

Acct ID: 130809 MTL: 082W060001800P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 3100 TURNER RD SE # 311 SALEM, OR 97302 MaSaNh: 17 05 005 Unit: 142416 Year: 2026

Last Date Appraised: 07/11/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: GOLDBACH, DOULGAS Last Sales Date: 08/29/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 68850

RMV Land: 0 RMV Imp: 68950 RMV Total: 68950 MAV: 68850 MSAV: 0 SAV: 0

Comment: PARADISE ISLAND M.P., SPACE #311, MS SERIAL # AB7SC5063OR, X # X00196950, PERSONAL MS

UPDATE EYB AS GOMAR

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 466 Year Blt: 1988 Eff Year Blt: ~~1988~~ Sq.Ft: 1368 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 57x24 RMV: 68950

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 <input checked="" type="checkbox"/>
First Floor	6	Finished	1368	3	FB-2	1988	1988	KIT-, SKIRT, ROOF+, HVAC+, BATH - 2	<input checked="" type="checkbox"/>

1998 : GOMAR

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	343	1988	4476	0	<input checked="" type="checkbox"/>

- MLS # 830003 - BI DOM - ORIGINALLY LISTED FOR \$174,900 AND SOLD 8/29/25 FOR \$155K

- NEW LVP IN KIT. / BATHS
- INSULATION NEW UNDER HOME
- ORIGINAL KIT. / BATHS
- ARCH. COMP. ROOF HOLDING UP WELL
- EXT. PAINT REFRESHED
- VINYL WINDOWS / VINYL SIDED
- WELL MAINTAINED





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130809

MTL: 082W060001800

MaSaNh/P.Class: 1705005/019

Appraiser: THERESA SWEARINGEN

MS Acct: 130809

Date Printed: 11/6/2025

Situs: 3100 TURNER RD SE # 311 SALEM, OR 97302

Grantor:
THE RONALD R & OLIVIA D WILLIAMS FT

Grantee:
GOLDBACH, DOULGAS

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/29/2025 **Total:** 97750
Sale Price: 155000 **Ratio** (Cert. Total RMV/Sale Price): 63
Condition Code: 33

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 91 MLS: 830003 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) 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: _____

Comments: S.V. RETURNED AND ATTACHED

Appraiser: ZH Date: 12/8/25

MANUFACTURED STRUCTURE SALE VERIFICATION

RECEIVED

GOLDBACH, DOULGAS GOLDBACH, JEANNINE
3100 TURNER RD SE # 311 SALEM, OR 97302

OCT 06 2025

MARION COUNTY
ASSESSOR

Account: 130809
Sale Price: 155000
Sale Date: 08/29/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

- 1. Total sales price, if different from above: \$ _____
- 2. Was an appraisal completed? No Yes, Appraised value? _____
- 3. Did you also purchase the land? No Yes, land price was? _____
- 4. Did this transaction involve any of the following? (please check all that apply):
 distress sale auction trade or exchange partial interest conveyed estate sale
 buyer and seller related by family or business buyer or seller is a charitable organization
- 5. Financing: none conventional FHA Oregon VA contract other _____
- 6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ 207⁰²
- 7. Personal property (other than appliances) included in the transaction?
Description: _____ Estimated Value \$: 0
- 8. Was the property listed on the open market (real estate broker, online, etc)? No Yes Don't Know
If No or Don't Know, how did you discover the property? _____
- 9. Your opinion of condition at time of purchase? (Please check only one):
 Good or Excellent. New, recently updated or remodeled, describe remodel: _____
 Average. Regularly maintained, no significant problems
 Fair. Deferred maintenance, some repairs needed, describe: _____
 Poor. Multiple significant maintenance or repair issues, describe: Nonworking Bathroom
Refrigerator, Had to be painted, no washer or dryer, Bad
Bathroom repairs, Bad windows didn't work
- 10. Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
- 11. Have any improvements been made to the property since the time of purchase? Please describe:
New Bathroom, Refrig. Washer Dryer

Your name: Jeannine Goldbach Phone: 702-243690
Email: djgold22@live.com

A county appraiser may contact you for additional details or clarification. Thank you!



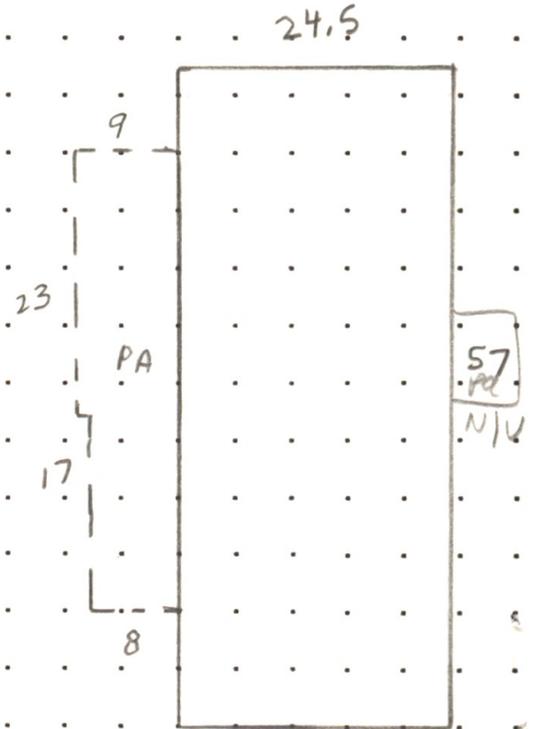
BUILDING DIAGRAM AND OUTBUILDINGS

M130809

ACCT NO: X196950

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 88	ADDRESS: PARADISE ISLD #311	SALES	
DATE	BY	REMARKS: SLVRCRST STRATFORD		Date	Amt.
5-31-89	KKB			REMARKS: N.V.	
12-17-93	DT/4				
7-11-16	DT4	REMARKS: NV, cycle			



7-11-16 M130809