



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128793

MTL: 081W34AC00100

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 128793

Date Printed: 11/6/2025

Situs: 340 NE CREST ST # 61 SUBLIMITY, OR 97385

Grantor:
COLE, DUNELL MARIE

Grantee:
BEARDEN, MATTHEW

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/31/2025 Total: 134350
Sale Price: 115000 Ratio (Cert. Total RMV/Sale Price): 117
Condition Code: 33

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 119 MLS: 827276 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:

WAS AS King 124,500

Appraiser: 02 Date: 11/21/25