

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: \_\_\_\_\_

lak 12.16.25MBH 12/17/25

ts 12-23-25

Acct ID: 131405

MTL: 072W18AD06601P1

Date: 11/18/25

Appr: 02

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 24, B1998

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

to go 11/18

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 roof with

photos skylights new kitchen, CT's, floors tile shower, bathroom

MLS Ready to move in - new roof, siding, kitchen, floors, AC.

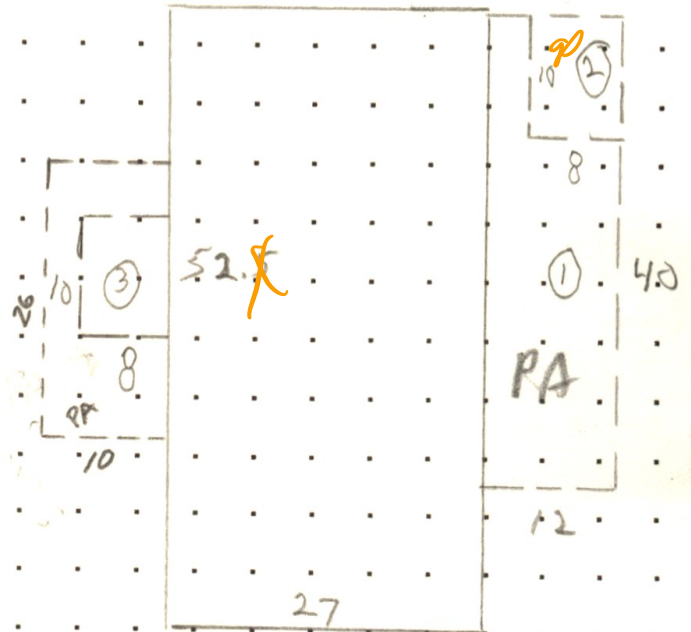
# BUILDING DIAGRAM AND OUTBUILDINGS

m131405

ACCT NO: X 206126

MAP NO:

TAX LOT:



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

SCALE: 1" = 20'

BREA'S HOLLYWOOD CT #30

MEASUREMENT VERIFIED		YR BLT: 90	ADDRESS: 4525 ANGIE MARIE	SALES	
DATE	BY	REMARKS:	BUILDER: GUERDON	Date	Amt.
4-22-91	KK 865	MV			
4-5-95	79				
6-30-04	JP32				
7-1-10	DT4				



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 131405

MTL: 072W18AD06601

MaSaNh/P.Class: 1405000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131405

Date Printed: 11/6/2025

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

Total: 74120

Sale Price: 120000

Ratio (Cert. Total RMV/Sale Price): 62

Condition Code: 00

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

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? 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

minor repairs done prior to purchase  
dw, u/h,

Comments:

Fair price for market

Appraiser: 02 Date: 11/21/25