

Acct ID: 523786 MTL: 072W28A002300 Date: 8/30/24 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
 Situs: 6178 ASPEN WAY NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 70512 Year: 2024

Last Date Appraised: 09/09/2015 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: PETERSON, STEVEN C Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 313810

RMV Land: 272190 RMV Imp: 330060 RMV Total: 602250 MAV: 313810 MSAV: 0 SAV: 0

Comment:

*Recreate Manuf account that is part of MA*

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	92410	0

**Land**

Site: 1 Code Area: 92410 Size: 2.21 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 237190 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 16-17: CYCLE WORK PER #94 CHG OSD// 05-06: RECALC SETUP; APPR 31, 06/21/04.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92410 Stat Class: 132 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 3486 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 313440  
 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: Y N
First Floor	3	Finished	<u>3166</u>	<u>2</u>	FB-2	1968	1946	BATH - 2, KIT, HVAC, ROOF, <u>FD</u>	Exception: Y N
Attic	3	Finished	320	0	0	1968	1946	HVAC	Exception: Y N
Carport Attached	3	Unfinished	320	0	0	1986	1986	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
<u>DECK</u> <i>part of YI</i>	3	836	1986	13710	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1946	18135	1	Exception: Y N

Bldg: 1 Code Area: 92410 Stat Class: 445 Year Blt: 1968 Eff Year Blt: 1994 Sq.Ft: 920 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE EUB Roof Paint Dimensions: RMV: 0  
 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: Y N
No floor data available									
<u>Roof, Skirt +, HVAC, Bath</u>									

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1040  
 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: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	1988	1988	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 600 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 1950  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*N/C*

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	600	0	0	1972	1972	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1664 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 52x32 RMV: 11790  
 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	1664	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 15x8 RMV: 660  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

EYB to match GB

1990

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	120	0	0	1986	1986	Fair	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 355 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 672 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 28x24 RMV: 1180  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Poor condition

1983

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	672	0	0	1986	1986		Exception: Y N

Accessories

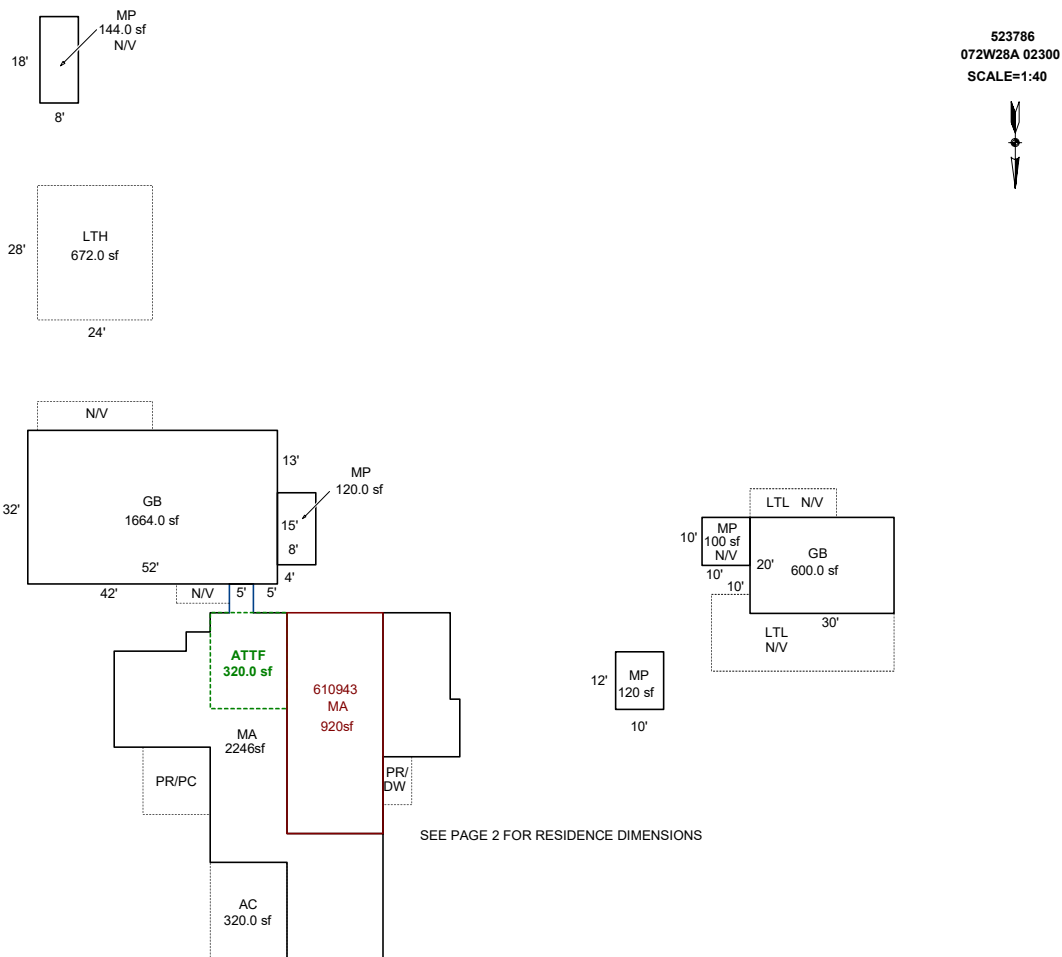
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 523786 Parcel No.: 072W28A 02300  
 Property Address: 6178 ASPEN WY NE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

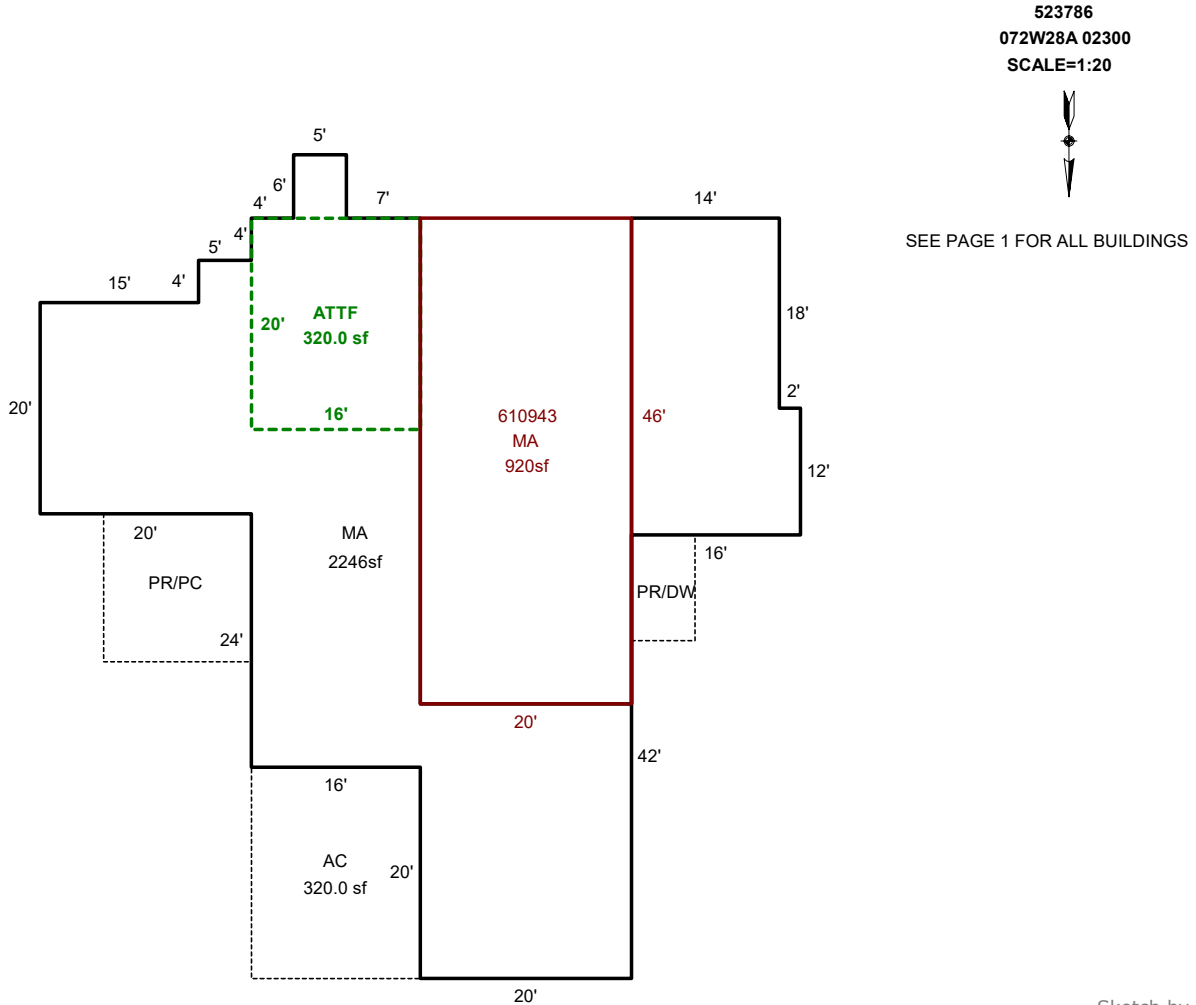
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	120.0	44.0		DRAWN BY JRONDEMA 9/21/15 UPDATED BY CLOBERG 09/05/24	
	MP	1.0	100.0	40.0			
	MP	1.0	144.0	52.0			
	LTH	1.0	672.0	104.0			
	MP	1.0	120.0	46.0	1156.0		
GBA2	GB	1.0	1664.0	168.0			
	GB	1.0	600.0	100.0	2264.0		
GLA1	MA	1.0	2246.0	392.0	2246.0		
GLA2	ATTF	1.0	320.0	72.0	320.0		
GAR	AC	1.0	320.0	72.0	320.0		
MANF	MA	1.0	920.0	132.0	920.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						MLH 08/30/24	SV L4
	Net LIVABLE	cnt	3 (rounded)		3,486		
	Net BUILDING	cnt	7 (rounded)		3,420		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 523786 Parcel No.: 072W28A 02300  
 Property Address: 6178 ASPEN WY NE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2246.0	392.0	2246.0
GLA2	ATTF	1.0	320.0	72.0	320.0
GAR	AC	1.0	320.0	72.0	320.0
MANF	MA	1.0	920.0	132.0	920.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/21/15  
 UPDATED BY CLOBERG 09/05/24

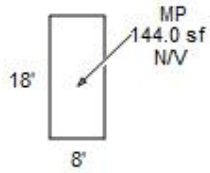
### COMMENT TABLE 2

MLH 08/30/24

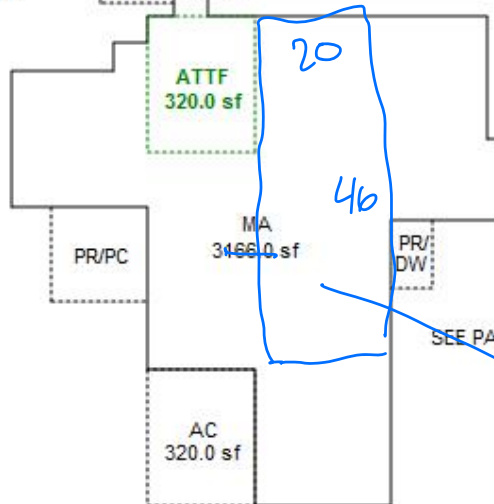
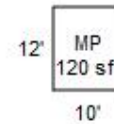
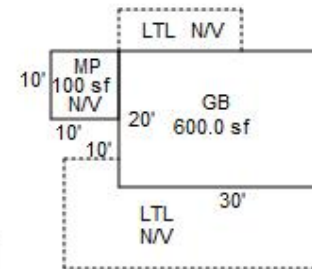
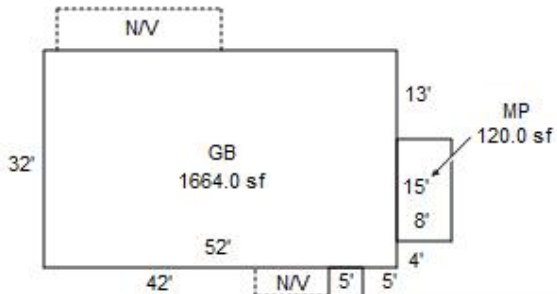
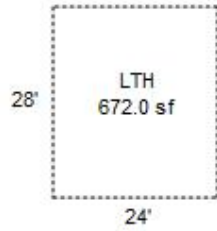
### COMMENT TABLE 3

SV L4

Net LIVABLE                      cnt                      3      (rounded)                      3,486



R23786  
072W28A 02300  
SCALE=1:40



SEE PAGE 2 FOR RESIDENCE DIMENSIONS

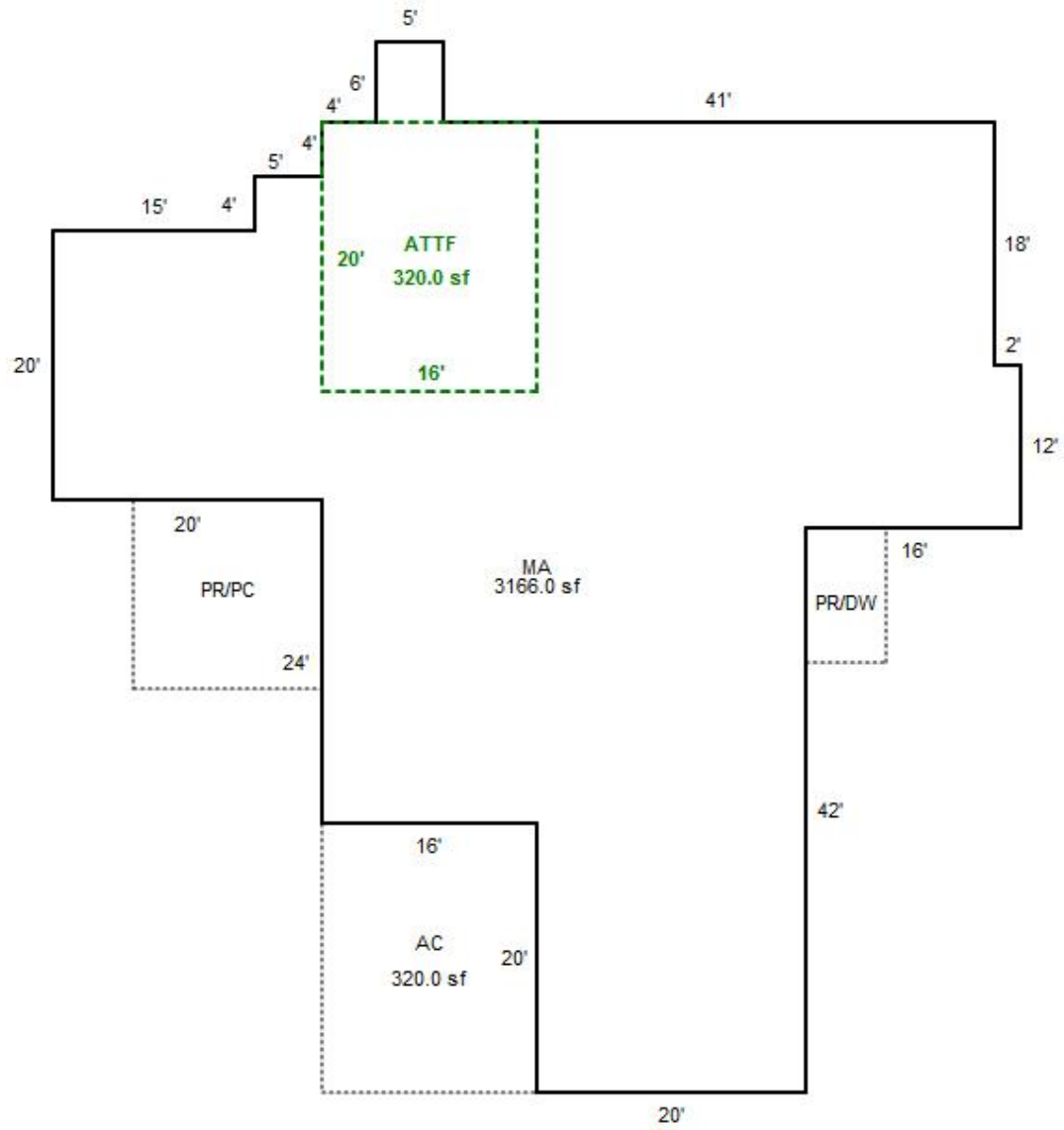
MLH 8/30/24 Sales L4

Manuf 610943

R23786  
072W28A 02300  
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS

















R 23786

28A 072W  
072W-28A -02300 52009-527  
131 0-3C F42 024-00-21-0  
MARKOVICH, GUS STEVEN

2.21 ACRES

6178 ASPEN WY NE  
V0425P0164RD V1024P0078RD 08/10/93



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					
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							All Other					



# SKETCH/AREA TABLE ADDENDUM

Parcel No 072W28A 02300

File No R23786

Property Address 6178 ASPEN WY NE

City SALEM

County MARION

State OR

Zip 97317

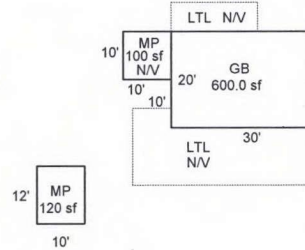
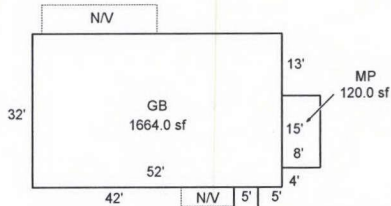
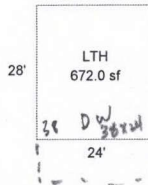
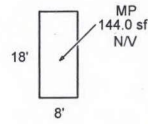
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R23786  
072W28A 02300  
SCALE=1:40



SEE PAGE 2 FOR RESIDENCE DIMENSIONS

Scale: 1" = 40'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3166.00	300.0	3166.00
GLA2	ATTF	1.00	320.00	72.0	320.00
GBA1	MP	1.00	120.00	44.0	
	MP	1.00	100.00	40.0	
	MP	1.00	144.00	52.0	
	LTH	1.00	672.00	104.0	
	MP	1.00	120.00	46.0	1156.00
GBA2	GB	1.00	1664.00	168.0	
	GB	1.00	600.00	100.0	2264.00
GAR	AC	1.00	320.00	72.0	320.00
<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">3486</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">3420</span></p>					

### Comment Table 1

DRAWN BY JRONDEMA 9/21/15

### Comment Table 2

### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 072W28A 02300

File No R23786

Property Address 6178 ASPEN WY NE

City SALEM

County MARION

State OR

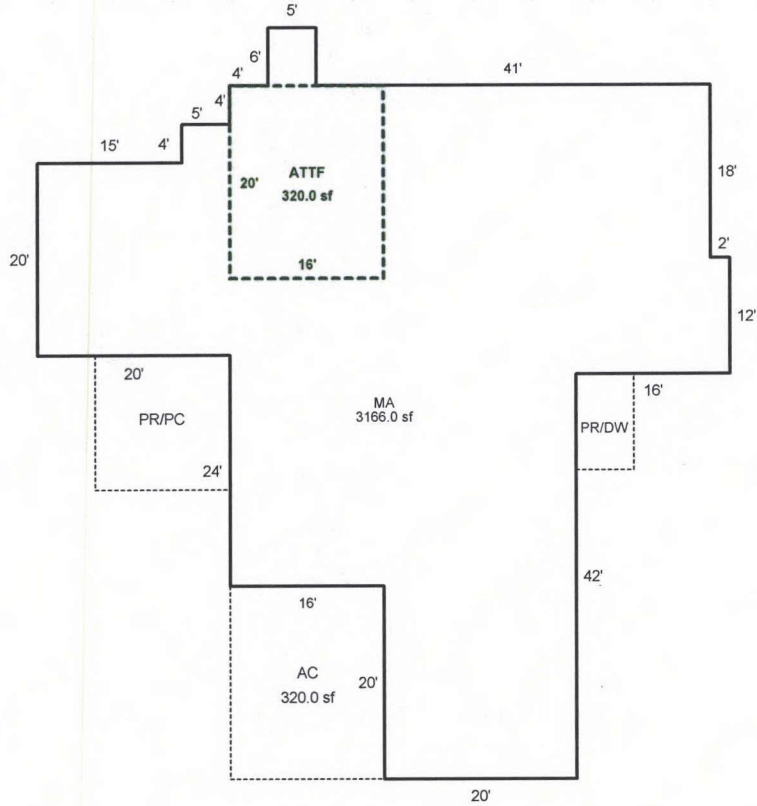
Zip 97317

Owner

Client

Appraiser Name

R23786  
072W28A 02300  
SCALE=1:20



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3166.00	300.0	3166.00
GLA2	ATTF	1.00	320.00	72.0	320.00
GAR	AC	1.00	320.00	72.0	320.00
Net LIVABLE Area (rounded w/ factors)					3486

### Comment Table 1

DRAWN BY JRONDEMA 9/21/15

### Comment Table 2

### Comment Table 3

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

R23786 072W28A 02300 Appr #: 94 Date 9/9/15 Prop Class 401 Prop Code F32  
 Situs Address 6178 ASPEN WY NE 97317 Franchise Code 90 Year For: 2015-2016  
 Owner BREKAS,JEFFREY D

Tags Cycle Sales Verification Other: \_\_\_\_\_

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

RMV Land: 182,460 RMV Imp: 155,220 RMV Total: 337,680 M50 Total: 240,540  
 Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 3 Area 2888 Eff Area 2888  
 Length Width Roof Cover COMP Plumbing BATH2 Heat BB 3166 3166  
 Fireplace Inter. Comp: DW;H&F;DSP Bedrooms 2  
 Year Built 1968 Eff. Year Built 1946 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp Func Econ RMV: 101,300  
 Lump Sum Except Code/Year INV Comments Change area to match APEX

Seg.Type ATTF RESIDENTIAL Seg. # 1.2 Method: R05 Class 3 Area 320 Eff Area 320  
 Length Width Roof Cover Plumbing Heat BB  
 Fireplace Inter. Comp: Bedrooms  
 Year Built 1968 Eff. Year Built 1946 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp Func Econ RMV: 12,210  
 Lump Sum Except Code/Year Comments

**Accessory Improvements**

Seg.Type AC RESIDENTIAL Seg. # 1.3 Method: R05 Class 3 Area 320 Eff Area 320  
 Length 20 Width 16 Foundation Ex. Wall Roof Cover COMP  
 Roof Style Floor Plumbing  
 Year Built 1986 Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 6,750  
 Lump Sum Except Code/Year Comments

Seg.Type DR MP RESIDENTIAL Seg. # 1.4 Method: R05 Class 4 Area 120 Eff Area 120  
 Length 15 Width 8 Foundation POST Ex. Wall WOOD Roof Cover COMP  
 Roof Style SHED Floor DIRT Plumbing  
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 2,990  
 Lump Sum Except Code/Year Comments

Seg.Type EP RESIDENTIAL Seg. # 1.5 Method: F;LS Class Area 90 Eff Area 90  
 Length 10 Width 9 Foundation Ex. Wall Roof Cover COMP  
 Roof Style Floor Delete Plumbing  
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 500  
 Lump Sum Except Code/Year Comments Part of MA

Seg.Type DW RESIDENTIAL Seg. # 1.6 Method: R05 Class Area 924 Eff Area 924  
 Length 42'38" Width 22 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 15,890  
 Lump Sum Except Code/Year Comments Part of LTH 28X24.

**Out Buildings**

Seg.Type MP MULTI-PURPOSE BUILDI Seg. # 2.1 Method: F09 Class 5 Area 120 Eff Area 120  
 Length 12 Width 10 Foundation CONC Ex. Wall 8FT;PLYWD Roof Cover ROLL COMP  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1988  
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 1,320  
 Lump Sum Except Code/Year Comments

Seg.Type GB GENERAL PURPOSE BUI Seg. # 3.1 Method: F09 Class 4 Area 600 Eff Area 600  
 Length 30 Width 20 Foundation CONC Ex. Wall 8FT;LAP METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1972  
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 2,320  
 Lump Sum Except Code/Year Comments

R23786 072W28A 02300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F32  
Situs Address 6178 ASPEN WY NE 97317 Franchise Code 90 Year For: 2015-2016  
Owner BREKAS,JEFFREY D

Tags Cycle Sales Verification Other: \_\_\_\_\_

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

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RMV Land: 182,460	RMV Imp: 155,220	RMV Total: 337,680	M50 Total: 240,540
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Seg.Type GB GENERAL PURPOSE BUI Seg. # 4.1 Method: F09 Class 5 Area 1664 Eff Area 1664  
Length 52 Width 32 Foundation CONC Ex. Wall 10FT;PLYWD Roof Cover COMP  
Roof Style GABLE Floor CONC Plumbing  
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1990  
Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 11,940  
Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R23786 072W28A 02300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F32  
 Situs Address 6178 ASPEN WY NE 97317 Franchise Code 90 Year For: 2015-2016  
 Owner BREKAS,JEFFREY D

Tags Cycle Sales Verification Other: \_\_\_\_\_

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

RMV Land: 182,460 RMV Imp: 155,220 RMV Total: 337,680 M50 Total: 240,540

Segment	LTH	4F						Land
Class		4A						
Dim/Size	28x24							
Foundation	POST							
Exter Wall								
Wall Height	8 FT							
Inter Finish								
Roof Cover	COMP							
Roof Style	GABLE							
Flooring	DIRT							
Plumbing								
Electric								
Misc.		includes PA/PC, PA/DW.						
Yr Blt		1968						
Eff Yr	1986	1968						
Cond.	A	A						
% Good								
% Comp								
Lump Sum								
Except.Code	INV	INV						

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009C	2.21	✓	
2	ON SITE DEVELOPMENT	<del>OSDA.RUR</del> OSDF.RUR			

Eff Acres                      Companion Accounts

Zone: AR

**ROUTING SLIP**

Date 10/27/15 Clerk Chris

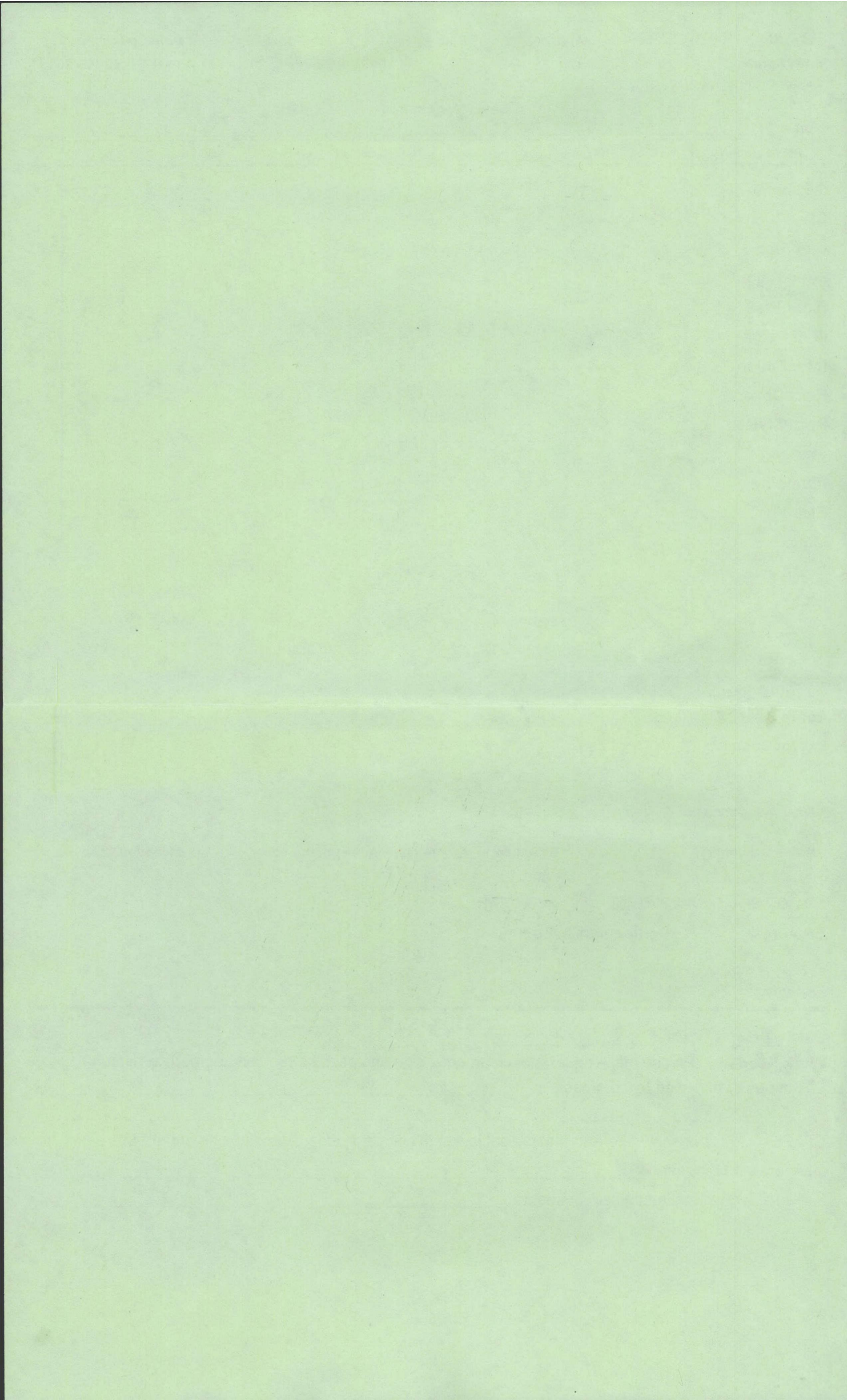
**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

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

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

Appraiser response OK S.R. #94

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





52009-527

3-91



R23786 072W28A 02300 2/13/08



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R23786 072W28A 02300 2/13/08



R23786 072W28A 02300 2/13/08



R23786

9/9/15

GB 30x20  
+ MP 10x10 N/V  
E. SIDE

S.R. #94



R23786

9/9/15

GB 32x20  
↓ MP 10x10 N/V  
↓ LTs N/V  
SE Side

S.R. #94



R23786

9/9/15

MP 12x10

S. Side

S.R. #94



R23786

9/9/15

MP 15x8  
J GB 52x32  
W. Side

S.R. #94



R23786

9/9/15

GB 52x32  
NE side

S.R. #94



R23786

9/9/15

MA WE Side

SR #94



R23786

9/9/15

MA

W. Side

S.R. #94



R23786

9/9/15

MA + AC

N. Side

S.A. #94