

Acct ID: 520214 MTL: 063W33DD00200 Date: 3/13/24 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 645 BOWDEN LN N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 82246 Year: 2024



Last Date Appraised: 08/30/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: BALDWIN FAM TR & BALDWIN, VIOLET L TRE Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 249230  
 RMV Land: 186500 RMV Imp: 158900 RMV Total: 345400 MAV: 249230 MSAV: 0 SAV: 0  
 Comment:

*update inv*

INPUT GRH 03.19.24

Notations  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

Land  
 Site: 1 Code Area: 92420 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 141500 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 36, 9/14/05

Improvements - Residence / Manufactured Structures  
 Bldg: 1 Code Area: 92420 Stat Class: 131 Year Blt: 1961 Eff Year Blt: 1973 Sq.Ft: 1524 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 152130  
 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
First Floor	3	Finished	1524	3	FB-2	1961	1973	BATH - 2, KIT-, ROOF, HVAC+ Exception: Y N

Accessories *Part of YI's*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
<del>ROOF EXTENSION OR PATIO COVER</del>	<del>3</del>	<del>196</del>	<del>1980</del>	<del>4536</del>	<del>1</del>
YARD IMPROVEMENTS GOOD	3	1	1973	20925	1

Bldg: 4 Code Area: 92420 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 430  
 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								

Accessories *Part of YI's*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
<del>CONCRETE DRIVEWAY</del>	<del>1</del>	<del>166</del>	<del>1980</del>	<del>431</del>	<del>1</del>

Improvements - Accessory Buildings  
 Bldg: 2 Code Area: 92420 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 720 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 5300  
 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
General Purpose Bldg	5	Finished	720	0	0	1995	1989	<del>FAURG</del> Exception: Y N <i>0</i>

Accessories  
 No accessory data available

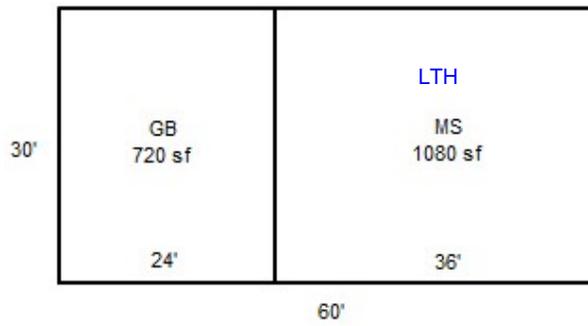
Bldg: 3 Code Area: 92420 Stat Class: 355 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 480 % Complete: 100  
 Desc: ~~Lean-to Heavy (LTH)~~ *MS keep as LTH* Dimensions: 10x16 RMV: 1040  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 36 Adjust RMV: 0 *I/O*

Floors  
*Building has 3 walls*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	480	0	0	1989	1989	Exception: Y N
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

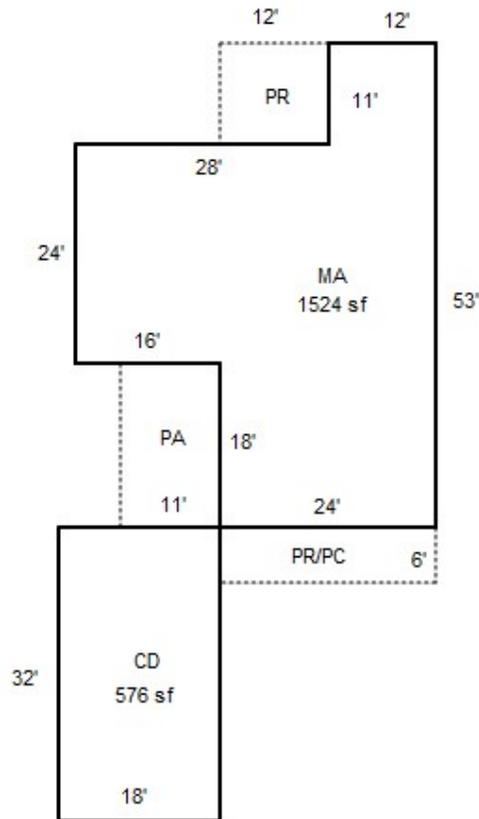


MA 03.13.24 L3



R20214  
063W33DD00200  
SCALE- 1=30'  
N

AJPEX UPDATED



GRH 3/13/24  
Cycle L3

R20214

33DD063W  
063W-33DD-00200 48951-000  
131 (451) 0-4H F41 024-00-22-0  
BALDWIN, GEORGE H

.51 ACRES

645 BOWDEN LN N  
V0620P0049DE V1192P0693RD 07/27/95

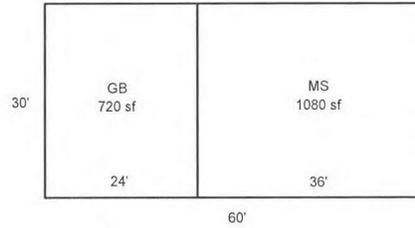


# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W33DD00200

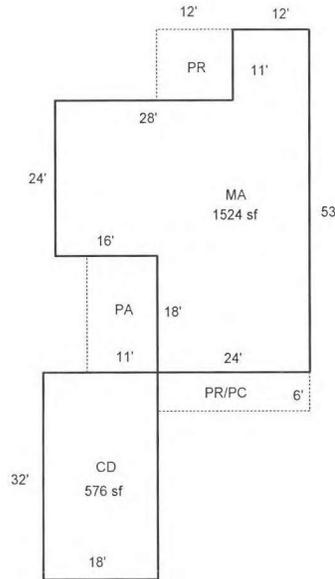
File No R20214

SUBJECT	Property Address <b>645 BOWDEN LN</b>			
	City <b>SALEM</b>	County <b>MARION</b>	State <b>OR</b>	Zip
	Owner			
	Client			
	Appraiser Name			



R20214  
063W33DD00200  
SCALE- 1"=30'  
N

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1524	186	1524
GBA1	GB	1.00	720	108	
	MS	1.00	1080	132	1800
P/P	PA	1.00	198	58	
	PR/PC	1.00	144	60	
	PR	1.00	132	46	474
OTH	CD	1.00	576	100	576

	(rounded w/ factors)	1524
Net LIVABLE Area		
Net BUILDING Area	(rounded w/ factors)	1800

### Comment Table 1

DRAWN BY SH 3-20-08  
UPDATED BY JRONDEMA 10/20/17

### Comment Table 2

### Comment Table 3

R20214 063W33DD00200 Appr #: 67 Date 8/30/14 Prop Class 451 Prop Code F31  
 Situs Address 645 BOWDEN LN N Franchise Code 19 Year For: 2011-2012

Owner BALDWIN FAM TR &

Notes: T.I. me owner Cycle Sales Verification make A's as noted Other: \_\_\_\_\_

RMV Land: 125,570 RMV Imp: 82,930 RMV Total: 208,500 M50 Total: 169,750  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1524 Eff Area 1524  
 Length \_\_\_\_\_ Width \_\_\_\_\_ Roof Cover ARCMP Plumbing BATH2 Heat FA HP  
 Fireplace \_\_\_\_\_ Inter. Comp: H&F, DW Bedrooms 3  
 Year Built 1961 Eff. Year Built 1973 Cond. P F (A) G E  
 Adj Codes RLCM3 Qlty \_\_\_\_\_ % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 66,380  
 Lump Sum \_\_\_\_\_ Except Code/Year INV Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type PA Seg. # 1.2 Method: R05 Class \_\_\_\_\_ Area 198 Eff Area 198  
 Length 18 Width 11  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F (A) G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 2,990  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type YI3G Seg. # 1.3 Method: R05 Class \_\_\_\_\_ Area 1 Eff Area 1  
 Length \_\_\_\_\_ Width \_\_\_\_\_  
 Year Built \_\_\_\_\_ Eff. Year Built: \_\_\_\_\_ Cond. P F (A) G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 5,000  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type CD Seg. # 4.1 Method: R05 Class \_\_\_\_\_ Area 168 Eff Area 168  
 Length 24 Width 7  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F (A) G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 640  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

**Out Buildings**

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 720 Eff Area 720  
 Length 30 Width 24 Foundation CONC Ex. Wall 10FT;METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing \_\_\_\_\_  
 Heat \_\_\_\_\_ Int. Comp. \_\_\_\_\_ Elect. \_\_\_\_\_ Yr. Blt. 1995 Eff. Yr. Blt: 1989  
 Cond. P F (A) G E Adj. Codes FLCM % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 6,550  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

Seg.Type LTH Seg. # 3.1 Method: F09 Class \_\_\_\_\_ Area 480 Eff Area 480  
 Length 30 Width 16 Foundation \_\_\_\_\_ Ex. Wall \_\_\_\_\_ Roof Cover \_\_\_\_\_  
 Roof Style \_\_\_\_\_ Floor \_\_\_\_\_ Plumbing \_\_\_\_\_  
 Heat \_\_\_\_\_ Int. Comp. \_\_\_\_\_ Elect. \_\_\_\_\_ Yr. Blt. 1989 Eff. Yr. Blt: 1989  
 Cond. P F (A) G E Adj. Codes FLCM % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 1,370  
 Lump Sum \_\_\_\_\_ Except Code/Year N/C Comments \_\_\_\_\_

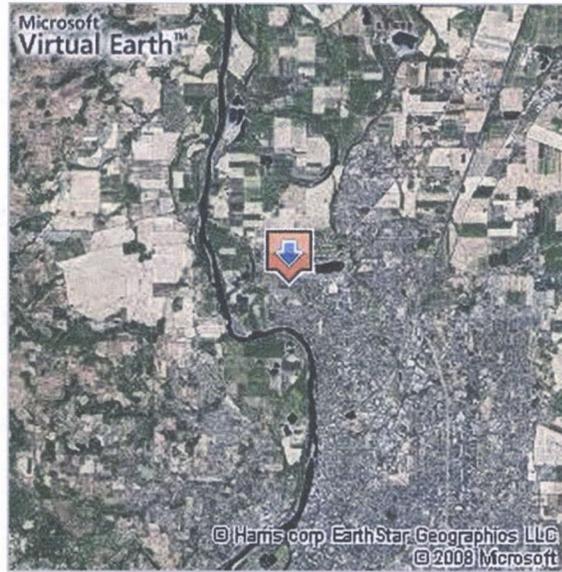


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 645 Bowden Ln N, Keizer, OR 97303-6112

Come off of Hunter Av heading West

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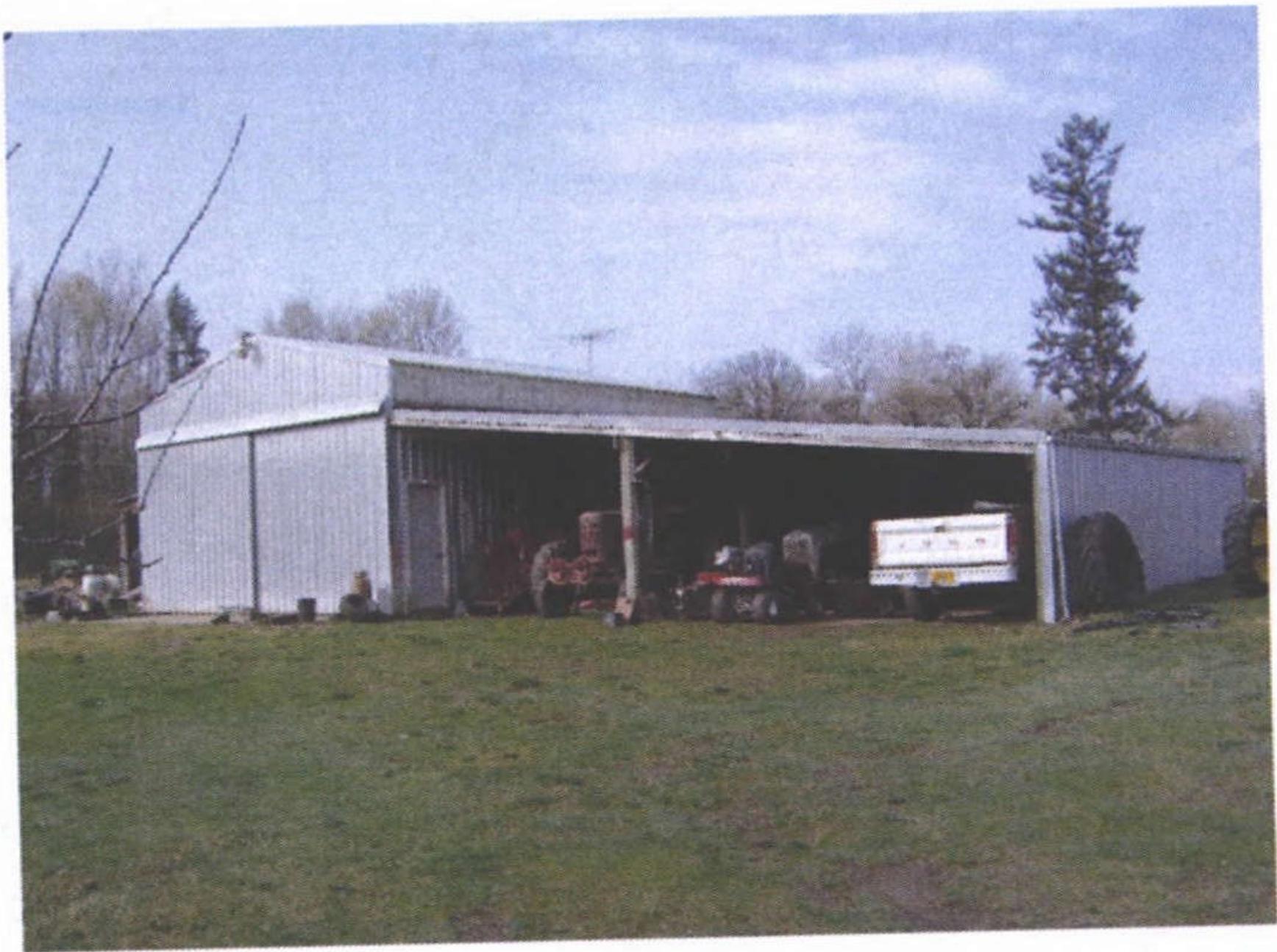
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LA B20814MA 8/30/11

645 BOWDEN LN N, SALEM, OR 97303

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