

Acct ID: 335127

MTL: 082W060001800P1

Date: 12/10/25Appr: 02

ts 1-7-26

Prop Class: 019

RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 301 SALEM, OR 97302

MaSaNh: 17 05 005

Unit: 335127

Year: 2026

Last Date Appraised: 07/11/2016

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: CHRISTIANSEN, CURT ALLEN

VE Dis

Last Sales Date: 07/31/2025

Roll Type: MS

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 78830

RMV Land: 0

RMV Imp: 115490

RMV Total: 115490

MAV: 78830

MSAV: 0

SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #301, MS SERIAL # 11830148AB, X # X00258393, PERSONAL MS

update DnD - MAV Reset

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--|------------------|-------------------|----------------|--------------------|---------------|--------------------|
| Bldg: 1 | Code Area: 24010 | Stat Class: 457 + | Year Blt: 2004 | Eff Year Blt: 2004 | Sq.Ft: 1404 | % Complete: 100.00 |
| Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE | | | | Dimensions: 52x27 | RMV: 115490 | |
| 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 | 2 | FB-2 | 2004 | 2004 | SKIRT, HVAC+, KIT, BATH - 2, ROOF | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 5 | 96 | 2004 | 1542 | 0 | Exception: Y N |
| DECK | 5 | 340 | 2004 | 5460 | 0 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 96 | 2004 | 2032 | 0 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 340 | 2004 | 7198 | 0 | Exception: Y N |



W.M.



Marion County
OREGON
ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 335127 MLS#: _____ Instrument #: _____

Situs: 3100 Turner Rd #301

Ver
11/10/25

Sale Type: 33 Sale Price: 265,000 Sale Date 7/31/25

Verified With: _____ (buyer/seller/other)

Phone# or Email: _____

Yes / No

1. Was the property listed on the open market? (MLS/FSBO/online/other)
2. Was a realtor involved?
3. Was the sale between related parties? (business/family/other)
4. Did you shop around? How long? _____
5. Was there trade involved? Estimated value: _____
6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____
7. Did you pay any back taxes?
8. Did the seller pay any closing costs or any other concessions? \$ _____
9. Were you under any pressure to buy / sell the property?
10. Do you feel the price paid was fair market value?

11. Condition at sale: Poor Fair Average Good Excellent

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

Appraiser _____ Date _____
13. Have any improvements been made to the property since time of purchase?

Description _____

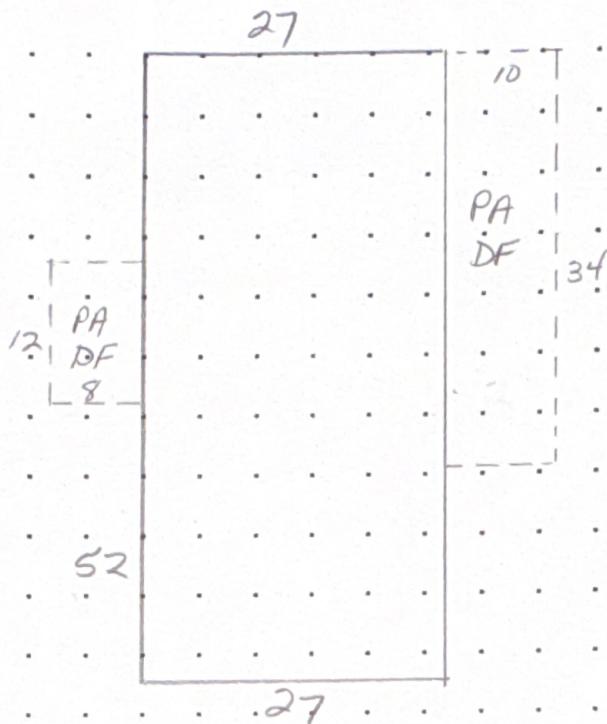
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M335127

MAP NO: 082W06

TAX LOT: 01800

12
GS
NV
8



detached garage
belongs to the
park

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

SCALE: 1" = 20'

PARADISE ISLAND

| MEASUREMENT VERIFIED | | YR BLT: | ADDRESS: | SALES |
|-------------------------|-----|-----------|--|-----------|
| DATE | BY | 2004 | 3100 TURNER Rd SE #301 SILVERCREST | Date Amt. |
| 2-2-05 | P32 | REMARKS: | | |
| 7-11-16 | DT4 | NV, cycle | | |
| | | | | |
| | | | | |
| | | | | |