

Summary

Lead Appr: \_\_\_\_\_ Clerk: **LAK 12.16.25** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 11/6/2025

Acct ID: 129640

MTL: 062W31D000200P1

Date: **11/18/25**

Appr: **OZ**

Prop Class: 019

RMV Prop Class: 019

Situs: 4354 HAZELGREEN RD NE # 32 SALEM, OR 97305

MaSaNh: 13 05 003

Unit: 141934

Year: 2026

Last Date Appraised: 05/07/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: CLEVENGER, DAVID

Last Sales Date: 09/24/2025

Roll Type: MS

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

Inspection level: 1 **2** 3 4 **LCB** TTO INSP

AV: 22210

RMV Land: 0

RMV Imp: 34820

RMV Total: 34820

MAV: 22210

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 05.07.25 DW

Improvements - Residence / Manufactured Structures

**N/C**

Bldg: 1

Code Area: 24010

Stat Class: 454

Year Blt: 1981

Eff Year Blt: 1981

Sq.Ft: 924

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Dimensions: RMV: 34820

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	924	2	FB-1	1981	1981	BATH - 1, KIT, HVAC+, ROOF, SKIRT

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	126	1981	887	0
ROOF EXTENSION OR PATIO COVER	5	280	1981	2598	0



**01.9100**

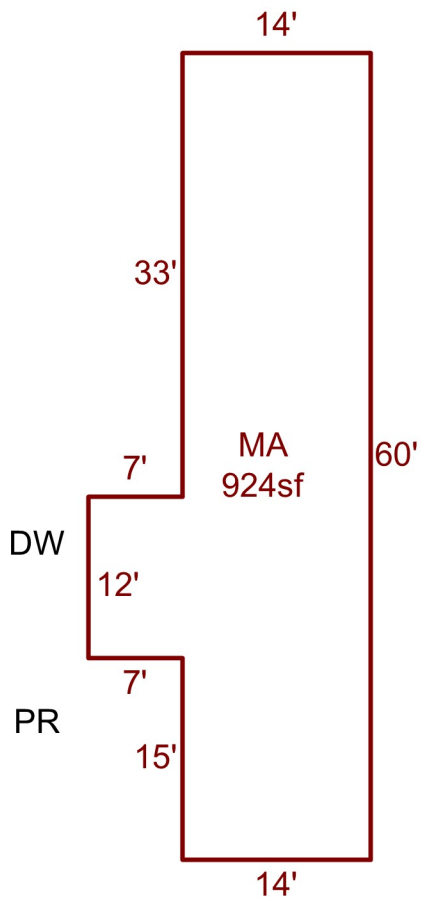
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 129640 Parcel No.: 062W31D000200  
 Property Address: 4354 HAZELGREEN RD NE #32  
 City: SALEM County: State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date: 05/17/2007

## SKETCH

**129640**  
**062W31D000200**



Sketch by ApexSketch

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	924.0	162.0	924.0

## COMMENT TABLE 1

DRAWN BY LK 9.24.25

## COMMENT TABLE 2

5.7.25 CYCLE DW

## COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	924
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**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129640

MTL: 062W31D000200

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 129640

Date Printed: 11/6/2025

Situs: 4354 HAZELGREEN RD NE # 32 SALEM, OR 97305

Grantor:  
HUGHES, SHAWN

Grantee:  
CLEVINGER, DAVID

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 9/24/2025 Total: 46140  
Sale Price: 25000 Ratio (Cert. Total RMV/Sale Price): 185  
Condition Code: 00 *26*

Attempt	Date/Time	Reason
1 <sup>st</sup>	<i>11/18/25 12:35</i>	<i>LCB</i>
2 <sup>nd</sup>		

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: *11/25/25*



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129640

MTL: 062W31D000200

MaSaNh/P.Class: 1305003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 129640

Date Printed: 11/6/2025

Situs: 4354 HAZELGREEN RD NE # 32 SALEM, OR 97305

Grantor:  
STEVENS, GARY W

Grantee:  
HUGHES, SHAWN

Sale ID: Tax Statement RMV  
Deed: Land & OSD:  
Accts In Sale: Imp:  
Sale Date: 7/4/2025 Total: 46140  
Sale Price: 1000 Ratio (Cert. Total RMV/Sale Price): 4614  
Condition Code: 00

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

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

1. Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Y N
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\_\_\_\_\_
7. Have any improvements been made since the time of sale? Y N  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_