

Acct ID: 529252 MTL: 082W03C000200 Date: **8-29-24** Appr: **CLINT** Prop Class: 401 RMV Prop Class: 401  
 Situs: 2654 SHIPMAN LN SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 54230 **CODED 9-3-24 CLINT** Year: 2024

Last Date Appraised: 09/01/2016 Appraiser: CLINT LUKE Retag: Y N Tag info: \_\_\_\_\_

Owner: WILLIAMS, TERRY H Roll Type: R  
 Cycle Tag: **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 261630

RMV Land: 230030 RMV Imp: 357870 RMV Total: 587900 MAV: 261630 MSAV: 0 SAV: 0

Comment: **MLS 796281 DOM 184 EXPIRED 2/23 LP 850K/820K**

**MLS 818455 DOM 31 LP 779K**  
**Notations** **SP 765K CASH**  
 No notation data available. **6/24/24** **(30)**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

**Land**

Site: 1 Code Area: 92410 Size: 1.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: **4 HDSS** RMV: 185030 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 2352 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 340150  
 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	1176	2	FB-1	1977	1977	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Exception: Y N
Basement	4	Low Cost	1176	1	FB-1	1977	1977	BATH - 1, HVAC+	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4260	1977	9841	1	Exception: Y N
<del>CONCRETE DRIVEWAY</del>	<del>4</del>	<del>950</del>	<del>1977</del>	<del>2377</del>	<del>1</del>	<del>Exception: Y N</del> <b>PT OF YI</b>
YARD IMPROVEMENTS GOOD	4	1	1977	28644	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1550 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x31 RMV: 6460  
 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	5	Finished	1550	0	0	1977	1977	EMR	Exception: Y N

**Accessories**

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

**Bldg: 3**

Code Area: 92410 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 288 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 18x16 RMV: 1050  
 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
Lean-to Heavy Duty	4	Finished	288	0	0	2000	2000		Exception: Y N

**Accessories**

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

**Bldg: 4**

Code Area: 92410 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 140 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 1950  
 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	4	Finished	140	0	0	2006	2006	AVG	

1/0 70%

**Accessories**

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

Bldg: 5 Code Area: 92410 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 544 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 34x16 RMV: 8260  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

70%

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	544	0	0	2006	2006	FAIR	

**Accessories**

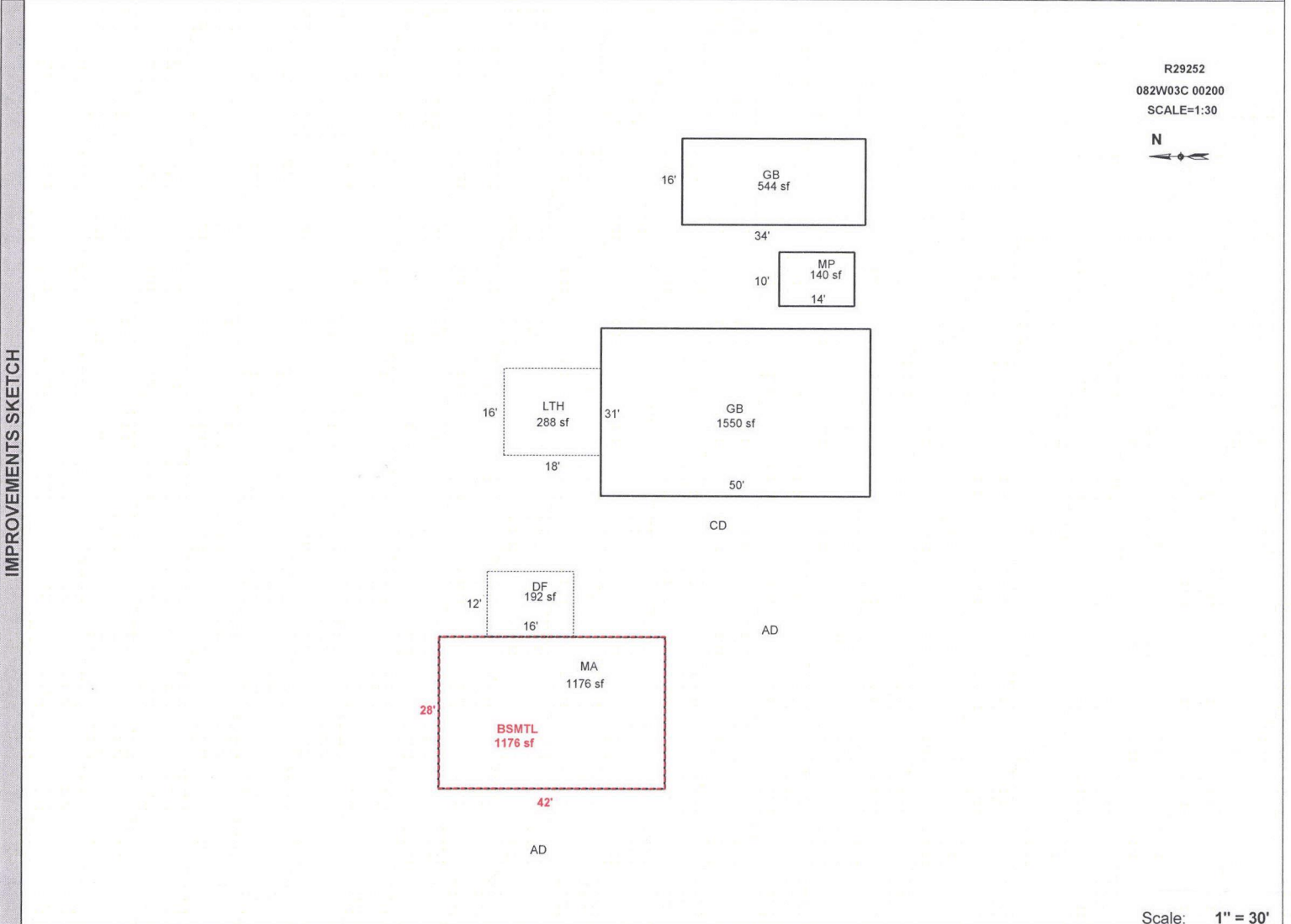
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W03C 00200

File No R29252

SUBJECT	Property Address <b>2654 SHIPMAN LN SE</b>		
	City <b>SALEM</b>	State <b>OR</b>	Zip <b>97317</b>
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1176	140	1176
	GLA0	BSMTL	1.00	1176	140	1176
	GBA1	GB	1.00	1550	162	
	LTH	1.00	288	68		
	GB	1.00	544	100		
	MP	1.00	140	48	2522	
P/P	DF	1.00	192	56	192	
	Net LIVABLE Area (rounded w/ factors)				2352	
	Net BUILDING Area (rounded w/ factors)				2522	

Comment Table 2	Comment Table 3
JS 29 9.1.16 NV <i>SVL 8-29-24</i>	

Comment Table 1
APEXED BY NRC 07/06/2009 UPDATED BY JRONDEMA 9/7/16