

Acct ID: 519521 MTL: 063W130001700 Date: **5/31/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 2141 BROOKLAKE RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 29825 Year: 2024

Last Date Appraised: 09/17/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: ROMAN & MICHELLE MARTUSHEV LT Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 277500  
 RMV Land: 187650 RMV Imp: 328710 RMV Total: 516360 MAV: 277500 MSAV: 0 SAV: 0  
 Comment: 22-23: GRH LEVEL 4 09/17/21 // LEVEL 2 2.24.21 JS29//

**Notations**

No notation data available.

INPUT GRH 07.22.24

**OSDs**

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

**Land**

Site: 1 Code Area: 01410 Size: 1.02 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 142650 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 99-2000: UPDATE INFO 06-07: RECALC SETUP;#42 10-27-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 141 + Year Blt: 1978 Eff Year Blt: 1998 Sq.Ft: 1957 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 307990  
 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
First Floor	4 +	Finished	1957	3	FB-2	1978	1998	BATH - 2, KIT, HVAC+, ROOF	Y N
Garage Attached	3	Low Cost	484	0	0	1978	1998	ROOF	Y N

**Accessories**

*YIS4 good*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	600	2020	1931	1	Y N
PATIO	4	90	2020	490	1	Y N
PATIO	4	200	1987	902	1	Y N
PATIO	4	392	2020	2134	1	Y N
ROOF EXTENSION OR PATIO COVER	4	90	2020	2504	1	Y N
ROOF EXTENSION OR PATIO COVER	4	392	2020	11254	1	Y N

Bldg: 5 Code Area: 01410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 12300  
 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	Exception
ASPHALT DRIVEWAY	1	6000	1987	12300	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 576 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 4220  
 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
General Purpose Bldg	4	Finished	576	0	0	2000	2000	<i>Arg</i>	Y N

**Accessories**

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

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 2290  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NLe

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2006	2006	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 01410 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1910  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

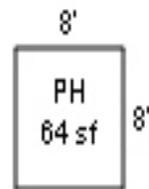
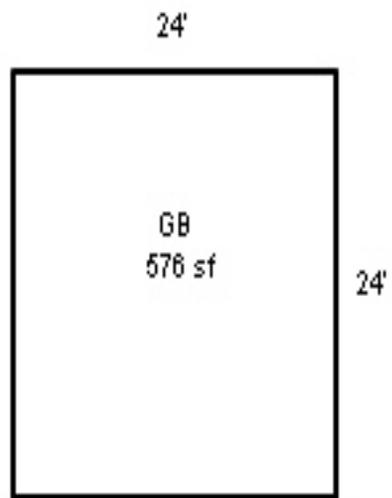
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2005	2005	Fair	

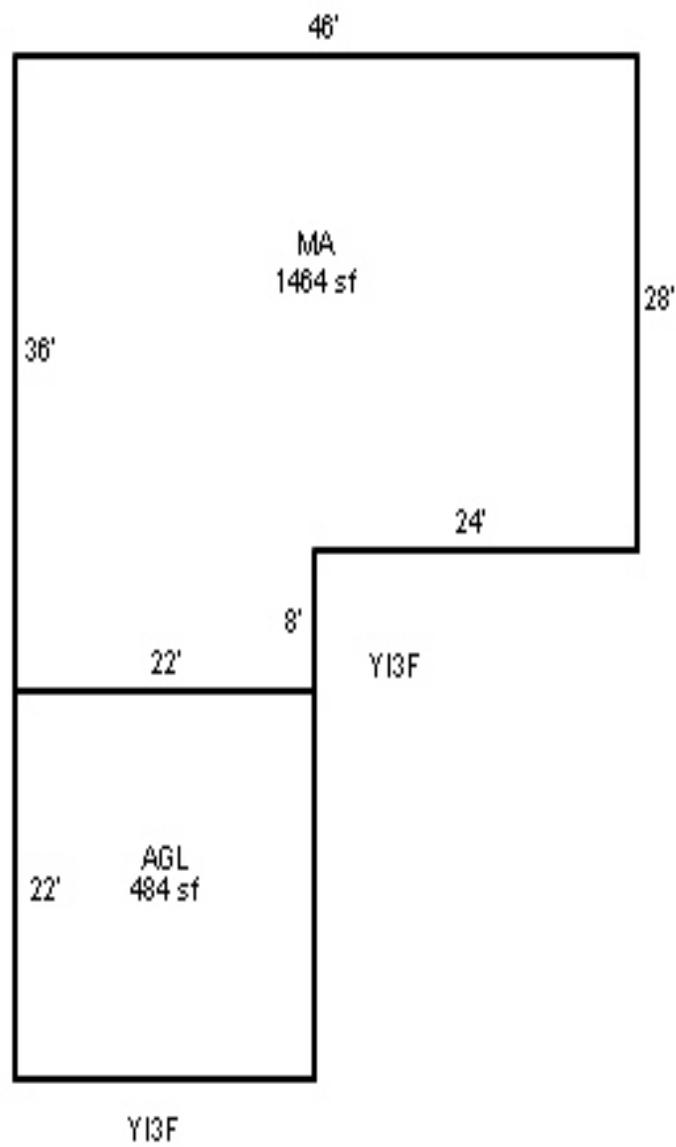
0

**Accessories**

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



R19521  
063W13 01700

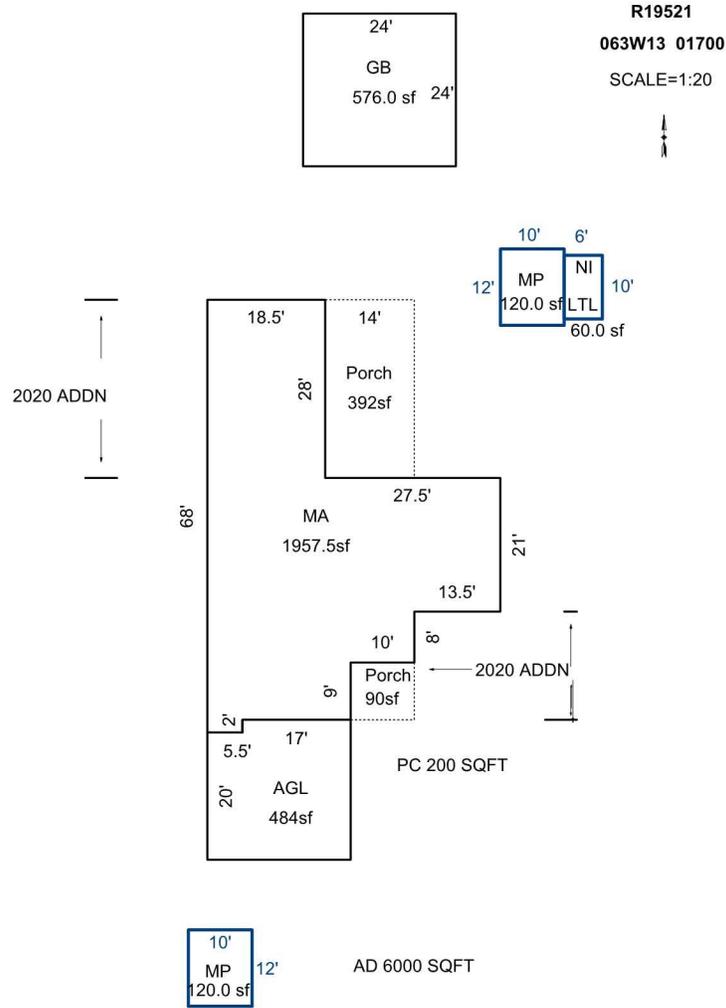


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19521 Parcel No.: 063W13 01700  
 Property Address: 2141 BROOKLAKE RD NE  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	576	96	
	MP	1	120	44	
	MP	1	120	44	
	LTL	1	60	32	876
GLA1	MA	1	1958	228	1958
P/P	Porch	1	392	84	
	Porch	1	90	38	482

### COMMENT TABLE 1

APEX BY CE 9/21/10  
 UPD BY PH 10.30.19  
 UPD BY PHU 06.24.20 / BP #20-001654

### COMMENT TABLE 2

09.10.19 JS #29

### COMMENT TABLE 3

GRH skiz 24 Cycle L3

Net LIVABLE cnt 1 (rounded) 1,958  
 Net BUILDING cnt 4 (rounded) 876

**8-21-19**

**R19521 MA**



**8-21-19**

**R19521 MP 10x12 rear**



**8-21-19**

**R19521 MP 12x10 front**



**8-21-19**

**R19521 GB 24x24**



**8-21-19**

**R19521 MA side**



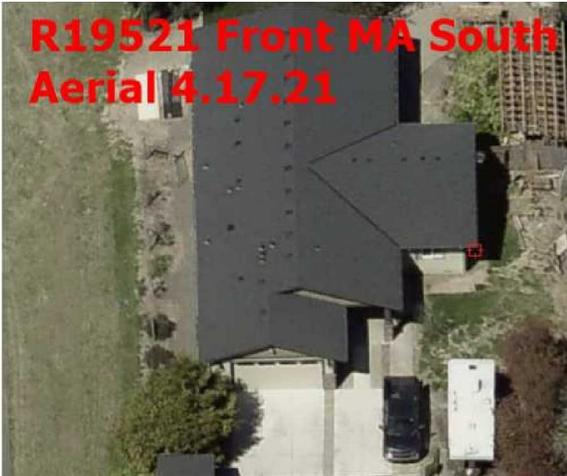




**R19521 GB 24X24 West  
Aerial 4.17.21**



**R19521 Front MA South  
Aerial 4.17.21**



**R19521 MP 12X10 South  
Aerial 4.17.21**



**R19521 Back MA North  
Aerial 4.17.21**



**R19521 MP 12X10 East  
Aerial 4.17.21**





2141

R19521

13 063W  
063W-13 -01700 48387-000  
131 (451) 0-4H F41 001-00-21-0  
VILLARREAL, RAFAEL S & MELISSA M

1.02 ACRES  
ANNEXATION NO 91-632  
ANNEXATION NO 92-689

2141 BROOKLAKE RD NE  
V1226P0280RD

07/27/95

48387-000

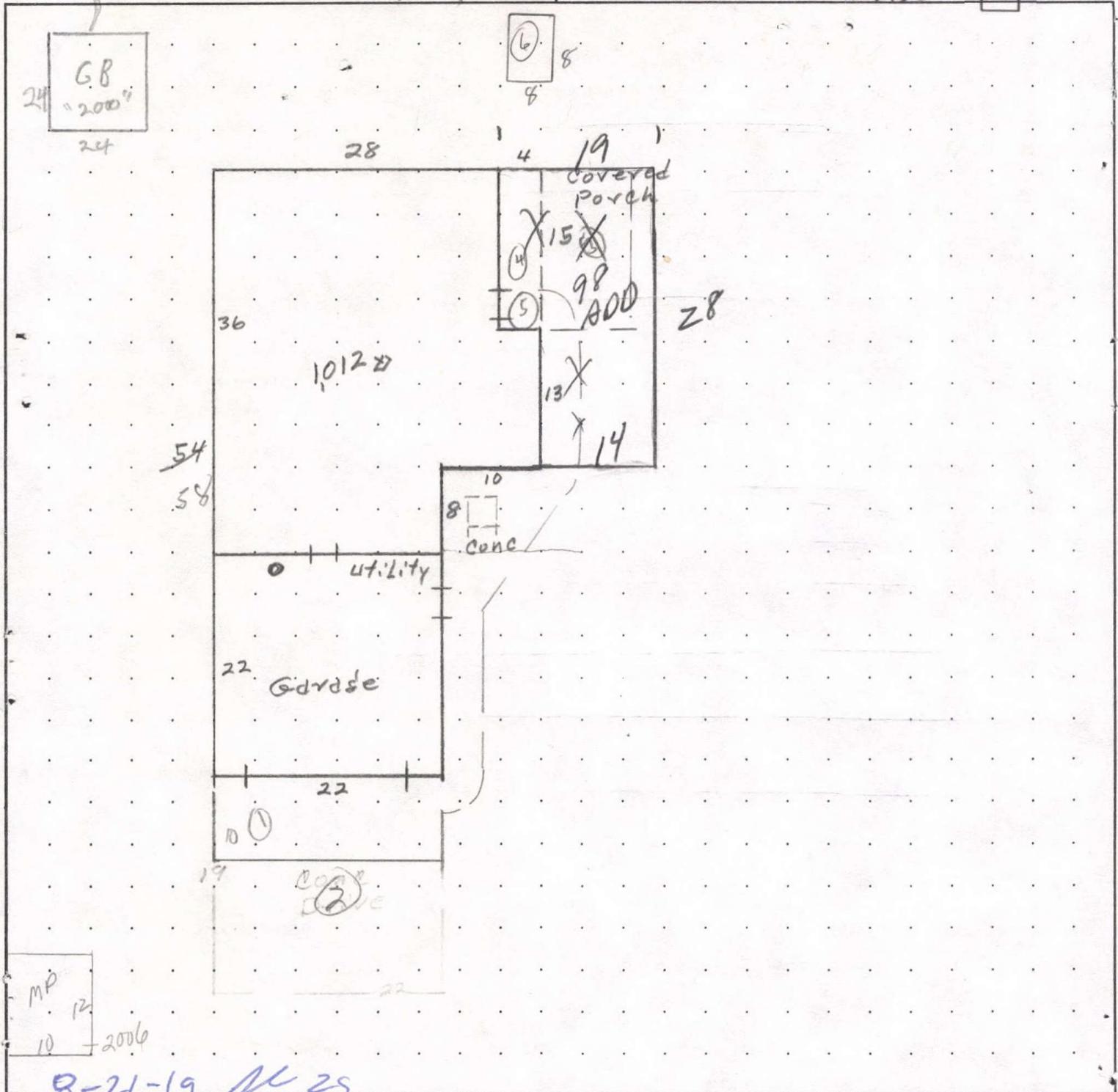
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

6601-001 R19521

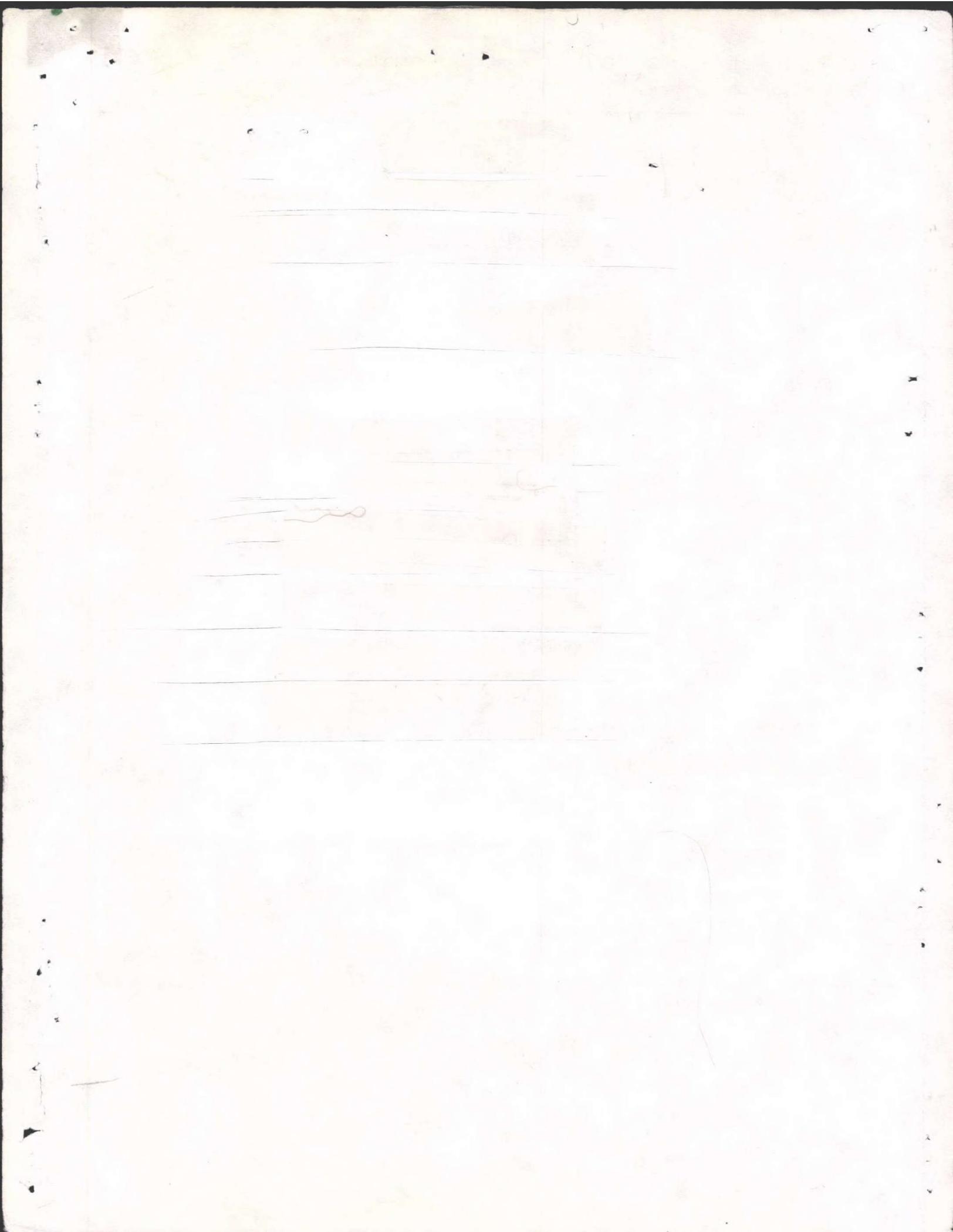
MAP NO.

13-6-3W 1700



8-21-19 *MC 25*

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	1978 construction 2141 BrookLake Rd. N.E.
12-27-78	RWH	
5-13-81	RZ	1012 #
3-18-85	MAL	N/C
10/4/95	5Z	420 416 176 (15x28) (13x32) (8x22) = 1012 + (14x28) + (4x15) = 1464
2-11-99	RPL	1464
12-8-00	KRC (18)	Added 24x24 GB
7-8-08	19 SUE	



# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13 01700

File No R19521

SUBJECT

Property Address 2141 BROOKLAKE RD NE

City SALEM

State OR

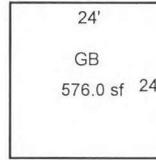
Zip 97303

Owner

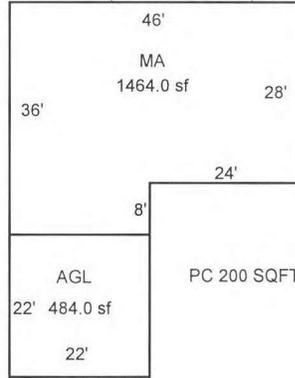
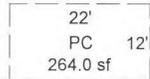
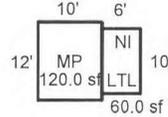
Client

Appraiser Name

IMPROVEMENTS SKETCH



R19521  
063W13 01700  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1464.00	164.0	1464.00
GBA1	GB	1.00	576.00	96.0	
	MP	1.00	120.00	44.0	
	MP	1.00	120.00	44.0	
	LTL	1.00	60.00	32.0	876.00
YI1	PC	1.00	264.00	68.0	264.00

### Comment Table 1

APEX BY CE 9/21/10  
UPD BY PH 10.30.19

### Comment Table 2

09.10.19 JS #29

### Comment Table 3

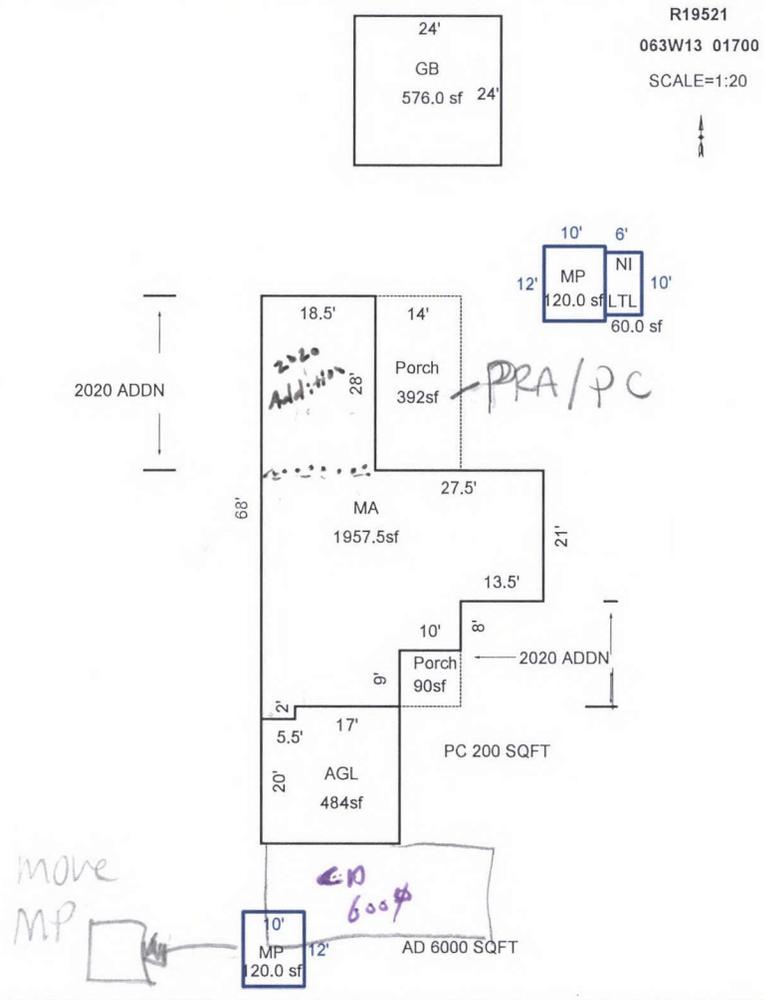
Net LIVABLE Area (rounded w/ factors) 1464  
Net BUILDING Area (rounded w/ factors) 876

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19521 Parcel No.: 063W13 01700  
 Property Address: 2141 BROOKLAKE RD NE  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	576	96	
	MP	1	120	44	
	MP	1	120	44	
	LTL	1	60	32	876
GLA1	MA	1	1958	228	1958
P/P	Porch	1	392	84	
	Porch	1	90	38	482

### COMMENT TABLE 1

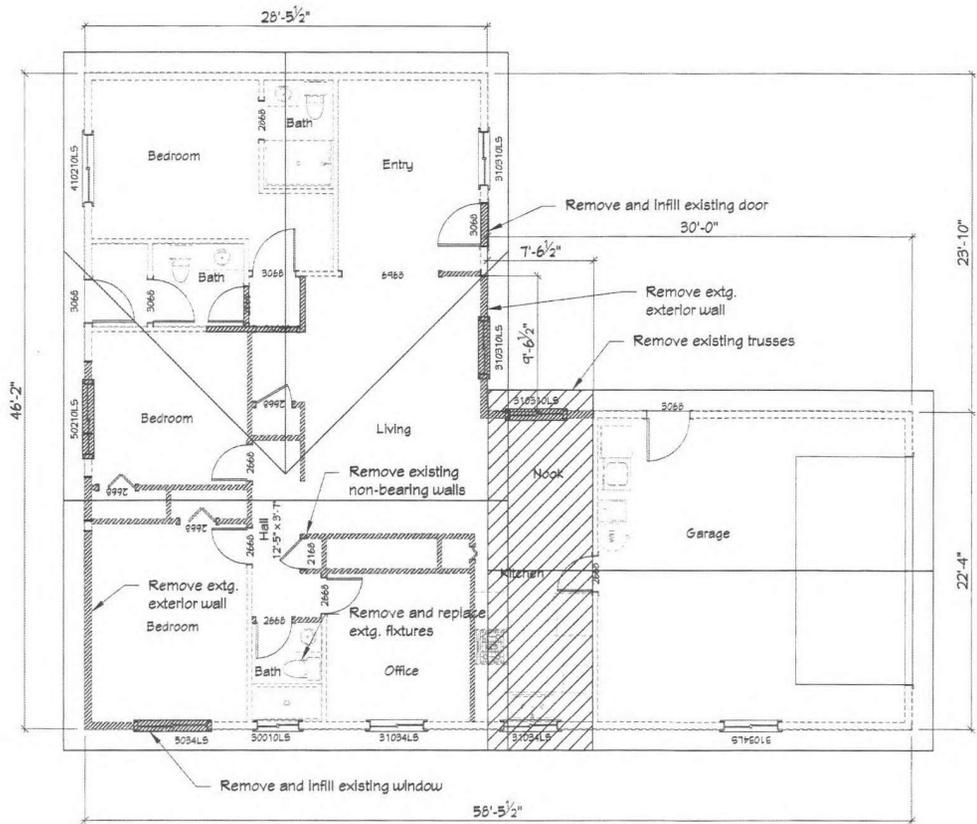
APEX BY CE 9/21/10  
 UPD BY PH 10.30.19  
 UPD BY PHU 06.24.20 / BP #20-001654

### COMMENT TABLE 2

09.10.19 JS #29 ✓  
 9/17/21 T47  
 LY TAGS

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,958
Net BUILDING	cnt	4	(rounded)	876



DEMOLITION PLAN

Scale: 1/8" = 1'-0"

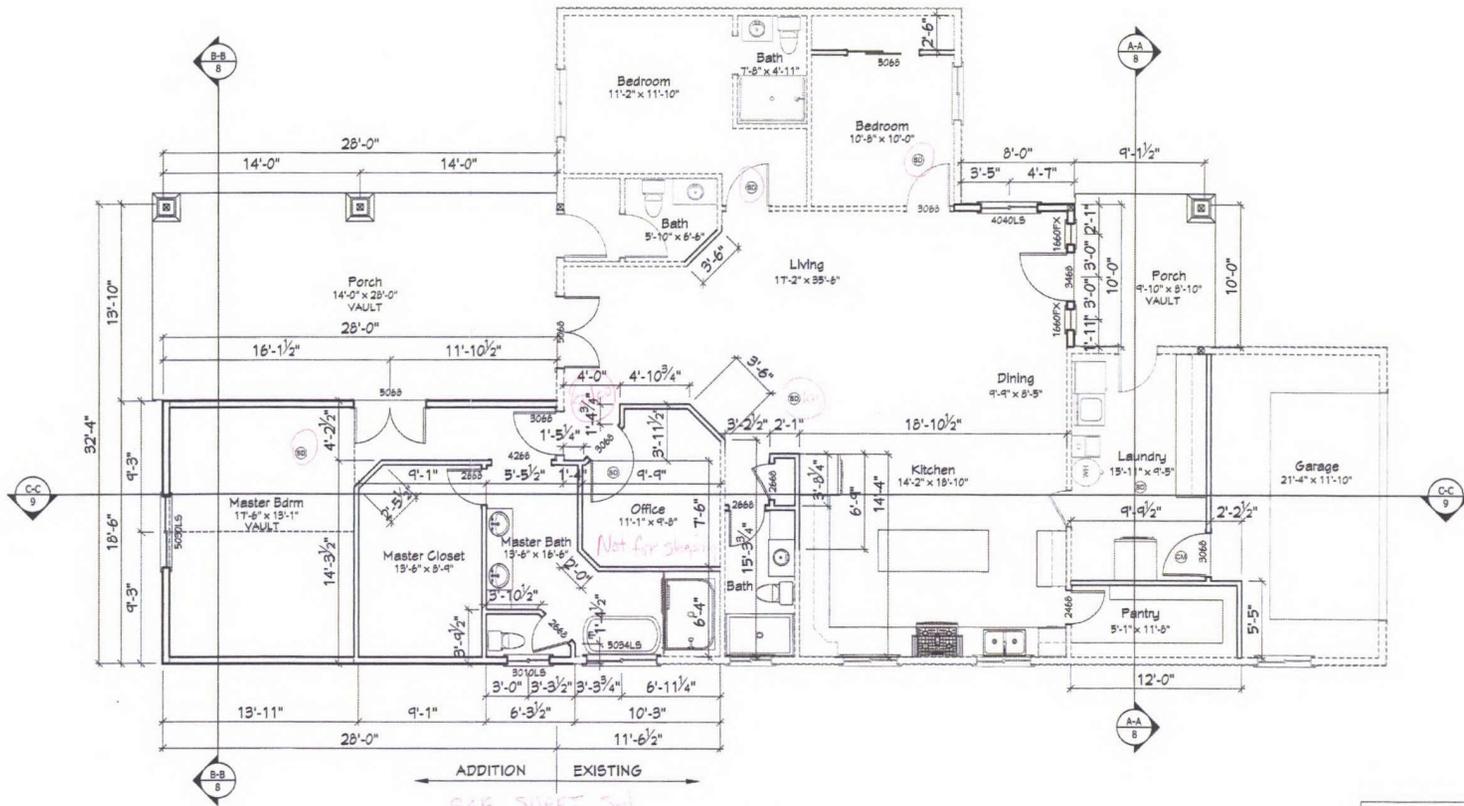
THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER. CONSTRUCTION SHALL NOT BE UNDERTAKEN W/O A PROFESSIONAL.

TITLE: DEMOLITION PLAN  
 PROJECT: MARTUSHEV ADDITION  
 2141 Brooklake Rd. NE, Kelso, OR 97203

DATE: February - 2020  
 DRAWN BY: Serge Chernishoff  
 (503) 307-8592

4  
 OF 10

Plot Scale: 1/8" = 1'-0"



FLOOR PLAN

Scale: 1/8" = 1'-0"

EXISTING = 1,482 SQ. FT.  
 GARAGE = 660 SQ. FT.  
 ADDITION:  
 1ST. FLOOR = 598 SQ. FT.

(SD) = SMOKE DETECTOR  
 (CM) = CARBON MONOXIDE DETECTOR

THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER. CONSTRUCTION SHALL NOT BE UNDERTAKEN W/O A PROFESSIONAL.

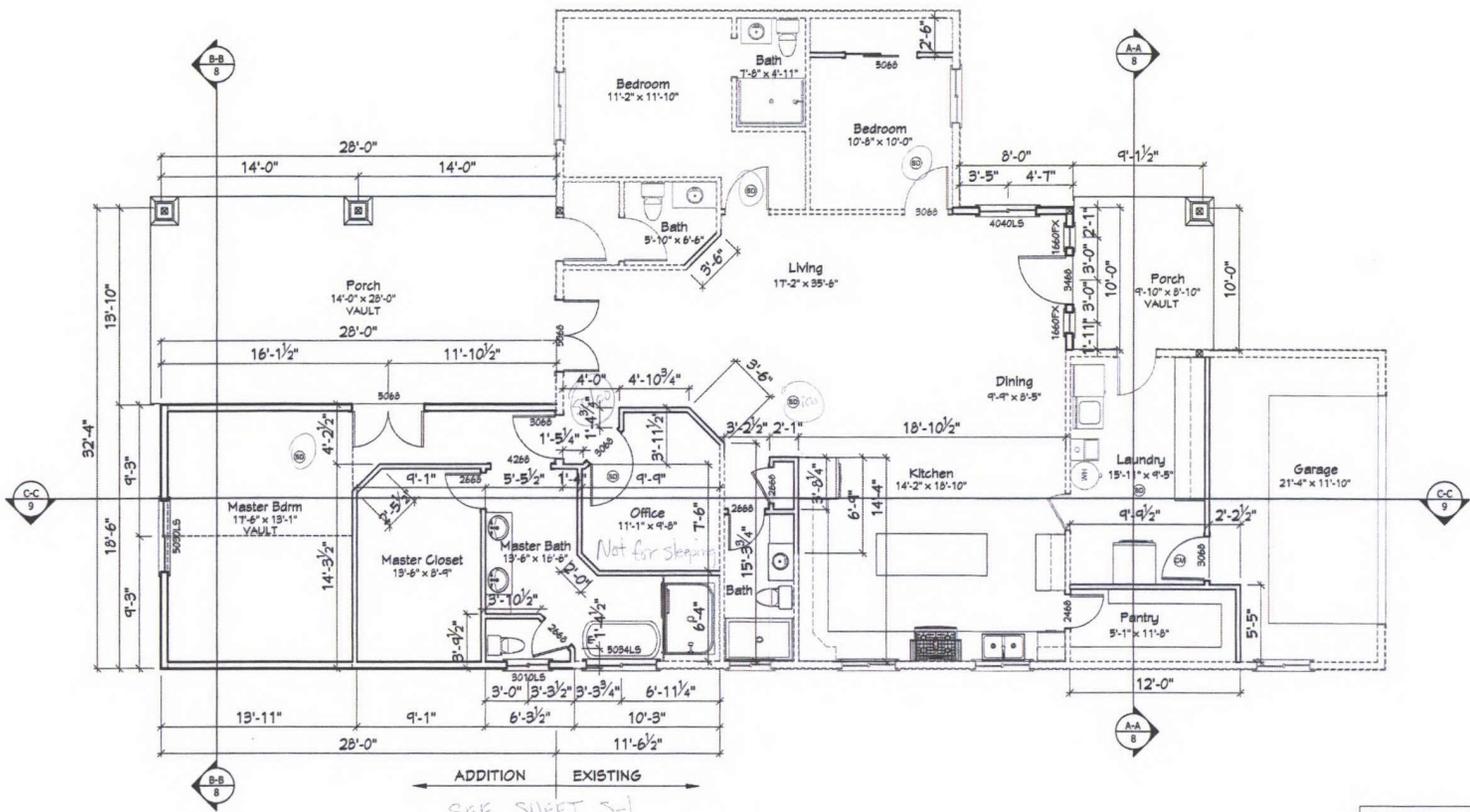
FLOOR PLAN

MARTUSHEV ADDITION  
 2141 Brooklake Rd., NE, Kennesaw, OR 97203

DATE: February - 2020  
 DRAWN BY: Serge Chernishoff  
 (503) 507-8992

5  
 OF  
 10

Plot scale: 1/8" = 1'-0"



THE DESIGNER IS NOT AN ARCHITECT NOR AN ENGINEER AND THIS DOCUMENT IS NOT TO BE UNDERTAKEN BY A PROFESSIONAL.

R19521 063W13 01700 Appr # 19 Date 7-8-08 Prop Class 451 Prop Code F31  
 Situs Address 2141 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009  
 Owner MARTUSHEV, ROMAN V &  
 Notes: add MP & update info

RMV Land: 157,850 RMV Imp: 105,660 RMV Total: 263,510

Seg. Type MA Segment # 1.1 Class 3 Area 1464 Eff Area 1464 Length Width  
 Roof Cover ARCOMP Plumbing BATH2  
 Heat AC Fireplace Inter. Comp DW;H&F;DSP;RNG  
 Bedrooms 3 Year Built 1978 Eff. Year Built 1987 Cond. P F A G E  
 Adj Codes RLCM3;R3+QLTY Qty 3+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Comments \_\_\_

Seg. Type AGL Segment # 1.2 Class 3 Area 484 Eff Area 484 Length 22 Width 22  
 Roof Cover ARCOMP Plumbing  
 Heat Fireplace Inter. Comp  
 Bedrooms Year Built 1978 Eff. Year Built 1987 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg. Type YI3F Segment # 1.3 Area 1 Length Width  
 Cond. P F A G E Year Built Eff. Year Built \_\_\_ % Comp \_\_\_ Econ \_\_\_

**Out Buildings**

Seg. Type PH Segment # 2.1 Class Area 64 Length 8 Width 8  
 Foundation CONC Ex. Wall PLYWD Height  
 Roof Cover ROLL Roof Style Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt. \_\_\_  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum N/V Comments \_\_\_

Seg. Type GB Segment # 3.1 Class 4 Area 576 Length 24 Width 24  
 Foundation POST Ex. Wall 10FT;BKENAM Height  
 Roof Cover BKENAM Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. None Yr. Blt. 2000 Eff. Yr. Blt. 2000  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Comments \_\_\_

12 10  
 Lap siding  
 Arcomp  
 Conc found.

R19521 063W13 01700 Appr # \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F31  
 Situs Address 2141 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009  
 Owner MARTUSHEV,ROMAN V &  
 Notes: \_\_\_\_\_

RMV Land: 157,850 RMV Imp: 105,660 RMV Total: 263,510

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	1.02		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 1.02 Companion Accounts

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

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

Data entry reviewed by/comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Appraiser response \_\_\_\_\_

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

*amp*  
*5*  
*12x10=120*  
*Conc foundation*  
*Lap siding*  
*Asmp roof*  
*Conc floor*

*EYB 2006*  
*YB 2006*  
*A g*  
*100%*  
*08 RNEW*



R19521 063W13 01700 Prop Class: 451 Prop Code: F31 Fran: 11 Appr #: 29 Date: 8-21-19

Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner MARTUSHEV,ROMAN V &  Pictom Other: \_\_\_\_\_

RMV Land: 135,290 RMV Imps: 169,790 RMV Total: 305,080 M50 Total: 177,340 For: 2019-2020

Notes: Apex update FIS Add M.

**Seg: 1.1 MA RESIDENTIAL**

Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;RNG Adj: RLCM3;R3+QLTY

Class: 3 Roof: \_\_\_\_\_

Area: 1464 Eff 1464 Flooring: \_\_\_\_\_

Dimens: x Plumbing: BATH2 Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_

Found: Heat/AC: AC Bedrooms: 3 % Comp: \_\_\_\_\_

Ex Wall: Fireplace: \_\_\_\_\_ Year: 1978 Eff: 1987 Adj: \_\_\_\_\_

AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: RMV: 132,270

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGL RESIDENTIAL**

Method: R05 Roof Cover: ARCOMP Int Comp: \_\_\_\_\_ Adj: RLCM3

Class: 3 Roof: \_\_\_\_\_

Area: 484 Eff 484 Flooring: \_\_\_\_\_

Dimens: 22 x 22 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_

Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_

Ex Wall: Fireplace: \_\_\_\_\_ Year: 1978 Eff: 1987 Adj: \_\_\_\_\_

AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: RMV: 25,920

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 Y13F Y14A RESIDENTIAL**

Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 1 Eff: 1 Flooring: \_\_\_\_\_

Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ RMV: 5,250

AddFactor1: AddFactor2: AD 6000 AddFactor3: PC 22412 / PC 2000

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 PH PUMP HOUSE**

Method: F;N Roof Cover: ROLL Int Comp: \_\_\_\_\_ Adj: FLCM

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 64 Eff: 64 Flooring: CONC

Dimens: 8 x 8 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex Wall: PLYWD Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ Value: 0

AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**

Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCM

Class: 4 Roof Style: GABLE

Area: 576 Eff: 576 Flooring: DIRT

Dimens: 24 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex Wall: 10FT;BKENAM Fireplace: \_\_\_\_\_ Year: 2000 Eff: 2000 Value: 4,030

AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 MP MULTIPURPOSE BLDG**

Method: F09 Roof Cover: ARCOMP Int Comp: \_\_\_\_\_ Adj: FLCM

Class: 5 Roof Style: GABLE

Area: 120 Eff: 120 Flooring: CONC

Dimens: 12 x 10 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex Wall: LAP Fireplace: \_\_\_\_\_ Year: 2006 Eff: 2006 Value: 2,320

AddFactor1: AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R19521 063W13 01700 Prop Class: 451 Prop Code: F31 Fran: 06 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MARTUSHEV,ROMAN V &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 154,350 RMV Imps: 158,740 RMV Total: 313,090 M50 Total: 182,660 For: 2021-2022

Notes: \_\_\_\_\_

Segment	MA	PRG-PC	PRG-PC	CD	Land
Class	4	- Qual = 4+			
Dim/Size	493	16x9	28x14	6004	
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover	Asph				
Roof Style					
Flooring					
Plumbing	BATH 1				
Electric					
Misc.	Complete for 4-1-22				
Yr Blt	20	20	20	20	
Eff Yr	20	20	20	20	
Cond.					
% Good					
% Comp	100	100	100	100	
Lump Sum					
Except. Code	NEW	NEW	NEW	NEW	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	1.02		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

**Routing Slip**

Date: 3/22/21 Clerk: Chus Clerk Comments: Assumed AC for addn ✓  
*heat*

Appraiser Response: 04 *[Signature]* 29 4-1-21

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R19521 063W13 01700 Prop Class: 451 Prop Code: F31 Fran: 06 Appr #: 29 Date: 2-24-21  
 Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
 Owner MARTUSHEV,ROMAN V &  Pictom Sales Verif Other:

RMV Land: 154,350 RMV Imps: 158,740 RMV Total: 313,090 M50 Total: 182,660 For: 2021-2022

Notes: MA addition complete, - completed next year, 1-1-22  
Whole house updated.

**Seg: 1.1 MA RESIDENTIAL** 4+  
 Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F;RNG Adj: RLCM3;R3+QLTY  
 Class: 3-4 Roof Style:   
 Area: 1464 Eff 1464 Flooring:   
 Dimens: x Plumbing: BATH2 Electrical: Qty: 4  
 Found: Heat/AC: AC Bedrooms: 3 -1998 % Comp:   
 Ex Wall: Fireplace: Year: 1978 Eff: 1987 Adj:   
 AddFactor1: AddFactor2: AddFactor3: RMV: 119,510  
 Exc Code: A/M Comment/Adj: L/S:

**Seg: 1.2 AGI RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM3  
 Class: 3-4 Roof Style:   
 Area: 484 Eff 484 Flooring:   
 Dimens: 22 x 22 Plumbing: Electrical: Qty: 4 ✓  
 Found: Heat/AC: Bedrooms: % Comp:   
 Ex Wall: Fireplace: Year: 1978 Eff: 1987 Adj:   
 AddFactor1: AddFactor2: AddFactor3: RMV: 23,420  
 Exc Code: IO Comment/Adj: L/S:

**Accessory Improvements**

**Seg: 1.3 PC RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 264 Eff: 264 Flooring: Electrical: % Comp:  
 Dimens: 22 x 12 Plumbing: Bedrooms: Adj:  
 Found: Heat/AC: Year: Eff: 1987 RMV: 1,170  
 Ex Wall: Fireplace: AddFactor3:  
 AddFactor1: AddFactor2: L/S:  
 Exc Code: Comment/Adj:

**Seg: 1.4 PC RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 200 Eff: 200 Flooring: Electrical: % Comp:  
 Dimens: x Plumbing: Bedrooms: Adj:  
 Found: Heat/AC: Year: Eff: 1987 RMV: 890  
 Ex Wall: Fireplace: AddFactor3:  
 AddFactor1: AddFactor2: L/S:  
 Exc Code: Comment/Adj:

**Seg: 5.1 AD ASPHALT DRIVE**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 6000 Eff: 6000 Flooring: Electrical: % Comp: ✓  
 Dimens: x Plumbing: Bedrooms: Adj:  
 Found: Heat/AC: Year: Eff: 1987 RMV: 6,200  
 Ex Wall: Fireplace: AddFactor3:  
 AddFactor1: AddFactor2: L/S:  
 Exc Code: Comment/Adj:

**Out Buildings**

**Seg: 2.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP ✓  
 Class: 4 Roof Style: GABLE  
 Area: 576 Eff: 576 Flooring: DIRT Electrical: % Comp:  
 Dimens: 24 x 24 Plumbing: Bedrooms: Func:  
 Found: POST Heat/AC: Year: 2000 Eff: 2000 Value: 3,830  
 Ex Wall: 10FT;BKENAM Fireplace: AddFactor3:  
 AddFactor1: AddFactor2: L/S:  
 Exc Code: Comment/Adj:

**Seg: 3.1 MP MULTIPURPOSE BLDG**  
 Method: F09 Roof Cover: ARCMP Int Comp: Adj: FLCMCP ✓  
 Class: 5 Roof Style: GABLE  
 Area: 120 Eff: 120 Flooring: CONC Electrical: % Comp:  
 Dimens: 12 x 10 Plumbing: Bedrooms: Func:  
 Found: CONC Heat/AC: Year: 2006 Eff: 2006 Value: 2,010  
 Ex Wall: LAP Fireplace: AddFactor3:  
 AddFactor1: AddFactor2: L/S:  
 Exc Code: Comment/Adj:

R19521 063W13 01700 Prop Class: 451 Prop Code: F31 Fran: 06 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MARTUSHEV,ROMAN V &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 154,350 RMV Imps: 158,740 RMV Total: 313,090 M50 Total: 182,660 For: 2021-2022

Notes: \_\_\_\_\_

Seg: 4.1	MP	MP5					
Method: F09			Roof Cover: COMP	Int Comp:		Adj: FLCMCP	
Class: 5			Roof Style: GABLE				
Area: 120	Eff: 120		Flooring: WOOD				
Dimens: 12 x 10			Plumbing:	Electrical:		% Comp: _____	
Found: FRAME			Heat/AC:	Bedrooms:		Func: _____	
Ex. Wall WOOD;8FT			Fireplace:	Year: Eff: 2005		Value: 1,710	
AddFactor1:			AddFactor2:	AddFactor3:			
Exc Code: _____	Comment/Adj: _____					L/S: _____	

R19521 063W13 01700 Prop Class: 451 Prop Code: F41 Fran: 06 Appr #: T47 Date: 9/17/21  
 Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
 Owner MARTUSHEV,ROMAN V &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 154,350 RMV Imps: 360,900 RMV Total: 515,250 M50 Total: 253,970 For: 2022-2023

Notes: Changes as noted combined addrt+original close tag

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;RNG Adj: RLCM4;R4+QLTY  
 Class: 4 1957 1957 Roof Style: Gable  
 Area: 1464 Eff 1464 Flooring:  
 Dimens: x Plumbing: BATH2 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: AC Bedrooms: 3 1998 % Comp: 75  
 Ex Wall: Fireplace: Year: 1978 Eff: 1987 Adj: \_\_\_\_\_  
 AddFactor1: M/M AddFactor2: AddFactor3: RMV: 180,670  
 Exc Code: \_\_\_\_\_ Comment/Adj: Used o/p complete o/p good form L/S: \_\_\_\_\_  
M/M on EVB only

**Seg: 1.2 AGL RESIDENTIAL**  
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM3 4  
 Class: 34 Roof Style:  
 Area: 484 Eff 484 Flooring:  
 Dimens: 22 x 22 Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 1998 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1978 Eff: 1987 Adj: \_\_\_\_\_  
 AddFactor1: 1/0 AddFactor2: AddFactor3: RMV: 28,620  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.4 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4;R4+QLTY  
 Class: 4 Roof Style: DELETE  
 Area: 493 Eff 493 Flooring:  
 Dimens: x Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: AC Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 109,520  
 Exc Code: \_\_\_\_\_ Comment/Adj: Addition to Seg 1.1 MA L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 PC RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 200 Eff: 200 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1987 RMV: 1,020  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: NIC Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.5 PRG RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 90 Eff: 90 Flooring:  
 Dimens: 10 x 9 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 3,630  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: NIC Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.6 PC RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 90 Eff: 90 Flooring:  
 Dimens: 10 x 9 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 540  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: NIC Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.7 PRG RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 392 Eff: 392 Flooring:  
 Dimens: 28 x 14 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 15,800  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: NIC Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R19521 063W13 01700 Prop Class: 451 Prop Code: F41 Fran: 06 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2141 BROOKLAKE RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner MARTUSHEV,ROMAN V &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 154,350 RMV Imps: 360,900 RMV Total: 515,250 M50 Total: 253,970 For: 2022-2023

Notes: \_\_\_\_\_

**Seg: 1.8 PC RESIDENTIAL**

Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 392 Eff: 392 Flooring: \_\_\_\_\_

Dimens: 28 x 14 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 2020 Eff: 2020 RMV: 2,370

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.9 CD RESIDENTIAL**

Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 600 Eff: 600 Flooring: \_\_\_\_\_

Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 2020 Eff: 2020 RMV: 3,630

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 AD ASPHALT DRIVE**

Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 6000 Eff: 6000 Flooring: \_\_\_\_\_

Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1987 RMV: 6,710

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 GB GENERAL PURPOSE BUILDING**

Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCMMMP

Class: 4 Roof Style: GABLE

Area: 576 Eff: 576 Flooring: DIRT

Dimens: 24 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex. Wall 10FT;BKENAM Fireplace: \_\_\_\_\_ Year: 2000 Eff: 2000 Value: 4,250

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 MP MULTIPURPOSE BLDG**

Method: F09 Roof Cover: ARCMP Int Comp: \_\_\_\_\_ Adj: FLCMCP

Class: 5 Roof Style: GABLE

Area: 120 Eff: 120 Flooring: CONC

Dimens: 12 x 10 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex. Wall LAP Fireplace: \_\_\_\_\_ Year: 2006 Eff: 2006 Value: 2,240

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 MP MP5**

Method: F09 Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: FLCMCP

Class: 5 Roof Style: GABLE

Area: 120 Eff: 120 Flooring: WOOD

Dimens: 12 x 10 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: FRAME Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_

Ex. Wall WOOD;8FT Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 2005 Value: 1,900

AddFactor1: *N/C* AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_





**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

**Tom Rohlifing, Assessor**  
**Nathaniel Combs, Chief Deputy Assessor**  
555 Court Street NE, STE 2233, OR 97301  
PO Box 14500, Salem, OR 97309  
Telephone: (503) 588-5144  
Fax: (503) 588-7985  
[www.co.marion.or.us/ao](http://www.co.marion.or.us/ao)

August 6, 2020

MARTUSHEV, ROMAN V  
MARTUSHEV, MICHELLE L  
2141 BROOKLAKE RD NE  
KEIZER, OR 97303

RE: Account Number(s) – R19521  
Location – 2141 Brooklade Rd NE

Dear Property Owner(s),

Oregon Statute requires that the County Assessor value all taxable property each year. As part of our process to verify account information, your property is scheduled for a site visit. If you would like to be onsite for the exterior inspection of improvements on the property, please contact me within **14 days** to make arrangements. My hours for site visits are from 09:00 am until 4:00 pm, Monday through Thursday, holidays not included. If I have not received a response from you within the next **14 days**, I will plan on visiting the property as my schedule allows. If there is a home on the property, I will come to the front door wearing a mask, and knock upon my arrival. If no one answers, I will leave my card with contact information at the door.

Our office strives to accurately verify and/or identify improvements to the property in order to keep accurate account inventory and to avoid issues that may cause inaccurate valuation which may lead the property owner to appeal value issues after receiving the tax statement.

Please note that if I am unable to do an onsite inspection, either due to a locked gate or denial of access, our office has been instructed to estimate changes with available information and change the tax roll accordingly. Since this method is usually not as accurate, we would prefer to avoid it if possible. In cases in which improvements to the property are not discovered within the year of construction, statute allows us to correct the assessed value for up to five previous years and add the resulting additional taxes to the current roll.

Please contact me within **14 days** of the date of this letter if you would like to schedule an inspection of your property. I can be reached at (503) 373-4311 or by email at [wvitale@co.marion.or.us](mailto:wvitale@co.marion.or.us).

Sincerely,

Wendy Vitale  
Rural Property Appraiser

R19521

Type	
<b>Year Built</b>	<b>1978</b>
Roof	Updated
Windows	Updated
Siding	Updated
Exterior Paint	Updated
Door	Updated
Floors	Updated
Interior Paint	Updated
Bathrooms	Updated
Kitchen counters	Updated
Kitchen cupboards	Updated
<b>Suggested EYB</b>	<b>1998</b>

## % Complete % Good

Use % Complete for additions to existing improvements to determine the blended percentage complete of the total improvement.  
 Use % Good for improvements with finished additions that need a blend of effective year built to apply to the whole improvement.

Account Num: R19521

Appraiser Num.: 47

Date (mm/dd/yy): 10/04/2021

### % Complete

	Sq.Ft.:	.25 = 25%	% of Whole	
<b>Basement:</b>				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
<b>1st Floor:</b>				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
<b>2nd Floor:</b>				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
<b>Attic:</b>				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0

### % Good

	Sq.Ft.	.25 = 25%	% of Whole	
Basement Finished:			0%	0
1st floor:	1,464	80%	75%	0.6
2nd Floor:			0%	0
Attic Finished:			0%	0
Addition:	493	100%	25%	0.25
Total Sq.Ft.:	1,957		100%	0.85



10 4 '95







R19521 063W13 01700 8/10/07

**8-21-19**

**R19521 GB 24x24**



**8-21-19**

**R19521 MP 10x12 rear**



**8-21-19**

**R19521 MP 12x10 front**



**8-21-19**

**R19521 MA side**



**8-21-19**

**R19521 MA**



**R19521 MP 12x10**

**Tags 2-24-21**



**R19521 MA rear**

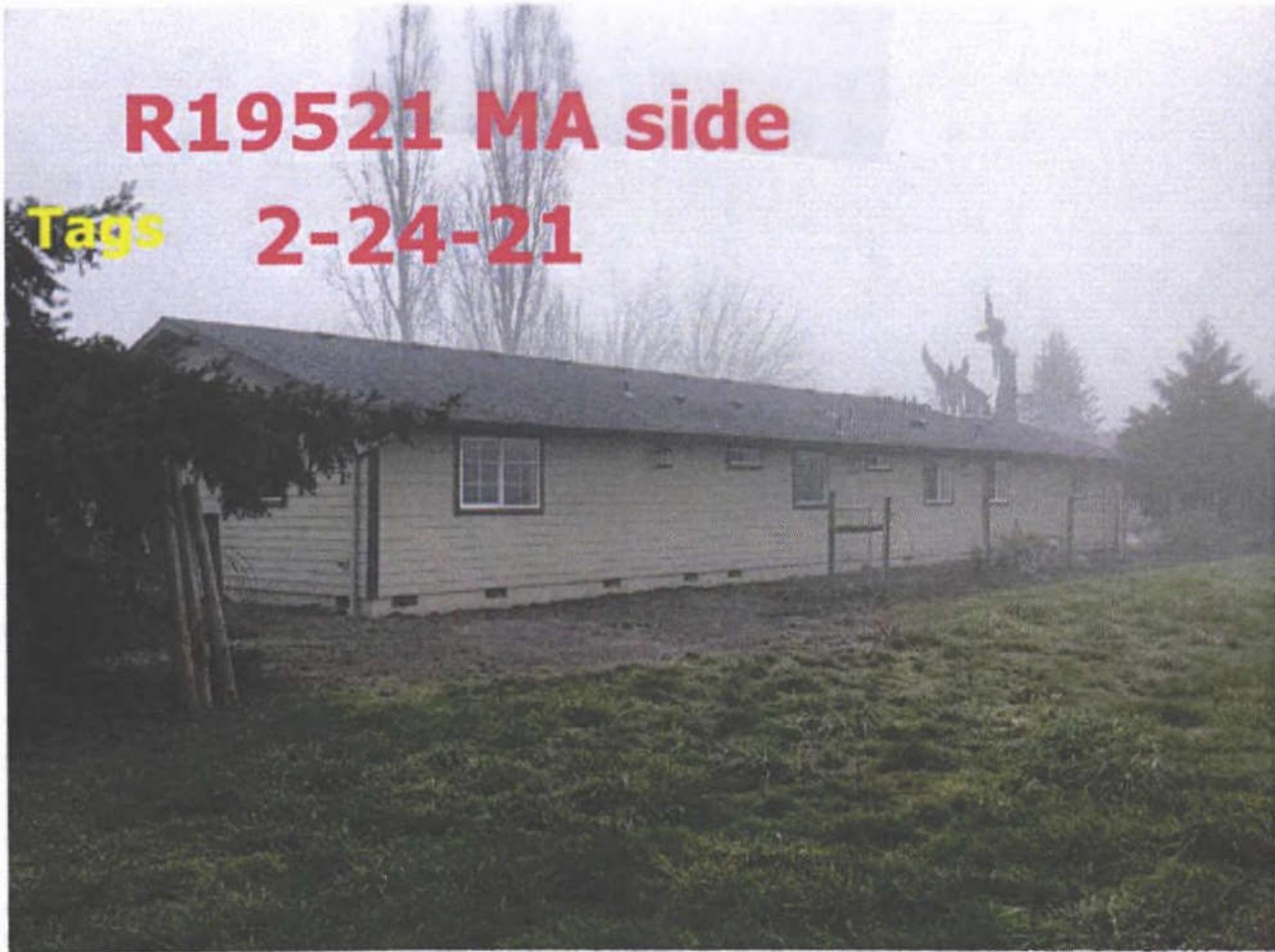
**Tags 2-24-21**



**R19521 MA side**

**Tags**

**2-24-21**



**R19521 MA**

**Tags 2-24-21**

