

Acct ID: 124083 MTL: 072W29C000900P1 Date: **4/13/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 4637 AMBER ST NE SALEM, OR 97301 MaSaNh: 14 05 000 Unit: 124083 Year: 2026

Last Date Appraised: 09/26/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: CHAREST, TERI LYNN Last Sales Date: 11/07/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 28340

RMV Land: 0 RMV Imp: 41760 RMV Total: 41760 MAV: 28340 MSAV: 0 SAV: 0

Comment: ROYAL MOBILE ESTATES, MS SERIAL # B24602SK2327, X # X00069030, PERSONAL MS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 456 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1344 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 56x24 RMV: 41760

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	1344	2	FB-2	1971	1971	ROOF+, HVAC+, KIT, FP - 1, SKIRT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	100	1971	616	0	Y N
DECK	5	160	1971	986	0	Y N
ROOF EXTENSION OR PATIO COVER	5	400	1971	3248	0	Y N

- CERT. VALUE: \$50,690
- ALMOST ENTIRELY ORIGINAL ON INT. OUTSIDE OF CARPETING
- ORIGINAL SIDING & WINDOWS
- VINYL ROOFING
- NEWER EXT. PAINT SINCE 2016 VISIT





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 124083

MTL: 072W29C000900

MaSaNh/P.Class: 1405000/019

Appraiser: ZACK HARROLD

MS Acct: 124083

Date Printed: 3/10/2026

Situs: 4637 AMBER ST NE SALEM, OR 97301

Grantor:
BEMBRY, WILLIAM

Grantee:
CHAREST, TERI LYNN

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 50690
Sale Date: 11/7/2025 Total: 50690
Sale Price: 37000 Ratio (Cert. Total RMV/Sale Price): 137
Condition Code: ~~0~~ 33

Attempt	Date/Time	Reason
1 st	4/13/26 11:25	
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 189 MLS: 828423 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:

S.V. RETURNED & ATTACHED - APPRAISED
@ \$56K PER S.V. SHEET.

Appraiser: ZH Date: 4/13/26

MANUFACTURED STRUCTURE SALE VERIFICATION

RECEIVED

CHAREST, TERI LYNN
4637 AMBER ST NE SALEM, OR 97301

MAR 11 2023

MARION COUNTY
ASSESSOR

Account: 124083
Sale Price: 37000
Sale Date: 11/07/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

1. Total sales price, if different from above: \$ 37,000
2. Was an appraisal completed? No Yes, Appraised value? 56,000
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: \$ 0
7. Personal property (other than appliances) included in the transaction?
Description: _____ Estimated Value \$: _____
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: _____
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:
No

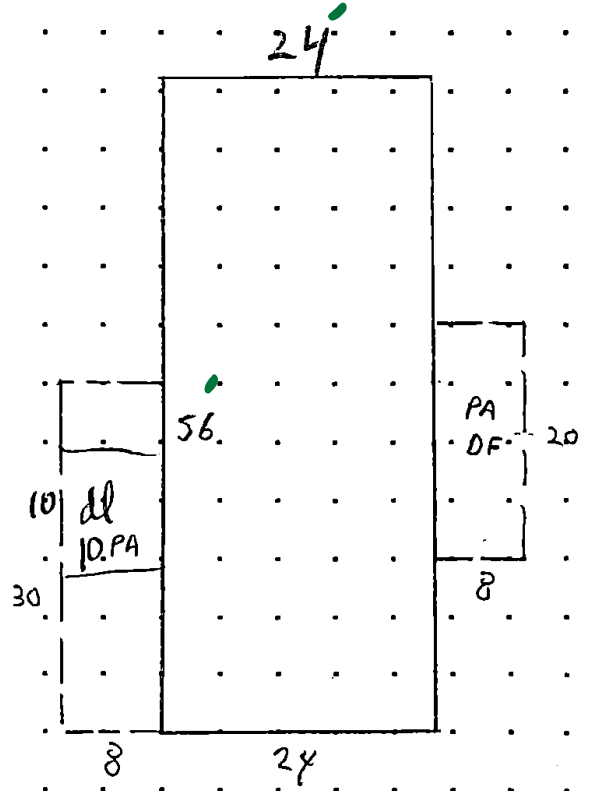
Your name: Teri L. Charest Phone: 503-798-2996
Email: teri.charest63@gmail.com

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



BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M124083** MAP NO: **72W29C** TAX LOT: **00900**



CALCULATIONS: $24 \times 56 = 1344$ SF

SCALE: 1" = 20'

ROYAL MOB EST

MEASUREMENT VERIFIED		YR BLT: 71	ADDRESS: 4637 AMBER	SALES		
DATE	BY	REMARKS:	BUILDER: BROOKWOOD (REX)	Date	Amt.	
9-10-85	KRAGS		NV NV NV NV			
12-3-93	65					
6-28-04	28					
4-22-09	DTY					
9-26-16	DTY	NV				