

Acct ID: 130803 MTL: 082W060001800P1 Date: **12/10/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 150 SALEM, OR 97302 MaSaNh: 17 05 005 Unit: 142414 ✓ ✓ Year: 2026

Last Date Appraised: 06/27/2016 Appraiser: THERESA SWEARINGEN Tag: **Y** N Tag info: **REPAIRS - TAG FOR ZACK**
 Owner: PICKETT, JULIA A Last Sales Date: 09/22/2025 Roll Type: MS
 Cycle Tag: **Sales Verification** Other: _____ Inspection level: 1 **?** 3 4 **LCP** **TTO** INSP AV: 61080
 RMV Land: 0 RMV Imp: 61080 RMV Total: 61080 MAV: 62300 MSAV: 0 SAV: 0
 Comment: PARADISE ISLAND M.P., SPACE #150, MS SERIAL # AB75C4628OR, X # X00196941, PERSONAL MS

N/C
TAG 1-1-27 for REPAIR / REMODEL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1184 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: RMV: 61080
 Func Obsc: 100 Econ %: 124 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	6	Finished	1184	2	FB-2	1988	1988	BATH - 2, ROOF+, SKIRT, HVAC+, KIT-	

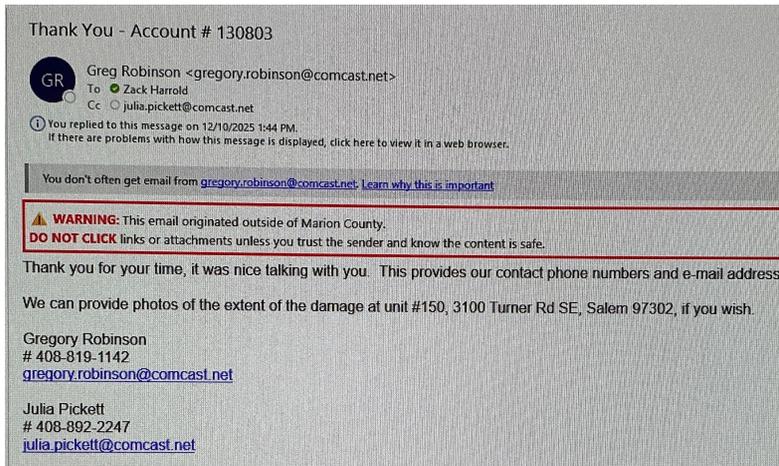
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	114	1988	1129	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	114	1988	1488	0	Exception: Y N

- **MLS # 833879 - 15 DOM - ORIGINALLY LISTED FOR \$179,900 AND SOLD FOR \$164,250**
- **NO INTERIOR PICTURES ONLINE**
- **ORIGINAL ALUM. SLIDER WINDOWS**
- **ROOF & EXT. PAINT UPDATED SINCE BUILT**
- **TTO ON 12/10/25 - HOME PURCHASED FROM FRIENDS/FAMILY. OWNERS PURCHASED SIGHT/UNSEEN. SLOW AND UNDETECTED WATER LEAK CAUSED SIGNIFICANT DAMAGE TO FLOORING THROUGHOUT, 45 SF OF SUBFLOOR REMOVED.**

MITIGATION: \$10K REPIPE: 12K ESTIMATE FOR INT. WORK: 6BK } **EYB OK BASED ON CURRENT VALUE**

*** I WILL PERSONALLY INSPECT IN 2026 ***





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130803

MTL: 082W060001800

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 130803

Date Printed: 11/6/2025

Situs: 3100 TURNER RD SE # 150 SALEM, OR 97302

Grantor:
SCHIEWEK RLT & SCHIEWEK, JOHN A TRE &

Grantee:
PICKETT, JULIA A

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 9/22/2025 Total: 86620
Sale Price: 164250 Ratio (Cert. Total RMV/Sale Price): 53
Condition Code: 06

Attempt	Date/Time	Reason
1 st	12/8/25 12:50	LCB
2 nd	12/10/25 12:45	TTO

Contact: JULIA & GREG Phone/email: _____

- Was the property listed on the open market? Days: 15 MLS: 833879 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ CASH - NONE Y N
- Was the sale between related parties? (business or family) - FRIENDS / FAMILY Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: IN THE PROCESS OF REMEDIATION
DUE TO UNDETECTED PIPE LEAK IN HOME

Comments: HOME EXPOSED TO OPEN MARKET, BUT CURRENT OWNERS ARE FRIENDS WITH THE SCHIEWEK'S AND CAME TO AN AGREEMENT.

Appraiser: ZH Date: 12/8/25



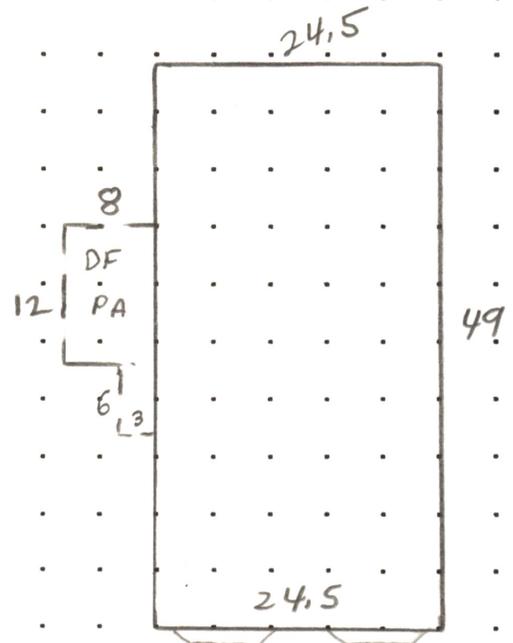
6-27-16 M130803

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M130803**

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 88	ADDRESS: PARADISE ISLD #150	SALES			
DATE	BY	REMARKS:	BUILDER: SILVERCREST STRTRFD	Date	Amt.		
4-25-89	KKB			N.V.		7-88	22,000
12-9-93	DT/4						
6-27-16	DT4	NV. cycle					