

lak 2.11.26

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: ZH 2/13/26

Print Date:

11/6/2025

Acct ID: 336784 MTL: 082W060001300P1 Date: 12/18/25 Appr: ZH Prop Class: 019

RMV Prop Class: 019

Situs: 3236 TURNER RD SE SALEM, OR 97302

MaSaNh: 17 05 000

Unit: 336784

Year: 2026

Last Date Appraised: 07/20/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: WALKER, JAMES ROCKWELL

Last Sales Date: 10/01/2025

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 2 3 4 LC TTO INSP AV: 62930

RMV Land: 0 RMV Imp: 128270 RMV Total: 128270 MAV: 62930 MSAV: 0 SAV: 0

Comment: LAKESIDE VILLAGE, MS SERIAL # ALB029272ORAB, Home ID 303787, PERSONAL MS

ADD GS SEG AND ROOF + AS I/O

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 + Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1440 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 128270

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
First Floor	5 +	Finished	1440	3	FB-2	2005	2005	BATH+, SKIRT, ROOF, HVAC+, KIT, BATH - 2	Y

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	72	2005	1220	0	Y N
ROOF EXTENSION OR PATIO COVER	5	72	2005	1608	0	Y N
ROOF EXTENSION OR PATIO COVER	5	672	2005	15006	0	Y N

- MLS # 832325 - 56 DOM - ORIGINALLY LISTED FOR \$119,900 AND SOLD FOR \$125K

- NEWER LVP ON INTERIOR

- ORIGINAL KIT./ BATHS

- EXTERIOR PAINT REFRESHED

Segment	GS
Class	
Dimensions/Size	144
Foundation	
Exterior Wall	
Interior Finish	
Roof Cover	ROOF
Roof Style	
Flooring	
Plumbing	
Heat	
Electric	
Misc.	
Year Built	2007
Eff. Year	2007
Condition	
% Complete	
Lump Sum	
Exception Code	I/O





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 336784

MTL: 082W060001300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 336784

Date Printed: 11/6/2025

Situs: 3236 TURNER RD SE SALEM, OR 97302

Grantor:
JACKSON, LYNDA

Grantee:
WALKER, JAMES ROCKWELL

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 10/1/2025 Total: 161730
Sale Price: 125000 Ratio (Cert. Total RMV/Sale Price): 129
Condition Code: 00

Attempt	Date/Time	Reason
1 st	12/9/25 12:15	LLB
2 nd		

Contact: LEFT CALL BACK Phone/email: _____

- Was the property listed on the open market? Days: 56 MLS: 832325 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? \$ _____ 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: * NO RESPONSE *

Appraiser: ZH Date: 12/9/25

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M336784 MAP NO: 082W06 TAX LOT: 01300

CALCULATIONS: $60 \times 24 = 1,440$ SCALE: 1" = 20'

LAKESIDE VILLAGE

MEASUREMENT VERIFIED	YR BLT:	ADDRESS:	SALES	
			Date	Amt.
DATE: <u>11-30-10</u>	BY: <u>11-30</u>	ADDRESS: <u>3236 TURNER RD SE</u>		
	REMARKS: <u>100% complete</u>	BUILDER: <u>Golden West</u>		
<u>2-5-13</u>	<u>074</u>	<u>NV-Sale</u>		
<u>2-5-14</u>	<u>074</u>	<u>NV-Sale</u>		

✓ M336784 082W06 01300 Appr #: DT4 Date: 7-20-16 Prop Class 019 Prop Code T56
 Situs Address: 3236 TURNER RD SE Franchise Code 04 Year For: 2016-2017
 Owner: JACKSON, LYNDA

Notes: Inventory Update Tags: Inventory Update Sales Verification Other: _____
 RMV Imp: 48,000 RMV Total: 48,000 M50 Total: 47,130

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	SD	Area	1440	Eff Area	1440	Length	60	Width	24
Make:	GOLDENWEST		Model:			Finish:	DRYWL		Roof Cover COMP						
Plumbing:	BATH2,GRDN		Heat:	AC		Fireplace:			Inter. Comp:	DW,MICRO,DSP		Bedrooms: 3			
Year Built:	2005		Eff. Year Built:	2005		Cond. P	F	A	G	E					
Adj Codes:	MSLCMD		Qty:	54		% Comp			Func	Econ		RMV: 36,930			
Lump Sum			Except Code/Year			Comments: <u>Painting it now</u>									
Accessory Improvements <u>oak cabs, & lty change = Appr Judge.</u>															
Seg. Type	PR	MED STRUCT	Seg. #	1.3	Method:	R05	Class	Area	72	Eff Area	72	Length	6	Width	12
Foundation:					Ex. Wall		Roof Cover								
Floor:					Plumbing										
Year Built:	2005		Eff. Year Built:	2005		Cond. P	F	A	G	E	% Comp	Econ		RMV: 1,320	
Lump Sum			Except Code/Year			Comments									
Seg. Type	DF	MED STRUCT	Seg. #	1.4	Method:	R05	Class	Area	72	Eff Area	72	Length	6	Width	12
Foundation:					Ex. Wall		Roof Cover								
Floor:					Plumbing										
Year Built:	2005		Eff. Year Built:	2005		Cond. P	F	A	G	E	% Comp	Econ		RMV: 550	
Lump Sum			Except Code/Year			Comments									
Seg. Type	PA	MED STRUCT	Seg. #	1.5	Method:	R05	Class	Area	672	Eff Area	672	Length	56	Width	12
Foundation:					Ex. Wall		Roof Cover								
Floor:					Plumbing										
Year Built:	2006		Eff. Year Built:	2006		Cond. P	F	A	G	E	% Comp	Econ		RMV: 8,030	
Lump Sum			Except Code/Year			Comments									
Out Buildings and Skirting															
Seg. Type	MHSK	MED STRUCT	Seg. #	1.2	Method:	M04	Class	Area	168	Eff Area	168	Length	6	Width	12
Foundation:					Ex. Wall		Roof Cover								
Floor:					Plumbing										
Heat:					Elect.		Yr. Blt. 2005		Eff. Yr. Blt. 2005						
Cond. P	F	A	G	E	Adj. Codes	% Comp	Func		Econ		RMV: 1,170				
Lump Sum			Except Code/Year			Comments									

MLS 691851
 O. cabs in utility over w/d.
 lots of cabs in master, etc.



7-20-16 M336784