

Acct ID: 523885 MTL: 072W29AC02500 Date: **8/20/24** Appr: **MLH** Prop Class: 409 RMV Prop Class: 409
 Situs: 451 MELOW RD NE SALEM OR 97302 MaSaNh: 03 06 000 Unit: 82811 Year: 2024

Last Date Appraised: 11/09/2018 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: FREEMAN, ALAN R Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 300540
 RMV Land: 265690 RMV Imp: 212630 RMV Total: 478320 MAV: 300540 MSAV: 0 SAV: 0
 Comment:

update inventory

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 210690 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP; #10, 6/11/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 465 Year Blt: 1991 Eff Year Blt: **2001** Sq.Ft: **1578** % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE *EUB Roof/paint* Dimensions: RMV: 54810
 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
First Floor	6	Finished	1512	3	FB-2	1991	1991	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT <i>+</i>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	6	3160	1991	2773	1	Y N

Bldg: 6 Code Area: 92410 Stat Class: 107 Year Blt: Eff Year Blt: **2001** Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 15700
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <i>6</i>	<i>6</i>	<i>3160</i>	0	12870	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 19870
 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
General Purpose Bldg	5	Finished	1440	0	0	2005	2005	FAIR <i>Ave</i>	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 4780
 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
Multi-Purpose Bldg	6	Finished	160	0	0	2005	2005	FAIR <i>Ave</i>	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 390 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2116 % Complete: 100
Desc: Farm Marshall Swift Dimensions: RMV: 114130
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Change to DBOF 3 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	0	Finished	2116	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 355 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 576 % Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: 12x48 RMV: 3340
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	576	0	0	2016	2016		Exception: Y N

Accessories

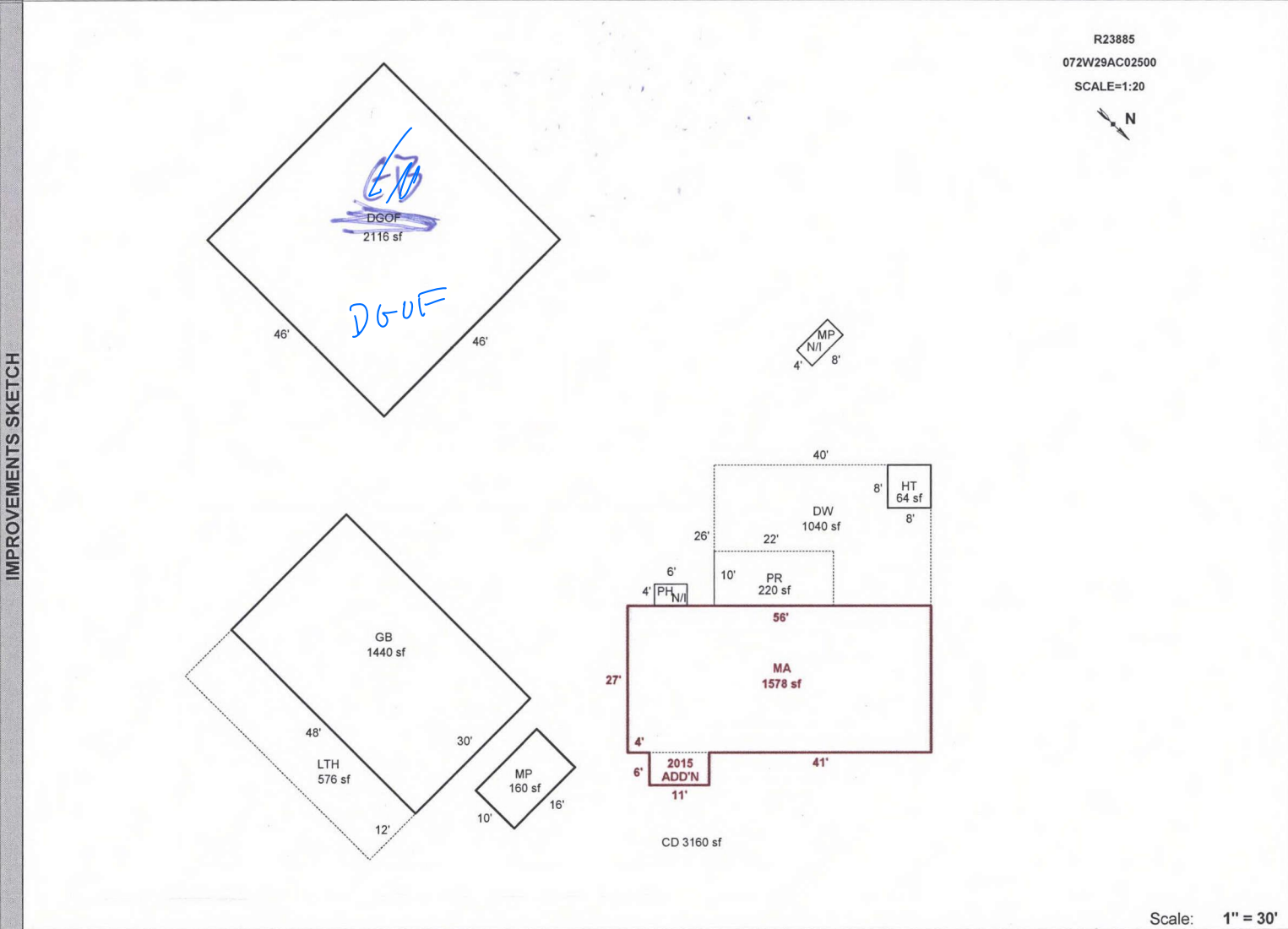
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W29AC02500

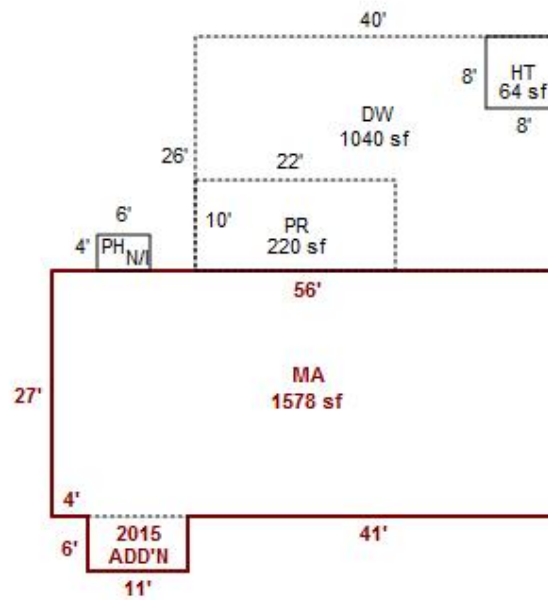
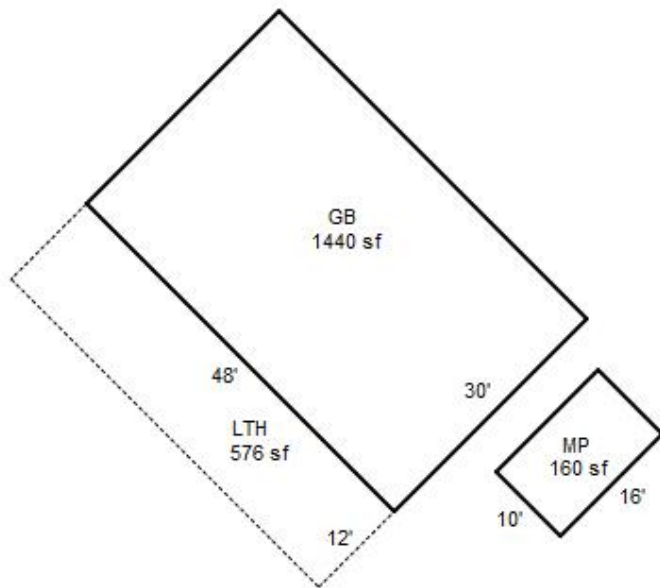
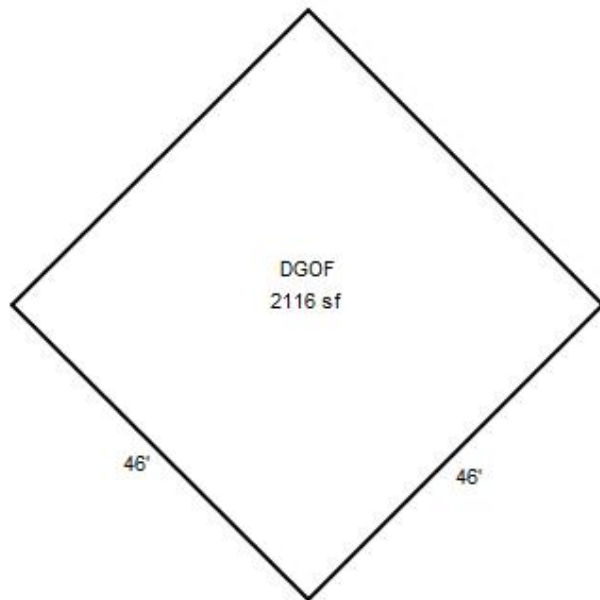
File No R23885

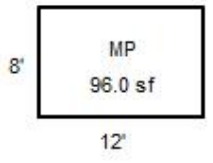
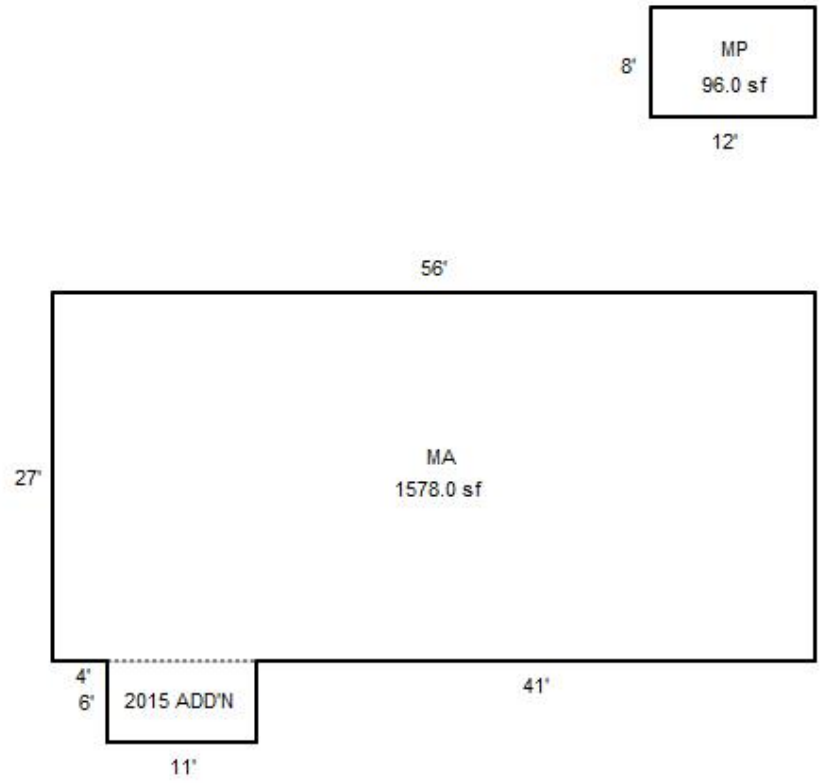
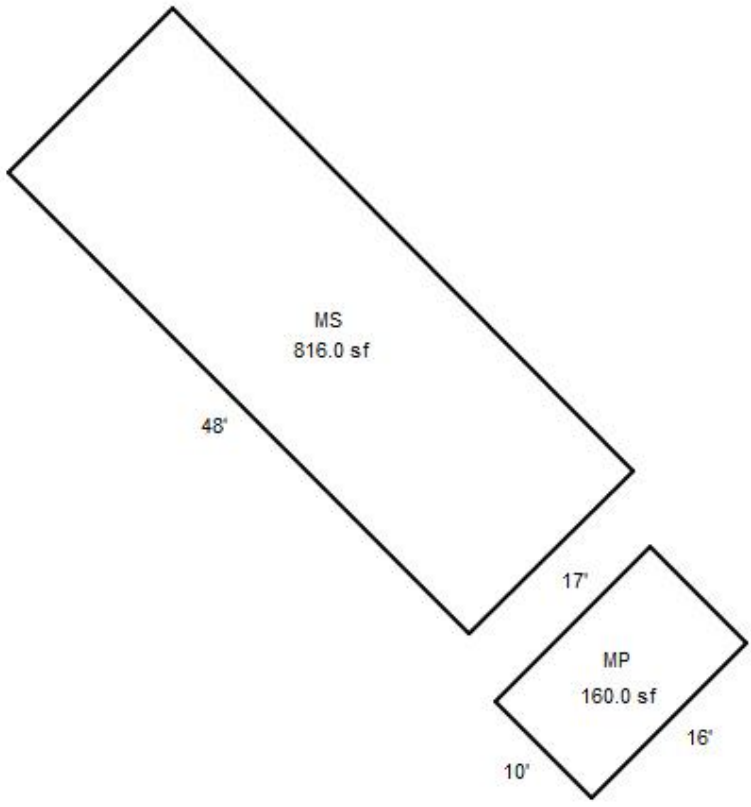
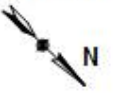
SUBJECT	Property Address 451 MELOW RD NE	County MARION	State OR	Zip 97317
	City SALEM			
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1578	178	1578
	GBA1	GB	1.00	1440	156	
		MP	1.00	160	52	
		LTH	1.00	576	120	2176
	GAR	DGOF	1.00	2116	184	2116
	P/P	DW	1.00	1040	132	
		PR	1.00	220	64	1260
	OTH	HT	1.00	64	32	64
	Net LIVABLE Area (rounded w/ factors)			1578		
	Net BUILDING Area (rounded w/ factors)			2176		

Comment Table 2	Comment Table 3
2.23.18 RT 102 T-11 11/15/18	







GB 48x30

R23885
02.23.18



PR/DW/HT (Y15)

R23885
02.23.18



MP 160

R23885
02.23.18



LTH 576

R23885
02.23.18



PH (ND)

R23885
02.23.18



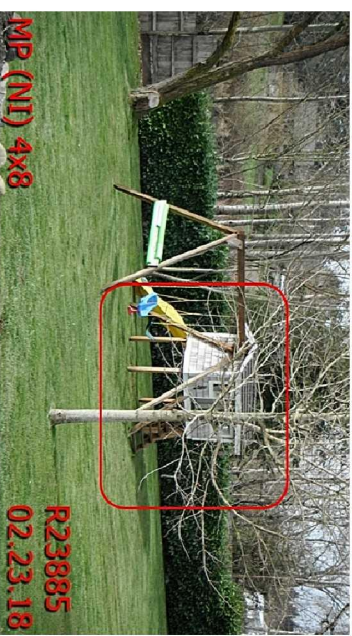
MA

R23885
02.23.18



GB 46x46

R23885
02.23.18



MP (ND) 4x8

R23885
02.23.18



R23885

11/9/2018









①

29AC072W R23885 52090-000
072W-29AC-02500
131 0-2B F09 024-00-21-0
BARRINEAU, STEVE & CAROL

1.55 ACRES

451 MELOW RD NE
V0637P0050RD

09/15/93



ACCOUNT NUMBER

CODE AREA NO.

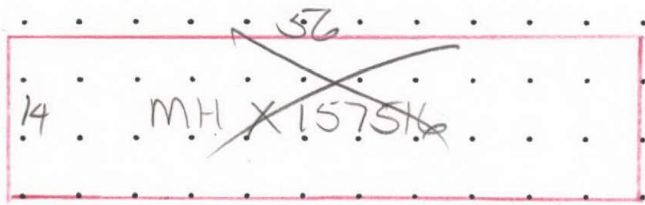
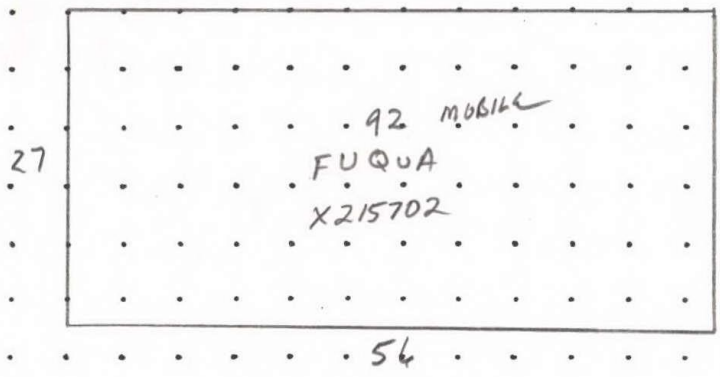
VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					

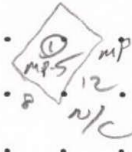
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 52090-000 (2500)

MAP NO. 29AC-7-2W 2500



GOND 92



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-8-85	King	SIZE PER OWNER
9-92-	ARL	
12-1-93	DK.#87	

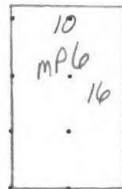
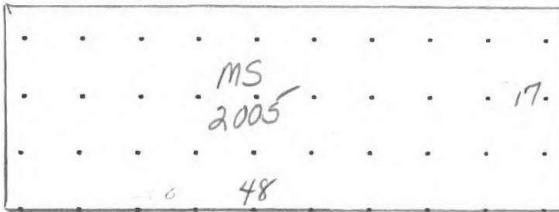
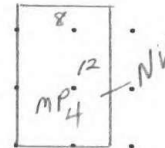
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R23885*

MAP NO: *072W 29AC*

TAX LOT: *2500*

N →

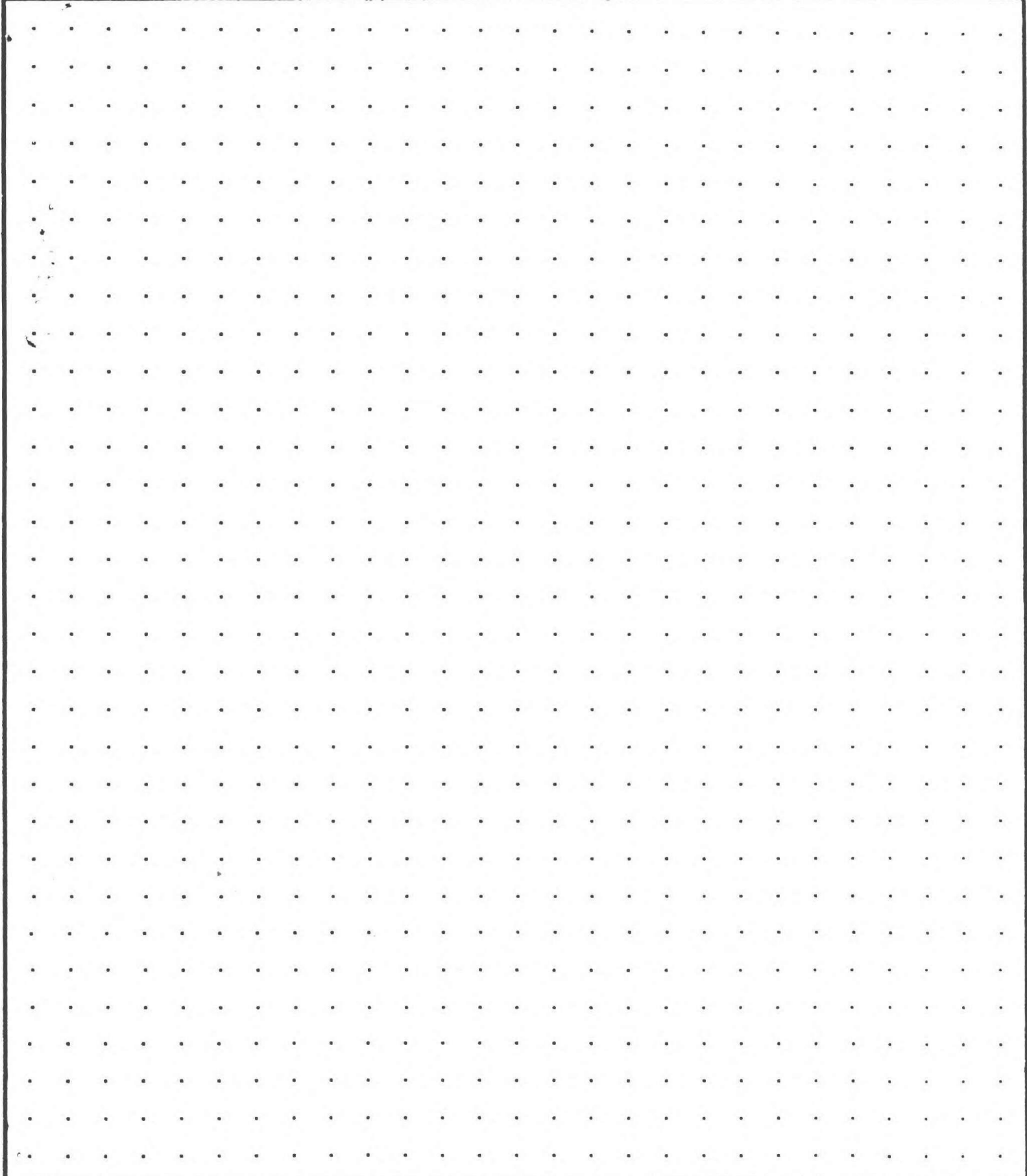


melow

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: <i>451 Melow Rd NE</i>	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
<i>2-22-06</i>	<i>19 Sep</i>				



CALCULATIONS:

SCALE: 1" = 20'

Owner FREEMAN,ALAN R
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS

Notes: _____
 RMV Land: 167,490 RMV Imp: 71,900 RMV Total: 239,390 M50 Total: 205,710

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

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.55		
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres Companion Accounts

Zone: AR

Date 3/15 Clerk Amy **ROUTING SLIP**

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

Data entry reviewed by/comments Please update MP(1605F) and file
OK 102 3/22/18

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response OK 102 3/22/18

Reviewed by lead appraiser/comments 3/5/18 (31)



R23885 072W29AC02500 Appr #: 102 Date 2/23/18 Prop Class 401 Prop Code F09R

Situs Address 451 MELOW RD NE 97317 Franchise Code 102 Year For: 2018-2019

Owner FREEMAN, ALAN R

Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS

Notes: Add D60F, Revise Seps, Retag 1/1/19 for D60F Compl

3/19/18

RMV Land: 167,490 RMV Imp: 71,900 RMV Total: 239,390 M50 Total: 205,710

Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 6D Area 1578 Eff Area 1578
Length Width Roof Cover ARCOMP Plumbing BATH2 Heat FA
Fireplace Inter. Comp: H&F Bedrooms 3
Year Built 1991 Eff. Year Built 1991 Cond. P F A G E
Adj Codes MSLCMD Qty % Comp Func Econ RMV: 22,510
Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type YI5E MFD STRUCT Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built 2000 Eff. Year Built: 2000 Cond. P F A G E % Comp Econ RMV: 33,600
Lump Sum Except Code/Year Comments Inc/CD, 40x26 DW, HT, PR

Out Buildings

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 166 Eff Area 166
Length Width Foundation Ex. Wall WOOD Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1991
Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 610
Lump Sum Except Code/Year Comments

Seg.Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 5 Area 1440 Eff Area 1440
Length 48 Width 30 Foundation POST Ex. Wall 12FT;BKENA Roof Cover BKENAM
Roof Style GABLE Floor DIRT Plumbing
Heat ST Int. Comp. Elect. 220 Yr. Blt. 2005 Eff. Yr. Blt: 2005
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 11,010
Lump Sum Except Code/Year Fri Only Comments

Seg.Type MP TWO MP'S Seg. # 3.1 Method: F09 Class 6 Area 160 Eff Area 160
Length 10 Width 16 Foundation Ex. Wall PLYWD Roof Cover ARCOMP
Roof Style GABLE Floor CONC Plumbing B&B
Heat Int. Comp. Elect. 110 Yr. Blt. 2005 Eff. Yr. Blt: 2005
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 4,170
Lump Sum Except Code/Year Fri Only Comments

Seg.Type MP TWO MP'S Seg. # 3.2 Method: F;N Class 4 Area 96 Eff Area 96
Length 8 Width 12 Foundation FRAME Ex. Wall PLYWD Roof Cover METAL
Roof Style GAMBRL Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. 2005 Eff. Yr. Blt: 2005
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 0
Lump Sum Except Code/Year Comments DELETE

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R23885 072W29AC02500

Imp 4 Of 6

Owners Name: FREEMAN,ALAN R

Nbhd:LE.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
- 2. Description : GENERAL PURPOSE
- 3. Bldg Type :
- 4. Cmplx/Bldg :
- 5. M/S Zip Code:
- 6. Comment : 19-20: CHG DGOF TO GB @ 100% / 18-19: ADD DGOF @ 40%
- 7. Appr Method : C Cost Value
- 8. Cost Value : \$42,020
- 9. Income Value: \$0
- 10. Trend Adj% :

RMV Imprv: \$42,020

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	DGOF - DETACHED GARAGE, O	6	2116	R05	\$42,020
Totals:			0		\$42,020

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit:

76860
 - 42,020

 348400 - NIAS







93 12 1



R23885 072W29AC 02500 2/22/06



R23885 072W29AC 02500 2/22/06



R23885 072W29AC 02500 2/22/06



R23885 072W29AC 02500 2/22/06



R23885

9/24/15

Landscaping (OSD)

S.R. #94



R23885

9/24/15

CD (YI)

S.R.#94

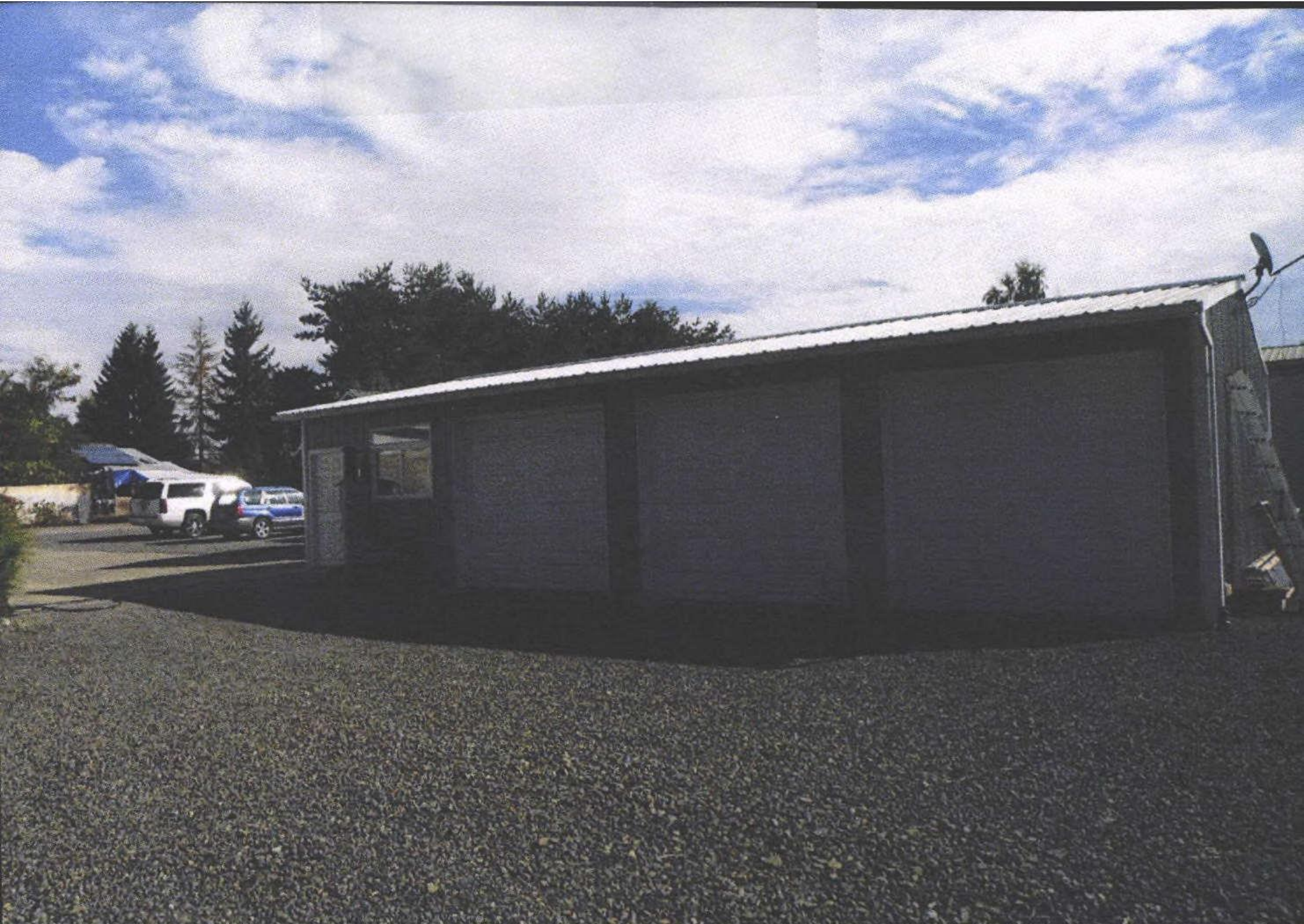


R23885

9/24/15

MP 10x16 ↗ GB 48x30
N. Side

S.R. #94



R23885

9/24/15

GB 48x30
W. side

S.R. #94



R23885

9/24/15

MA + YE
SW side

S.R. #94



R23885

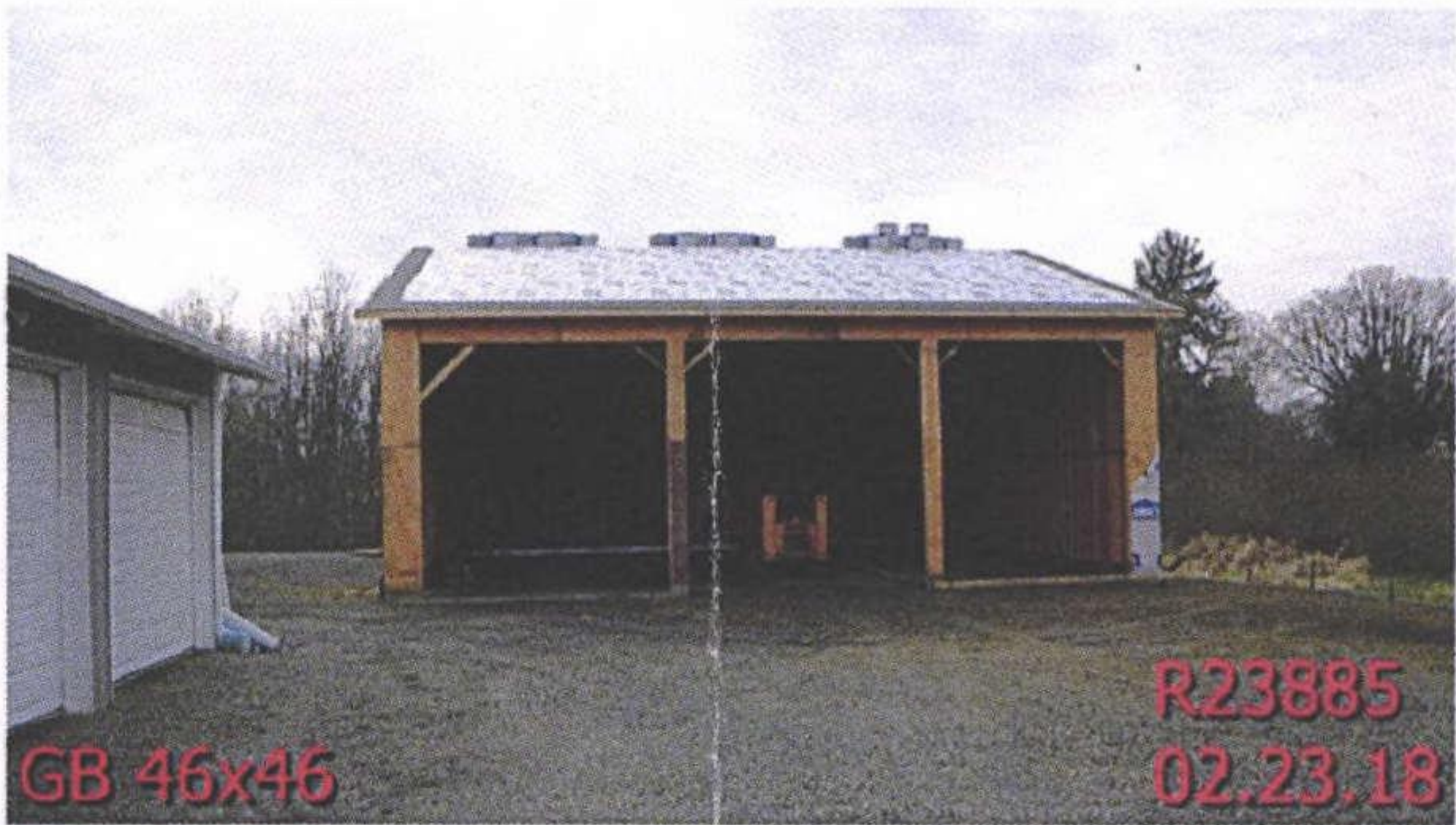
9/24/15

MA NE Side

S.R. #94



R23885
11/9/2018



GB 46x46

R23885
02.23.18



MA

R23885
02.23.18



MP (NI) 4x8

R23885

02.23.18



LTH 576

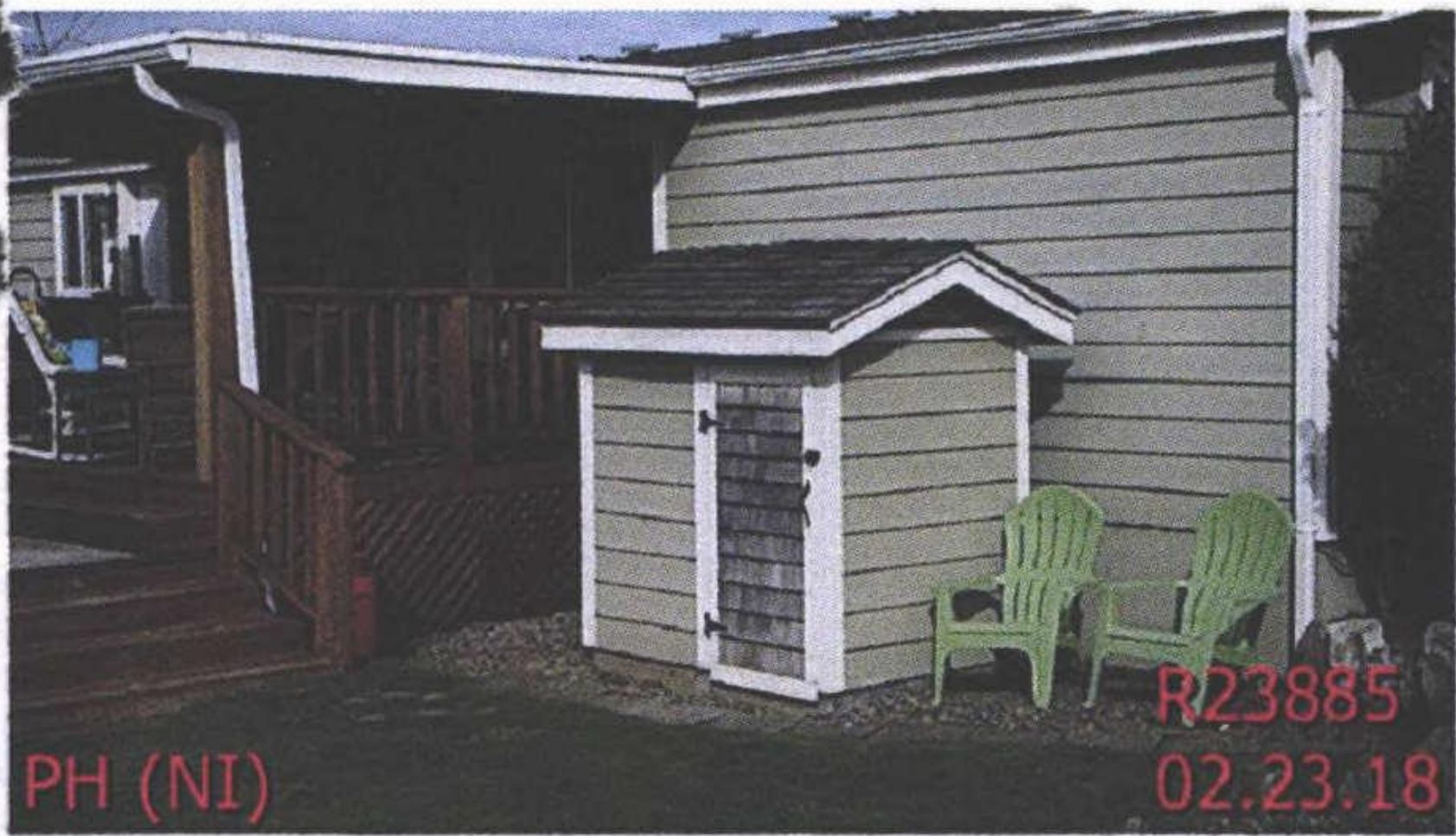
R23885
02.23.18



MP 160

R23885

02.23.18



PH (NI)

R23885

02.23.18



GB 48x30

R23885
02.23.18



PR/DW/HT (YI's)

R23885

02.23.18