

Summary

Lead Appr: \_\_\_\_\_ Clerk: **LK 12.31.25** Lead Clerk: **MBH 1/6/26** Appr: \_\_\_\_\_

Print Date: 12/9/2025

Acct ID: 335127

MTL: 082W060001800P1

Date: **12/10/25** Appr: **02** 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

Last Sales Date: 07/31/2025

Roll Type: MS

Cycle Tag Sales Verification Other: **VE Dis**

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

Improvements - Residence / Manufactured Structures

**update DNO - MAV Rese**

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	
First Floor	5 +	Finished	1404	2	FB-2	2004	2004	SKIRT, HVAC+, KIT, BATH - 2, ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
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

LEB  
11/10  
12/10/25

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)   | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Was a realtor involved?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Was the sale between related parties? (business/family/other)   | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Did you shop around? How long? _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Was there trade involved? Estimated value: _____  | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____                                       | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Did you pay any back taxes?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Did the seller pay any closing costs or any other concessions? \$ _____   | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Were you under any pressure to buy / sell the property?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Do you feel the price paid was fair market value?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Condition at sale: <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> 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 \_\_\_\_\_

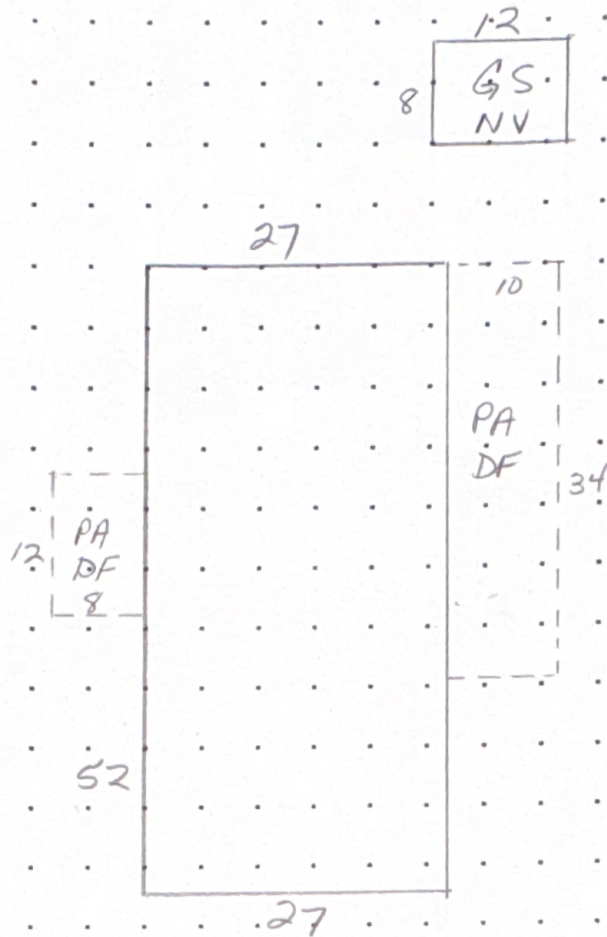


# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *M335127*

MAP NO: *082W06*

TAX LOT: *01800*



*detached garage  
belongs to the  
park.*

CALCULATIONS:  $52 \times 27 = 1,404$   $\text{sq ft}$

SCALE: 1" = 20'

*PARADISE ISLAND*

MEASUREMENT  
VERIFIED

YR BLT: *2004*

ADDRESS: *3100 TURNER RD SE*

SALES  
Date Amt.

DATE

BY

REMARKS:

BUILDER: *SILVERCREST* #301

*2-2-05*

*JP32*

*7-11-16*

*BT4*

*NV, cycle*
