

lak 11.26.25

MBH 12/1/25

Summary

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

Print Date: 8/1/2025

Acct ID: 596315

MTL: 073W26AD08300

Date: 9/3/25

Appr: 02

ts 12-2-25

Prop Class: 109

RMV Prop Class: 109

Situs: 376 23RD ST NE SALEM OR 97301

MaSaNh: 15 00 000

Unit: 48249

Year: 2025

Last Date Appraised: 03/23/2021

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: SPRUCE PROPERTIES LLC

Roll Type: R

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4 CB

TTO INSP

AV: 93610

RMV Land: 134540

RMV Imp: 79770

RMV Total: 214310

MAV: 93610

MSAV: 0

SAV: 0

Comment: Imp: M47= ADDED MH, AC & CD FOR 95-6

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	24010	0

Land

Site: 1

Code Area: 24010

Size: 5000 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 122040

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 50X100 . 06-07: RECALC SETUP; APPR NO.42 8/11/05.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 456

Year Blt: 1995

Eff Year Blt: 1991

Sq.Ft: 1200

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions: 48x25

RMV: 58580

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	5	Finished	1200	3	FB-2	1995	1991	ROOF+, BATH - 2, SKRT+, HVAC, KIT-	Exception: Y N

Accessories

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

Bldg: 1

Code Area: 24010

Stat Class: 107

Year Blt:

Eff Year Blt: 1991

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 21190

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

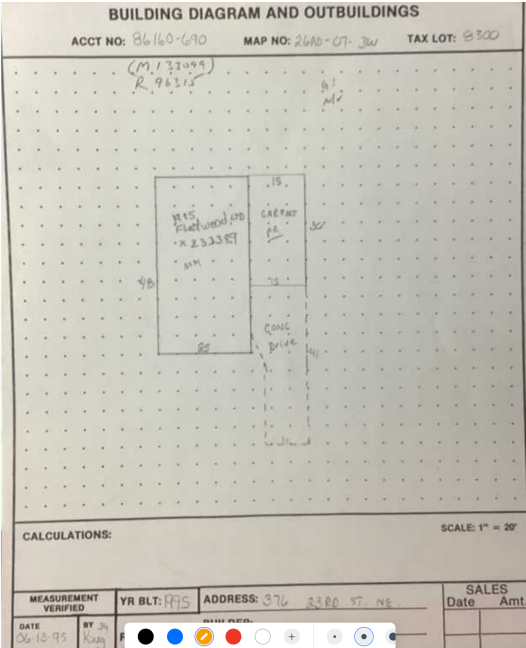
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	3	1	1991	16178	1	Exception: Y N



Photos: New siding, door, carpet, windows, floors, and kit, CT, Bath, Pending sale Asking 355,000



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 596315

MTL: 073W26AD08300

MaSaNh/P.Class: 1500000/109

Appraiser: THERESA SWEARINGEN

MS Acct: 133099

Date Printed: 8/1/2025

Situs: 376 23RD ST NE SALEM OR 97301

Grantor:
PROPERTY MAX LLC

Grantee:
SPRUCE PROPERTIES LLC

Sale ID: 34806 **Tax Statement RMV**
Deed: 202514155 **Land & OSD:** 120500
Accts In Sale: 1 **Imp:** 25310
Sale Date: 5/13/2025 **Total:** 145810
Sale Price: 170000 **Ratio** (Cert. Total RMV/Sale Price): 86
Condition Code: 00 *02*

Attempt	Date/Time	Reason
1 st	<i>9/3/25 11:10</i>	<i>LCB</i>
2 nd		

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: *9/9/25*



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 596315

MTL: 073W26AD08300

MaSaNh/P.Class: 1500000/109

Appraiser: THERESA SWEARINGEN

MS Acct: 133099

Date Printed: 8/1/2025

Situs: 376 23RD ST NE SALEM OR 97301

Grantor:
RISOR, DONALD A

Grantee:
PROPERTY MAX LLC

Sale ID: 34263
Deed: 202510381
Accts In Sale: 1
Sale Date: 4/10/2025
Sale Price: 92000
Condition Code: 00

Tax Statement RMV
Land & OSD: 120500
Imp: 25310
Total: 145810
Ratio (Cert. Total RMV/Sale Price): 158

Attempt	Date/Time	Reason
1 st		
2 nd		

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
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Comments:

Appraiser: _____ Date: _____