

Acct ID: 519518 MTL: 063W130001200 Date: **5/31/24** Appr: **GRH** Prop Class: 559 RMV Prop Class: 559  
 Situs: 2591 BROOKLAKE RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 29816 Year: 2024

Last Date Appraised: 04/20/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: GANNON JT Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 106917  
 RMV Land: 65030 RMV Imp: 122020 RMV Total: 187050 MAV: 114080 MSAV: 8467 SAV: 16633  
 Comment:

**Notations**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

**INPUT GRH 07/16/24**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

**Land**

Site: 1	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 7720	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 2009 / 100210					
Site: 2	Code Area: 01410	Size: 1.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 12310	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 1976 / 100210					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 01410	Stat Class: 476	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 1368	% Complete: 100
Desc:	MANUF STRUCT, CLASS 7, 24' WIDE DOUBLE				Dimensions: 57x24	RMV: 40420
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<b>N/C</b>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	7	Finished	1368	2	FB-2	1988	1988	KIT, HVAC+, ROOF, SKRT+, FP - 1, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 1	Code Area: 01410	Stat Class: 138	Year Blt: 1996	Eff Year Blt: 1996	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements				Dimensions:	RMV: 49390
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<b>W/C</b>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	864	0	0	1996	1996	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 2	Code Area: 01410	Stat Class: 108	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements				Dimensions:	RMV: 1320
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	1	290	1988	1324	1
Exception: Y N					

Bldg: 3	Code Area: 01410	Stat Class: 108	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements				Dimensions:	RMV: 6980
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

*Update inv*

*Farm nursery stock*

*N/C*

*W/C*

**Floors**

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

No floor data available

*delete part of VI's*

**Accessories**

Description Class Size SqFt Eff Yr Blt RMV Quantity

ROOF EXTENSION OR PATIO COVER 1 290 1988 6980 1 Exception: Y N

Bldg: 4 Code Area: 01410 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements

Dimensions: RMV: 13430

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

**Floors**

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

No floor data available

*delete part of VI*

**Accessories**

Description Class Size SqFt Eff Yr Blt RMV Quantity

ASPHALT DRIVEWAY 1 5839 2007 13429 1 Exception: Y N

Bldg: 5 Code Area: 01410 Stat Class: 108 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements

Dimensions: RMV: 10480

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

**Floors**

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

No floor data available

*Add VI's 4 bad*

**Accessories**

Description Class Size SqFt Eff Yr Blt RMV Quantity

PATIO 1 288 1988 1315 1 Exception: Y N

PATIO 1 490 1988 2237 1 Exception: Y N

ROOF EXTENSION OR PATIO COVER 1 288 1988 6932 1 Exception: Y N

*delete part of VI*

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13 01200

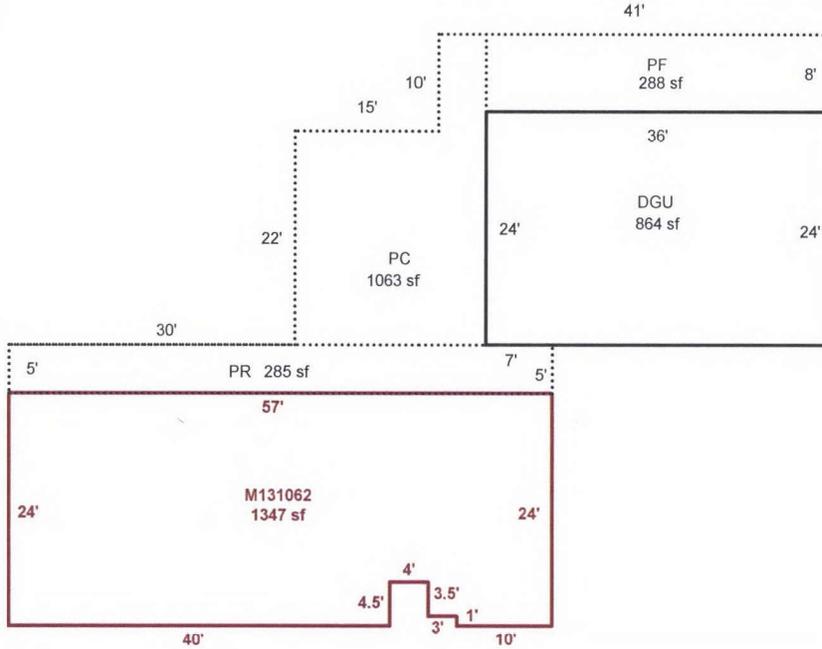
File No R19518

SUBJECT

Property Address 2591 BROOKLAKE RD NE	State OR	Zip 97303
City SALEM		
Owner		
Client		
Appraiser Name		

IMPROVEMENTS SKETCH

R19518  
063W13 01200  
SCALE=1:20



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
AGF	DGU	1.00	864.00	120.0	864.00
YI	PC	1.00	1063.00	260.0	
	PR	1.00	285.00	124.0	
	PF	1.00	288.00	88.0	1636.00
OTH	M131062	1.00	1347.00	171.0	1347.00

#### Comment Table 1

APEX BY CE 9/7/10  
Updated by CWO 11/4/20

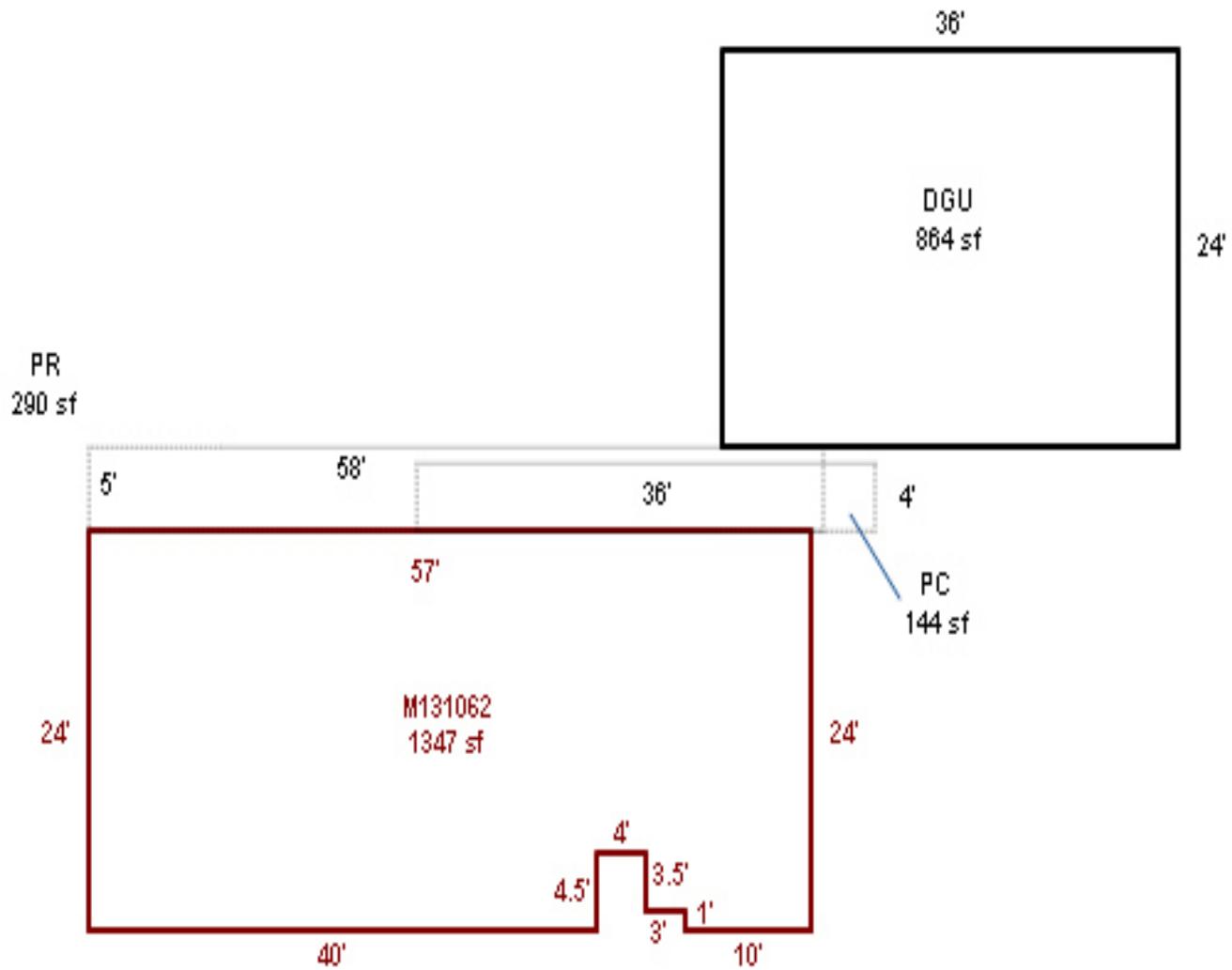
#### Comment Table 2

*GPA 5/31/24*

#### Comment Table 3

*Cycle L3*

R19518  
063W13 01200



R19518

13 063W  
063W-13 -01200 48385-000  
502 (551) 0-4H A60 001-00-21-0  
DOWNER, WILLIAM S & ELODIE M

2.45 ACRES  
MH X200575-P  
ANNEXATION NO 91-632  
ANNEXATION NO 92-689  
2591 BROOKLAKE RD NE  
V0745P0248DE 07/27/95

0  
19709

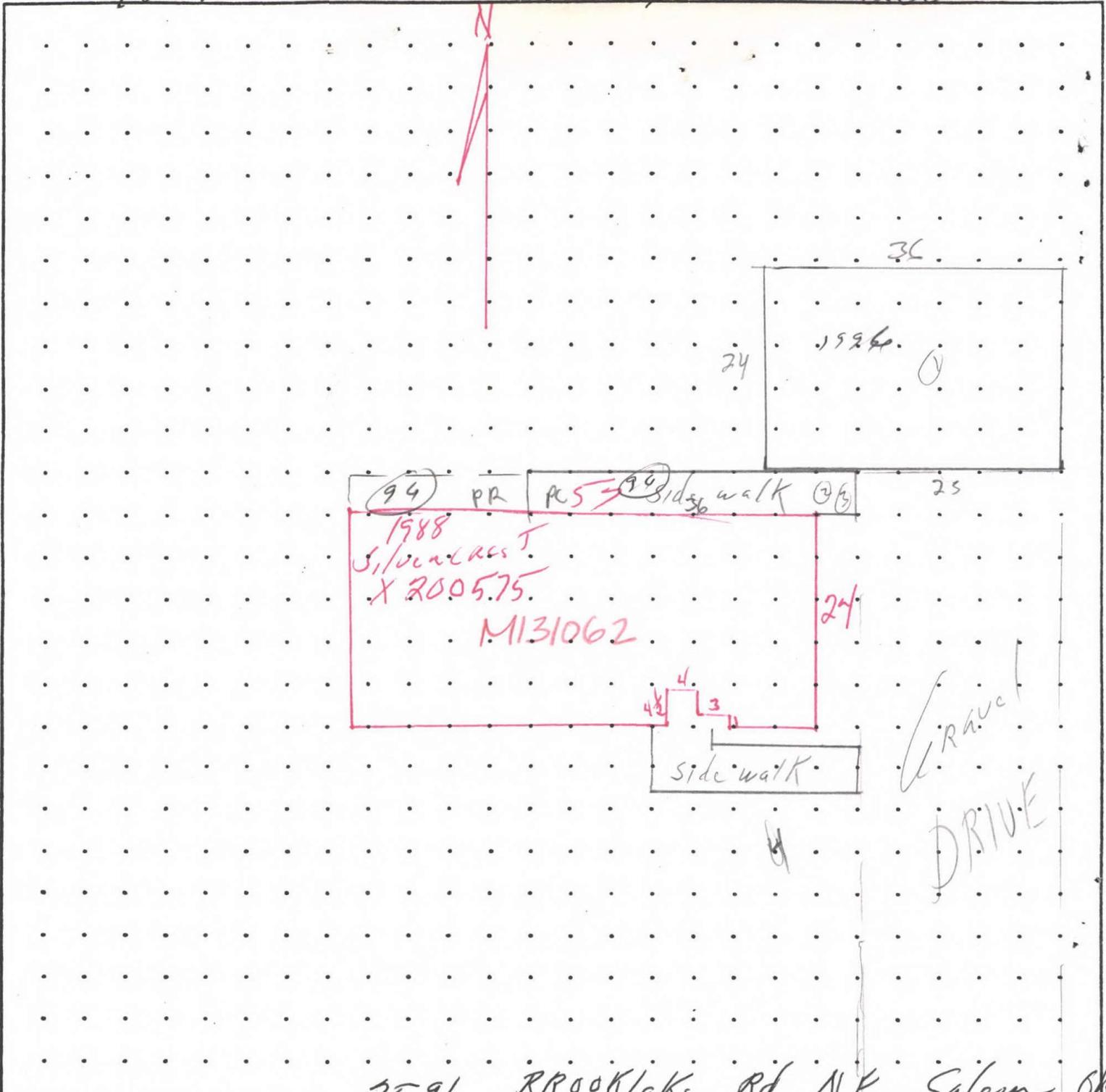
Craften

R19518

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 48385-000

MAP NO. 13-6-3W 1200



2591 BROOKLAKE RD N.E. Salem OR 97305

MEASUREMENT VERIFIED	
DATE	BY
3-9-89	Allan
4/17/96	52
7-2-08	19 sud
4-20-20	239 pp

REMARKS:

R19518 063W13 01200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A69  
 Situs Address 2591 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009  
 Owner DOWNER,STEVEN W  
 Notes: \_\_\_\_\_

RMV Land: 40,420 RMV Imp: 36,930 RMV Total: 77,350

Segment	AD						Land
Class							
Dim/Size	5839						
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	2007						
Eff Yr	2007						
Cond.	A						
% Good							
% Comp	100%						
Lump Sum							
Except.Code	08 New						

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	EFU HMSTD INCREMENT	OSDA.RUR	0		
2	EFU HOMESITE	008C	1		
3	TWO BENCH DRY	008C	1		
4	FARM WOODLOT	WOOD	0.45		
<b>Eff Acres</b>	45.28	<b>Companion Accounts</b>	M131062 R19525 R19514	063W13 01200;063W13 00600;063W13 01000	

**ROUTING SLIP**

Date 7/1/08 Clerk Chris

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments \_\_\_\_\_ RNEW 14,600

Appraiser response See 7/1/08

Reviewed by lead appraiser/comments \_\_\_\_\_

R19518 063W13 01200 Appr #: 19 Date 7-208 Prop Class 551 Prop Code A69  
 Situs Address 2591 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009  
 Owner DOWNER, STEVEN W  
 Notes: update inventory add AD

RMV Land: 40,420 RMV Imp: 36,930 RMV Total: 77,350

**Accessory Improvements**

Seg. Type PC Segment # 2.1 Area 144 Length 36 Width 4  
 Cond. P F (A) G E Year Built 1988 Eff. Year Built: 1988 % Comp \_\_\_ Econ \_\_\_

Seg. Type PR Segment # 3.1 Area 290 Length 58 Width 5  
 Cond. P F (A) G E Year Built 1988 Eff. Year Built: 1988 % Comp \_\_\_ Econ \_\_\_

**Out Buildings**

Seg. Type DGU Segment # 1.1 Class 3 Area 864 Length 36 Width 24  
 Foundation Conc Ex. Wall Lap Height  
 Roof Cover COMP Roof Style GABLE Floor Conc Plumbing  
 Heat Int. Comp. Elect. Yr. Bt. 1996 Eff. Yr. Bt: 1996  
 Cond. P F (A) G E Adj. Codes RLCM3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_



**R19518 063W13 01200** Prop Class: 559 Prop Code: <sup>A095</sup>A99 Fran: 06 Appr #: <sup>29</sup> Date: <sup>4-25-20</sup>  
 Situs Address 2591 BROOKLAKE RD NE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner GANNON, RAY LEE & <sup>C19</sup>  Pictom Other: \_\_\_\_\_  
 RMV Land: 72,090 RMV Imps: 65,270 RMV Total: 137,360 M50 Total: 62,510 For: 2020-2021  
 Notes: \_\_\_\_\_  
*Add YFS*  
*EO = Murray Stsch*

**Accessory Improvements**

**Seg: 2.1 PC CONCRETE PATIO**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 144 Eff: 144 Flooring: ✓  
 Dimens: ~~36~~ x 4 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: <sup>58</sup> X <sup>5</sup> Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1988 Eff: 1988 RMV: 710  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 PR ROOF EXTENSION PATIO COVER**  
 Method: R05 Roof Cover: Int Comp: Adj: ✓  
 Class: Roof Style:  
 Area: 290 Eff: 290 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: 58 x 5 Plumbing: Bedrooms: Adj: \_\_\_\_\_  
 Found: Heat/AC: Year: 1988 Eff: 1988 RMV: 7,510  
 Ex Wall: Fireplace: AddFactor3:  
 AddFactor1: AddFactor2:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 AD ASPHALT DRIVE**  
 Method: R05 Roof Cover: Int Comp: Adj: ✓  
 Class: Roof Style:  
 Area: 5839 Eff: 5839 Flooring: Electrical: % Comp: \_\_\_\_\_  
 Dimens: x Plumbing: Bedrooms: Adj: \_\_\_\_\_  
 Found: Heat/AC: Year: 2007 Eff: 2007 RMV: 13,930  
 Ex Wall: Fireplace: AddFactor3:  
 AddFactor1: AddFactor2:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 1.1 DGU DETACHED GARAGE**  
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3 ✓  
 Class: 3 Roof Style: GABLE  
 Area: 864 Eff: 864 Flooring: CONC  
 Dimens: 36 x 24 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall LAP Fireplace: Year: 1996 Eff: 1996 Value: 43,120  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_



4 18 '96