

Acct ID: 131405

MTL: 072W18AD06601P1

Date: 11/18/25

Appr: JC

ts 12-23-25

Prop Class: 019

RMV Prop Class: 019

Situs: 4525 ANGIE MARIE WAY NE # 30 SALEM, OR 97305

MaSaNh: 14 05 000

Unit: 142689

Year: 2026

Last Date Appraised: 04/29/2015

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: LEBLANC, KASYN LEE

Last Sales Date: 08/04/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO INSP

AV: 55250

RMV Land: 0

RMV Imp: 59560

RMV Total: 59560

MAV: 55250

MSAV: 0

SAV: 0

Comment: HOLLYWOOD ESTATES, SPACE #30, MS SERIAL # GDSTORO19013269, X # X00206126, Home ID 260335, PERSONAL MS

Before Carport to go -nw EB 1998

Improvements - Residence / Manufactured Structures

Live 2001 new

Bldg: 1	Code Area: 24013	Stat Class: 457	Year Blt: 1990	Eff Year Blt: 1993	Sq.Ft: 1404	% Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE					Dimensions: 52x27	RMV: 59560
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	1404	3	FB-2	1990	1993	KIT, SKIRT, ROOF+, HVAC+, BATH - 2	Exception: Y N
Carport Attached	5	Unfinished	80	0	0	0	0		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	80	1993	686	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	740	1993	8369	0	Exception: Y N



New Fpt w/w

photos
skylights
New front gates, CT's, Floors
tile shower, Bathrooms

MLS
Ready to move in
- New Roof, Siding, Kit
floors, AC.

M131405

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 206126

MAP NO:

TAX LOT:

CALCULATIONS: $27 \times 52 = 1,404$

SCALE: 1" = 20'

BREN'S Hollywood Ct #30

MEASUREMENT VERIFIED		YR BLT: 90	ADDRESS: 4525 ANGIE MARIE	SALES Date	Amt.
DATE	BY				
4-22-91	KKB65				
4-5-95	79				
6-30-04	JP32				
7-1-10	014				
REMARKS:		BUILDER: GUERDON			



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 11/6/2025

Appraiser Sales Verification From

Primary Acct: 131405
MTL: 072W18AD06601
MaSaNh/P.Class: 1405000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131405

Situs: 4525 ANGIE MARIE WAY NE # 30 SALEM, OR 97305

Grantor:
CASTANEDA RODRIGUEZ, LIZBETH JUDITH

Grantee:
LEBLANC, KASYN LEE

Sale ID: Tax Statement RMV
Deed: Land & OSD
Accts In Sale: Imp:
Sale Date: 8/4/2025
Sale Price: 120000
Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/18/25 2:35	LCB
2 nd		

Contact: Kasyn Phone/email: _____

1. Was the property listed on the open market? Days: 158 MLS: 825998 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: _____

Minor Repairs Done Prior to purchase
DW, WH,

Comments:

Fair price for Market

Appraiser: DL Date: 11/21/25