

Summary Lead Appr: **WW 1.13.25** Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/24/2024

Acct ID: 529365 MTL: 082W04A003000 Date: **10-9-24** Appr: **Gene** Prop Class: 551 RMV Prop Class: 451
Situs: 5989 CULVER DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 56268 **INPUT 11-10-25 Gene** Year: 2024

Last Date Appraised: 12/08/2023 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2025 - Tags/Permit (MS-MOVING OFF)
Owner: SAEPHAN, KAO C & LIAW C Roll Type: R
Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 535787
RMV Land: 390290 RMV Imp: 1008770 RMV Total: 1399060 MAV: 499680 MSAV: 36107 SAV: 93154
Comment: 24-25: L3 12.8.23 GRH
23-24: L2 1.27.23 MLH
LEVEL 3 C19 4.7.20 WV06

MANUF REMOVAL STILL ON SITE RETAG

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs **Chris 1/15/25**

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

Land

Site: 1	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS	Value Source: Farm Homesite	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 71540	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 2021 / 2400210						
Site: 3	Code Area: 92410	Size: 3.66 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL	RMV: 273750	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1981 / 2400210 //05-06: CHG OF RECALCULATION LAND TABLE PER #29						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 466	Year Blt: 1971	Eff Year Blt: 1971	Sq.Ft: 1986	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE			Dimensions:		RMV: 70740	
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	6	Finished	1986	3	FB-2	1971	1971	BATH - 2, FP - 1, KIT-, HVAC+, ROOF, SKIRT	Y N
Garage Attached	4	Unfinished	240	0	0	1983	1983		Y N

moved to own stat

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	6	360	1971	11310	0	Y N

Bldg: 2	Code Area: 92410	Stat Class: 107	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements			Dimensions:		RMV: 16130	
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

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1980	13225	1	Y N

Bldg: 7	Code Area: 92410	Stat Class: 152 +	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 3730	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 898680	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

AWB AWB FOR CRAS

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5 +	Finished	2228	1	FB-1/ HB-1	2022	2022	BATH - 1, BTH - 1, KIT-, BATH, ROOF, HVAC+, FP - 1	Exception: Y N
Second Floor	5 +	Finished	1181	3	FB-2	2022	2022	BATH - 2, HVAC	Exception: Y N
Second Floor	5 +	Low Cost	321	0	0	2022	2022		Exception: Y N
Garage Attached	5 +	Finished	884	0	0	2022	2022	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	5	0	2022	47250	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92410	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 976	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 12130	
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	
General Purpose Bldg	5	Finished	976	0	0	2000	2000	FAIR	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: 612	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 34x18		RMV: 2230	
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	
Lean-to Heavy Duty	4	Finished	612	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: 2014	Eff Year Blt: 2014	Sq.Ft: 432	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 24x18		RMV: 8090	
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	
Multi-Purpose Bldg	5	Finished	432	0	0	2014	2014	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: 354	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 220	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 480	
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	
Lean-to Light Duty	4	Finished	220	0	0	2000	2000		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: 2000	Eff Year Blt: 2000	Sq.Ft: 80	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 290	
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	
Lean-to Heavy Duty	5	Finished	80	0	0	2000	2000		Exception: Y N

Accessories

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



12/17/24

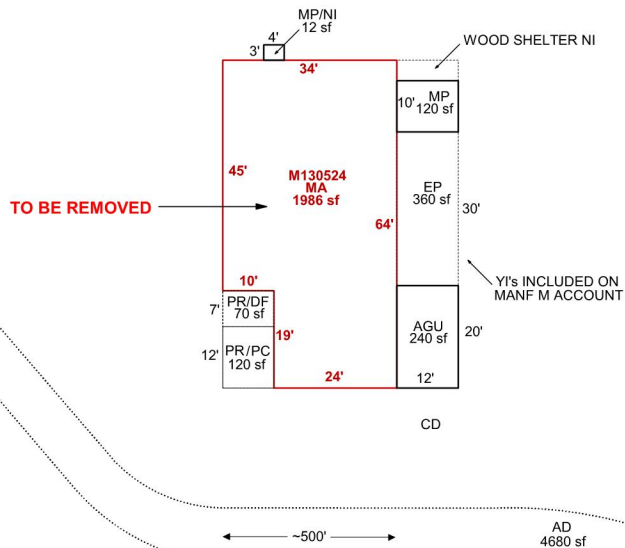
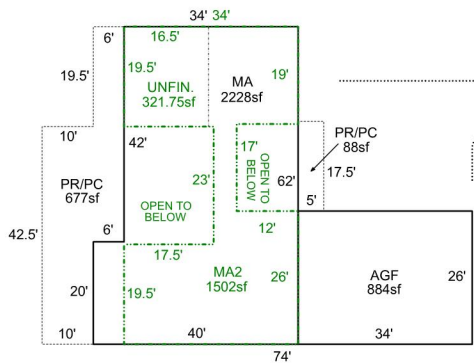
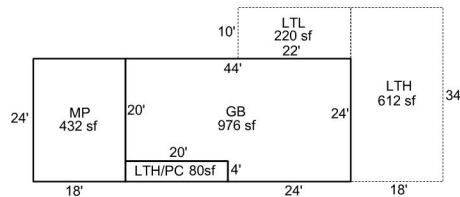
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529365 Parcel No.: 082W04A 03000
 Property Address: 5989 CULVER DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

529365
082W04A 03000
SCALE = 1:40



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	220.0	64.0	
	LTH/PC	1.0	80.0	48.0	
	MP	1.0	120.0	44.0	
	MP/NI	1.0	12.0	14.0	
	MP	1.0	432.0	84.0	
	GB	1.0	976.0	136.0	
GLA1	LTH	1.0	612.0	104.0	2452.0
	MA	1.0	2228.0	204.0	
GLA2	MA	1.0	1986.0	196.0	4214.0
GLA2	MA2	1.0	1501.5	251.0	1501.5
GAR	AGU	1.0	240.0	64.0	
	AGF	1.0	884.0	120.0	1124.0
P/P	PC	1.0	120.0	44.0	
	DF	1.0	70.0	34.0	
	PR	1.0	190.0	58.0	
	EP	1.0	360.0	84.0	
	2 addl items				
	Net LIVABLE	cnt	3 (rounded)		5,716
	Net BUILDING	cnt	7 (rounded)		2,452

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/23/15
 UPDATED BY CJURAN 06/23/2021
 UPDATED BY CJURAN 01/19/2022 555-21-008729
 UPDATED BY CJURAN 02/15/2023
 UPDATED BY CJURAN 12/19/2023

COMMENT TABLE 2

#06 WV 04/07/2020
 MLH 01/27/2023
 GRH 12/08/2023

COMMENT TABLE 3

SV L3
 TAGS L2
 TAGS L3

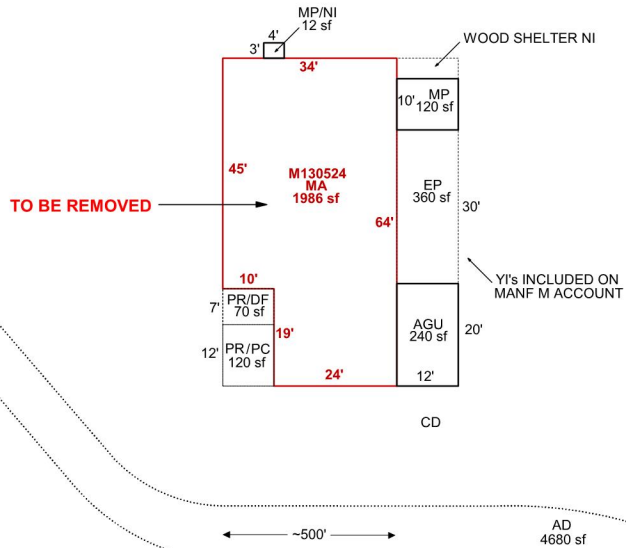
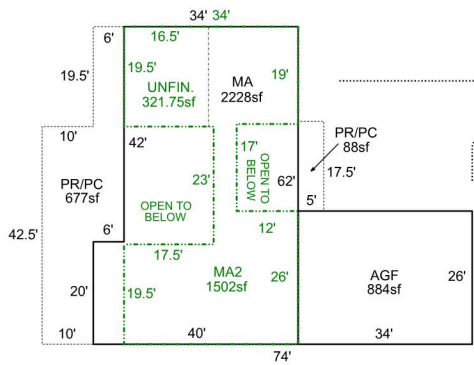
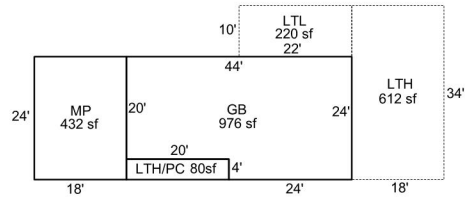
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	DF	1.0	70.0	34.0	
	PR	1.0	190.0	58.0	
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