

Summary

Lead Appr: SR 4/9/26 Clerk: lak 4.9.26 Lead Clerk: Appr:

Print Date: 3/10/2026

Acct ID: 132053 MTL: 062W31D000500P1 Date: 4/3/26 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 5422 PORTLAND RD NE # 143 SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 132053 Year: 2026

Last Date Appraised: 06/12/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2023 - MAINTENANCE (Condition)

Owner: GARCIA, HECTOR L Last Sales Date: 10/22/2025 Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCP TTO INSP AV: 53380

RMV Land: 0 RMV Imp: 59830 RMV Total: 59830 MAV: 53380 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L2 06.12.25 TS

23-24: L2 01.20.23 TS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1992 Eff Year Blt: 1995 Sq.Ft: 1248 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x26 RMV: 59830

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

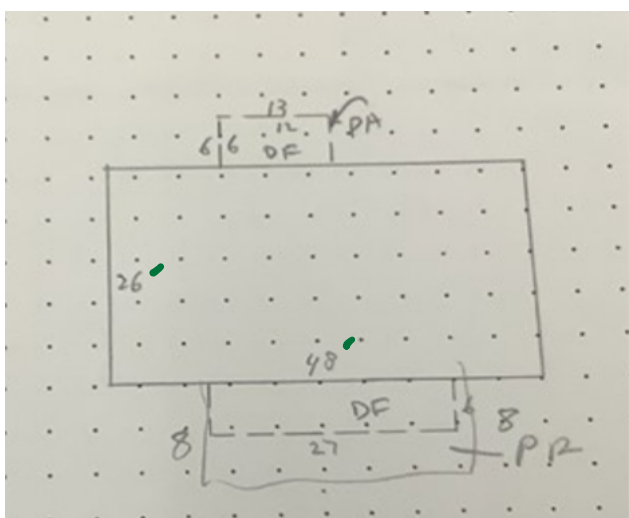
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1248	2	FB-2	1992	1995	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2, BATH+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	240	1995	2218	0	Y N
ROOF EXTENSION OR PATIO COVER	5	72	1995	877	0	Y N
ROOF EXTENSION OR PATIO COVER	5	216	1995	2631	0	Y N

- CERT. VALUE: \$80,540
- TERMINATED LISTING 1/5/25 - 100 DOM @ \$110K
- EXPIRED LISTING FROM APRIL 2025 @ \$64,900
- NEW SIDING ON PORTIONS OF HOME
- NEW HP
- ORIGINAL KIT. & BATHS
- ROOF NEEDS CLEANED. EXTERIOR IS WELL MAINTAINED.



26 x 48 = 1,248 SF





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 132053  
MTL: 062W31D000500  
MaSaNh/P.Class: 1305003/019  
Appraiser: ZACK HARROLD  
MS Acct: 132053

Date Printed: 3/10/2026

Situs: 5422 PORTLAND RD NE # 143 SALEM, OR 97305

Grantor:  
LANDERS, SHARON L

Grantee:  
GARCIA, HECTOR L

Sale ID: Tax Statement RMV  
Deed: Land & OSD: 0  
Accts In Sale: Imp: 80540  
Sale Date: 10/22/2025 Total: 80540  
Sale Price: 40000 Ratio (Cert. Total RMV/Sale Price): 201  
Condition Code: 00

Attempt	Date/Time	Reason
1 <sup>st</sup>	4/3/26 12:30	LCB
2 <sup>nd</sup>		

→ MLS SAYS \$49,900

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 92 MLS: 831882  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: NO RESPONSE FROM HOME OWNER.

\_\_\_\_\_  
\_\_\_\_\_

Appraiser: ZH Date: 4/3/26

lak 6.17.25

Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 132053 MTL: 062W31D000500P1 Date: *6/17/25* Appr: *02* Prop Class: 019 RMV Prop Class: 019

Situs: 5422 PORTLAND RD NE # 143 SALEM, OR 97305 MaSaNh: 13 05 003 Unit: 132053 Year: 2025

Last Date Appraised: 01/20/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: LANDERS, SHARON L Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1/2/3/4 LCB TTO INSP AV: 36030

RMV Land: 0 RMV Imp: 36030 RMV Total: 36030 MAV: 51830 MSAV: 0 SAV: 0

Comment: 23-24: L2 01.20.23 TS

Notations

No notation data available.

*Remove other % - update EYB  
to EMV  
DIO*

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1248 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x26 RMV: 36030

Func Obsc: 100 Econ %: 100 Other %: 64 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1248	2	FB-2	1992	1992	BATH+, SKIRT, ROOF+, HVAC+, KIT-, BATH - 2 Exception: Y <i>N</i>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	240	1992	1320	0
ROOF EXTENSION OR PATIO COVER	5	72	1992	522	0
ROOF EXTENSION OR PATIO COVER	5	216	1992	1566	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

**CALCULATIONS:** SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 92	ADDRESS: ARROWHEAD #143	SALES Date	Am
DATE: 9-1-92 BY: KRBS		BUILDER: GUERDON		
3-7-95				
4-22-04 DT4				
7-21-11 DT4				

*Active list  
save new side  
w/ S side*