

lak 4.16.26

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 3/10/2026

Acct ID: 131079 MTL: 072W30DA00100P1 Date: **4/13/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 4730 AUBURN RD NE # 148 SALEM, OR 97301 MaSaNh: 14 05 003 Unit: 142518 Year: 2026

Last Date Appraised: 05/22/2023 Appraiser: DAVID WENRICK Tag: Y N Tag info:

Owner: HOLING, LINDA ANN Last Sales Date: 11/18/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 **LCR** **TTT** INSP AV: 44080

RMV Land: 0 RMV Imp: 66550 RMV Total: 66550 MAV: 44080 MSAV: 0 SAV: 0

Comment: 23-24: L4 05.22.23 TS

23-24: L4 10.24.22 TS

22-23: L2 07.18.22 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24622 Stat Class: 456 Year Blt: 1979 Eff Year Blt: 1997 Sq.Ft: 1344 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 56x24 RMV: 66550

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	1979	1997	SKIRT, ROOF+, HVAC+, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
GARDEN SHED	5	100	1997	713	0	Y N
ROOF EXTENSION OR PATIO COVER	5	250	1997	3335	0	Y N
ROOF EXTENSION OR PATIO COVER	5	344	1997	4589	0	Y N

- CERT. VALUE: \$89,200

- EYB BUMPED AFTER 2022 TAG VISIT

- ALSO SOLD FOR \$105K - 8/6/24 & 1/11/23

- NO OBSERVED CHANGES SINCE PRIOR VISIT IN 2022





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131079
MTL: 072W30DA00100
MaSaNh/P.Class: 1405003/019
Appraiser: ZACK HARROLD
MS Acct: 131079

Date Printed: 3/10/2026

Situs: 4730 AUBURN RD NE # 148 SALEM, OR 97301

Grantor:
JONES, SHERRY K

Grantee:
HOLING, LINDA ANN

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 89200
Sale Date: 11/18/2025 Total: 89200
Sale Price: 105000 Ratio (Cert. Total RMV/Sale Price): 85
Condition Code: 00 **30**

Attempt	Date/Time	Reason
1 st	4/13/26 11:45	LCB
2 nd	4/14/26 9:40	E-MAIL

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 100 MLS: 832471 Y N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N
- Did the seller pay closing costs or make other concessions? \$ SPLIT CLOSING COSTS 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. |
Describe: _____

_____ Y N
- Have any improvements been made since the time of sale?
If yes, describe: _____

_____ Y N

Comments:

here are the answers to your questions:

- no other property left
- we split the closing costs and part of sales price was seller financed
- no, no relation
- no, not distressed
- average — it's an older manufactured home

let me know if you need anything further.

regards
linda

Appraiser: ZH Date: 4/13/26



148

7/18/22