

lak 12.16.25

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

ts 12-23-25

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, Exp to 1985 - It's

## Improvements - Residence / Manufactured Structures

Live

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

Exception: Y N

## Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	5	70	1975	609	0	Y N

120



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	ED

Redoing home  
Paint  
New, L1  
Floor (lower)

Original Wind.

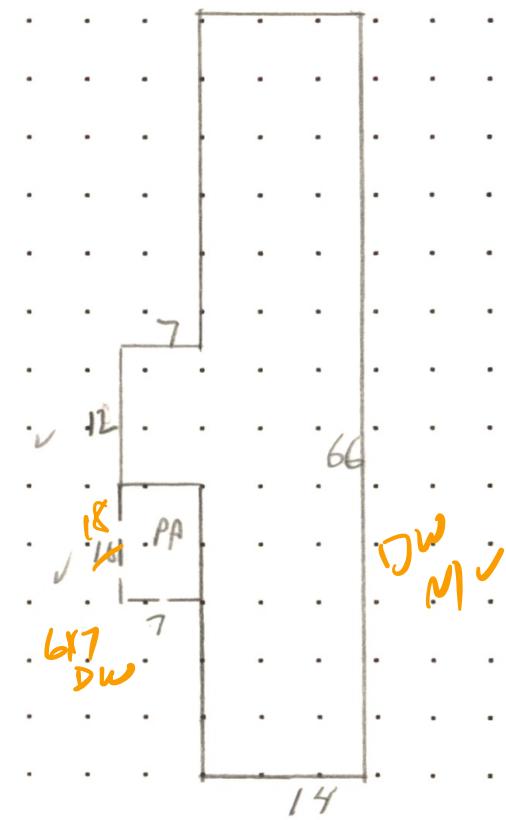
Mus  
Dwistor Drem  
V. Wind,

## BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M127150

MAP NO:

TAX LOT:



924 84

CALCULATIONS:  $(14 \times 66) + (7 \times 12) = 1008 \text{ ft}^2$ 

SCALE: 1" = 20'

ROYAL MOB, EST

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



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

**Appraiser Sales Verification From**

Primary Acct: 127150  
MTL: 072W29C000900  
MaSaNh/P.Class: 1405000/019  
Appraiser: THERESA SWEARINGEN  
MS Acct: 127150

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

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

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

1. Was the property listed on the open market? Days: 86 MLS: 832599  Y  N

2. Was property other than real estate included in the sale?  
Describe: \_\_\_\_\_ Est. \$: \_\_\_\_\_  Y  N

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. |  
Describe: \_\_\_\_\_  
\_\_\_\_\_

7. Have any improvements been made since the time of sale?  
If yes, describe: \_\_\_\_\_  
\_\_\_\_\_

Paint, new roof, soft spots, floor  
Floor

Comments:

Paid Fair price

Appraiser: 02 Date: 11/19/25

#Reselling for \$60,000