

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 12/17/25 Appr: _____

Print Date: 11/6/2025

Acct ID: 127150 MTL: 072W29C000900P1

Date: 11/19/25 Appr: 02

Prop Class: 019 RMV Prop Class: 019

Situs: 176 47TH AVE NE SALEM, OR 97301

MaSaNh: 14 05 000 Unit: 140947

Year: 2026

Last Date Appraised: 09/26/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: BALMORI, FERNANDO A RODRIGUEZ Last Sales Date: 09/10/2025 Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 13010

RMV Land: 0 RMV Imp: 32750 RMV Total: 32750 MAV: 13010 MSAV: 0 SAV: 0

Comment: ROYAL MOBILE ESTATES, MS SERIAL # 2702B064505S2038, X # X00125416, PERSONAL MS

Before, Add Dw, update Inv, E/B to 1985 - It's

Improvements - Residence / Manufactured Structures

Love 1994 - new

Bldg: 1 Code Area: 24620 Stat Class: 454

Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1008

% Complete: 100.00

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

Dimensions: RMV: 32750

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	Exception: Y N
First Floor	5	Finished	1008	2	FB-2	1975	1975	BATH - 2, HVAC+, ROOF, SKIRT, KIT-	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	126	1975	609	0	N



DW

Segment	AGP	
Class		
Dimensions/Size	42	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built		
Eff. Year	1994	
Condition		
% Complete		
Lump Sum		
Exception Code	F/D	

Re Doing Home -
Paint
New, Kit + (lowes)
Floor

Interior
original
window.

MUS
In Victor Denny
V. wind,

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M127150**

MAP NO:

TAX LOT:



924

84

CALCULATIONS: $(14 \times 66) + (7 \times 12) = 1008$

SCALE: 1" = 20'

ROYAL MOB. EST

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
		75	176 47 TH AVE	Date	Amt.
DATE	BY	REMARKS:	BUILDER: FLEETWOOD		
2-16-94	65				
6-25-04	28				
4-27-09	DT4				
9-26-16	DT4	NV			



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 127150

MTL: 072W29C000900

MaSaNh/P.Class: 1405000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 127150

Date Printed: 11/6/2025

Situs: 176 47TH AVE NE SALEM, OR 97301

Grantor:
MAY, SHIRLEY

Grantee:
BALMORI, FERNANDO A RODRIGUEZ

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 9/10/2025 Total: 39810
Sale Price: 7500 Ratio (Cert. Total RMV/Sale Price): 531
Condition Code: 00 *120*

Attempt	Date/Time	Reason
1 st	<i>11/19/25 1:10</i>	<i>LCR</i>
2 nd		

Contact: *Fernando* Phone/email: _____

1. Was the property listed on the open market? Days: *26* MLS: *832599* *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: _____

*Paint, new roof, soft spots, floor
tile*

Comments:

Paid Fair price

Appraiser: *02* Date: *11/19/25*

*\$ Reselling
for \$ 60,000*