

lak 4.9.26

Acct ID: 128970 MTL: 062W31D000300P1 Date: **4/3/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 4351 LARCH LOOP NE SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 128970 Year: 2026

Last Date Appraised: 06/06/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:
 Owner: MUIR, ROBERT W Last Sales Date: 10/02/2025 Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **3** 4 LCB TTO INSP AV: 36140
 RMV Land: 0 RMV Imp: 64530 RMV Total: 64530 MAV: 36140 MSAV: 0 SAV: 0
 Comment: 25-26: Cycle; L3 06.06.25 TS
 24-25: SV; L2 07.12.24, TS

NIC

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1979 Eff Year Blt: 1997 Sq.Ft: 1147 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 64530
 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	1147	3	FB-2	1979	1997	ROOF+, KIT, SKIRT, HVAC+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	288	1997	9062	0	Y N
ROOF EXTENSION OR PATIO COVER	5	258	1997	3442	0	Y N

- CERT. VALUE : \$86,570
- RECENTLY VISITED JUNE OF 2025 FOR CYCLE (NIC)
- WELL MAINTAINED - NEWER ROOF AROUND 2024
- NO OBSERVED CHANGES SINCE PRIOR VISIT
- EIB OK AFTER RUNNING CALC. - INTERIOR WELL MAINTAINED



Seller willing to pay 4 months park rent with accepted offer. Comfortable living in a 55+ community has arrived. This remarkable 1,152 sq. ft. manufactured home is just \$60,000. This home is fully equipped with all appliances included. It features 3 bedrooms, & two bathrooms, providing plenty of room for relaxation and entertainment. This home stands on a spacious corner lot with maintained landscaping & a sprinkler system. The property includes a covered patio, large sunroom & a carport with shed.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 128970

MTL: 062W31D000300

MaSaNh/P.Class: 1305003/019

Appraiser: ZACK HARROLD

MS Acct: 128970

Date Printed: 3/10/2026

Situs: 4351 LARCH LOOP NE SALEM, OR 97305

Grantor:
BOLAND, DONNA

Grantee:
MUIR, ROBERT W

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 86570
Sale Date: 10/2/2025 Total: 86570
Sale Price: 58400 Ratio (Cert. Total RMV/Sale Price): 148
Condition Code: 20

Attempt	Date/Time	Reason
1 st	4/3/26 12:45	—
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 224 MLS: 825680 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? \$ NONE - CASH SALE 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

Appraiser: ZH Date: 4/3/26

MANUFACTURED STRUCTURE SALE VERIFICATION

MUIR, ROBERT W MUIR, CHRISTOPHER LOREN
4351 LARCH LOOP NE SALEM, OR 97305

Account: 128970
Sale Price: 58400
Sale Date: 10/02/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

RECEIVED
JAN 23 2026
MARION COUNTY
ASSESSOR

RECEIVED
JAN 23 2026
MARION COUNTY
ASSESSOR

- Total sales price, if different from above: \$ _____
- Was an appraisal completed? No Yes, Appraised value? _____
- Did you also purchase the land? No Yes, land price was? _____
- 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
- Financing: none conventional FHA Oregon VA contract other _____
- 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: \$ _____
- Personal property (other than appliances) included in the transaction?
Description: fables, TV, exercise machine Estimated Value \$: 300
- 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? _____
- 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: leak under water heater, car port roof damage
 Poor. Multiple significant maintenance or repair issues, describe: _____
- Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
- Have any improvements been made to the property since the time of purchase? Please describe:
no

Your name: Robert W. Muir Phone: (503) 999-1687
Email: bob, muir @comcast.net

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

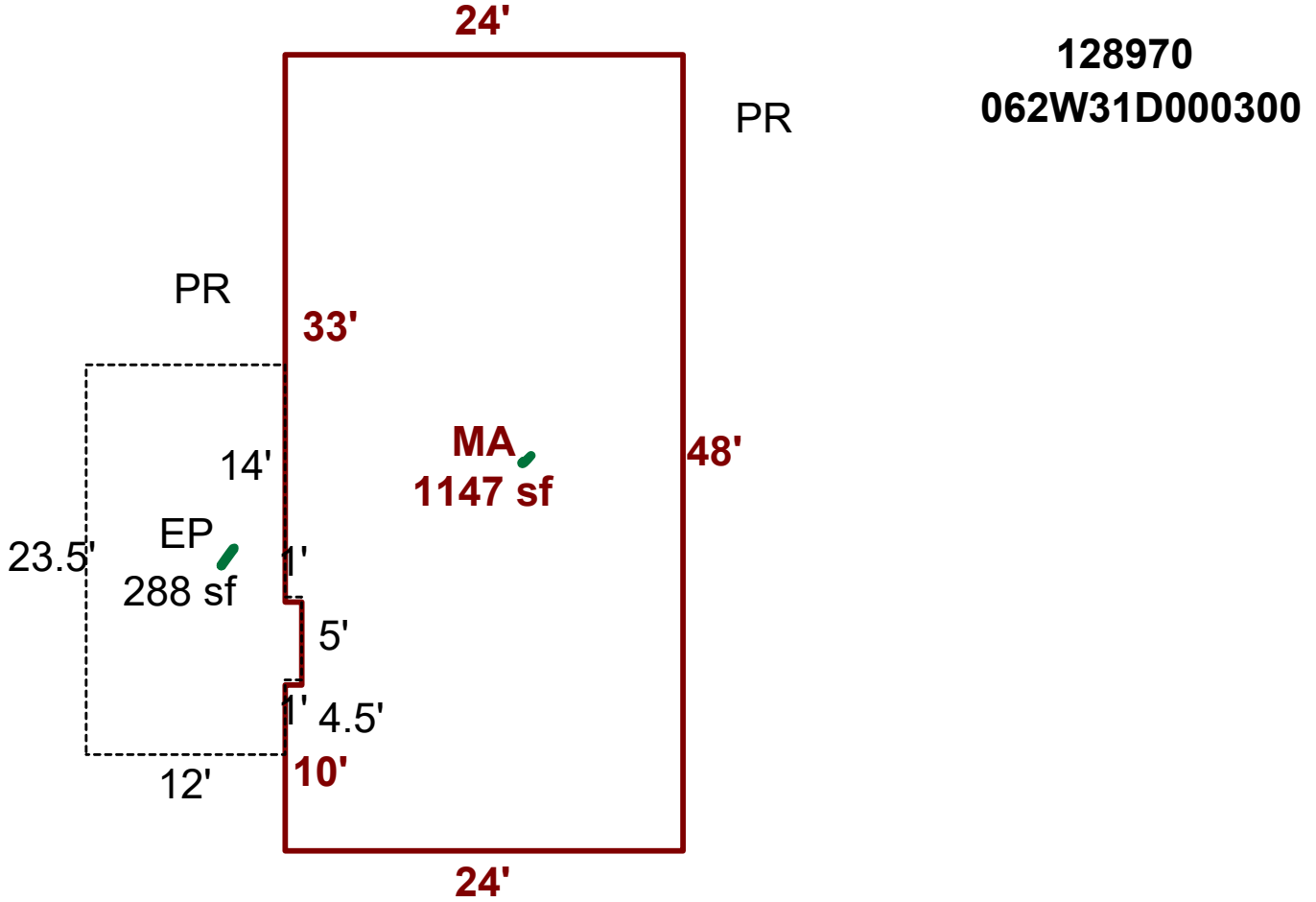


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 128970 Parcel No.: 062W31D000300
 Property Address: 4351 LARCH LOOP NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1147.0	146.0	1147.0
PR	EP	1.0	287.0	73.0	287.0

COMMENT TABLE 1

APEXED BY LK 8-15-24

COMMENT TABLE 2

7-12-24 SV TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,147