (business/family/other) | ☐ Yes ☐ No |
| 4. Did you shop around? How long? _____ | ☐ Yes ☐ No |
| 5. Was there trade involved? Estimated value: _____ | ☐ Yes ☐ No |
| 6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ | ☐ Yes ☐ No |
| 7. Did you pay any back taxes? | ☐ Yes ☐ No |
| 8. Did the seller pay any closing costs or any other concessions? \$ _____ | ☐ Yes ☐ No |
| 9. Were you under any pressure to buy / sell the property? | ☐ Yes ☐ No |
| 10. Do you feel the price paid was fair market value? | ☐ Yes ☐ No |
| 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? ☐ Yes ☐ No

Description _____

Manufactured home

Account:

611429

Tag color

Red ORE 566214

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: 2

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 + -

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611429

Parcel No.: 073W03BB00501P2

Property Address: 5056 Briarwood Cir NE #21

City: Salem

County: Marion

State: OR

ZipCode: 97303

Owner:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

611429

073W03BB00501P2

MA
1350 sf

50'

27'

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1350.0	154.0	1350.0

Drawn by AE 4.25.25

Net LIVABLE

cnt

1

(rounded)

1,350

COMMENT TABLE 2

COMMENT TABLE 3