Acct ID: 521343   MTL: 071W11A000800   Date:__*12/4/24*__ Appr:__*MLH*__   Prop Class: 509   RMV Prop Class: 509

Situs: 3871 VICTOR POINT RD NE SILVERTON OR 97381   MaSaNh: 03 06 000   Unit: 28920   Year: ~~2024~~ *2025*

Last Date Appraised: 01/29/2024   Appraiser: MATTHEW HAMILTON   Retag: (Y) N   Tag info: 2025 - Tags/Permit (MS PLACEMENT)

Owner: COOKE, MARLENE T & COOKE, MICHAEL B   Roll Type: R

Cycle (Tag) Sales Verification Other:_____   Inspection level: (1) 2 3 4   LCB   TTO   INSP   AV: 292810

RMV Land: 525970   RMV Imp: 20620   RMV Total: 546590   MAV: 292810   MSAV: 0   SAV: 0

Comment: 24-25: L4 1.29.24 MLH

NEW M 608507 on site but not set up 80%
Retag for '26

Summary
Notations
No notation data available.   *Input MLH 2/4/25*

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	04500	0

Land

Site: 2	Code Area: 04500	Size: 19.32 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive		Description: SIX BENCH		RMV: 438230	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 00400028						

Site: 3	Code Area: 04500	Size: 1.79 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive		Description: FOUR BENCH DRY		RMV: 42740	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 400008 // 06-07: RECALC SETUP;#36 08-10-05//06-22-06 (GW39): switching from woodlot to woodlot-m to properly reflect market value.						
//06-07: DISQ FARMUSE						

Improvements - Residence / Manufactured Structures

Bldg: 5	Code Area: 04500	Stat Class: 107	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements				Dimensions:	RMV: 3360	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/V

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	
YARD IMPROVEMENTS FAIR	2	0	1970	2753	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04500	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions:	RMV: 0	
Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	48	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 2	Code Area: 04500	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 80x30	RMV: 12740	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	2400	0	0	1986	1986	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 04500	Stat Class: 321	Year Blt: 1989	Eff Year Blt: 1983	Sq.Ft: 1536	% Complete: 100

Desc: Hay Cover (HC)   Dimensions: 64x24   RMV: 2430

Func Obsc: 100   Econ %: 100   Other %: 100   Exception: 0   Adjust: Adjust RMV: 0

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	1536	0	0	1989	1983	FAIR	Exception: Y N

Accessories

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

Bldg: 6   Code Area: 04500   Stat Class: 321   Year Blt: 2005   Eff Year Blt: 1983   Sq.Ft: 868   % Complete: 100

Desc: Hay Cover (HC)   Dimensions: 62x14   RMV: 1370

Func Obsc: 100   Econ %: 100   Other %: 100   Exception: 0   Adjust: Adjust RMV: 0

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	868	0	0	2005	1983	FAIR	Exception: Y N

Accessories

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

Bldg: 7   Code Area: 04500   Stat Class: 357   Year Blt: Eff Year Blt: 1983   Sq.Ft: 1120   % Complete: 100

Desc: Frost Control   Dimensions: RMV: 720

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	
Frost Control	4	Finished	1120	0	0	0	1983		Exception: Y N

Accessories

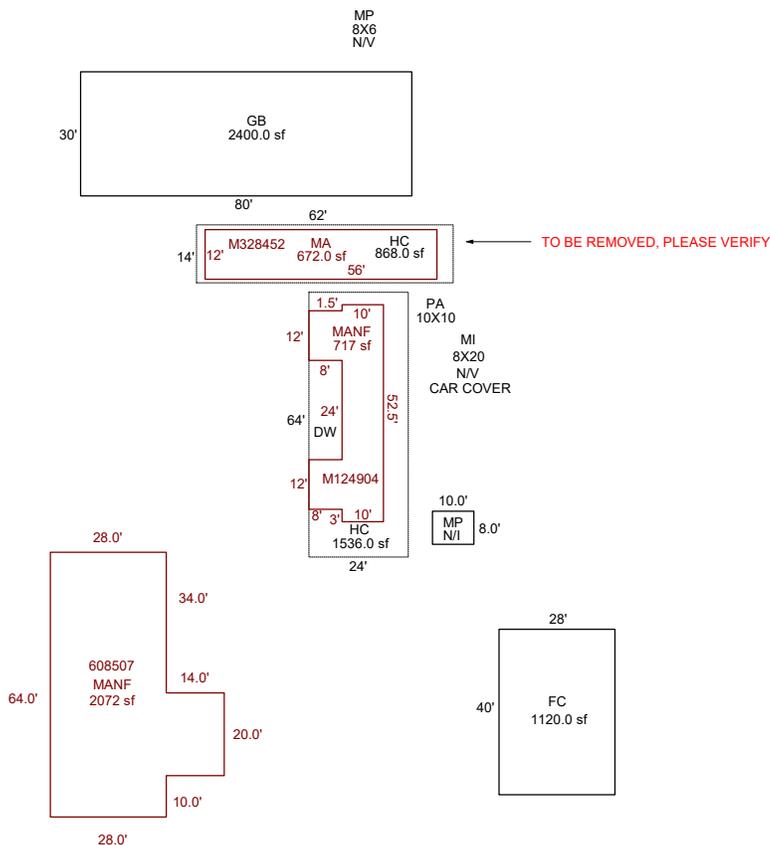| Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521343   Parcel No.: 071W11A 00800

Property Address: 3871 VICTOR POINT RD NE

City: Salem   County: Marion   State: OR   ZipCode: 97381

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH

521343
071W11A 00800
SCALE = 1:40

MP 8X6 N/V

GB 2400.0 sf — 30' / 80'

M328452 — MA 672.0 sf — HC 868.0 sf — 14' / 12' / 62' / 56' — ← TO BE REMOVED, PLEASE VERIFY

PA 10X10
MI 8X20 N/V CAR COVER

MANF 717 sf — 1.5' / 10' / 12' / 8' / 24' DW / 12' / 52.5' / 64'

M124904

HC 1536.0 sf — 8' 3' 10' / 24'

MP N/I — 10.0' / 8.0'

608507 MANF 2072 sf — 28.0' / 34.0' / 14.0' / 20.0' / 10.0' / 28.0' / 64.0'

FC 1120.0 sf — 28' / 40'

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	220.0	
	FC	1.0	1120.0	136.0	
	MP	1.0	80.0	36.0	3600.0
GLA	MANF	1.0	717.0	157.0	717.0
GLA1	MA	1.0	672.0	136.0	672.0
MANF	MANF	1.0	2072.0	212.0	2072.0
P/P	HC	1.0	1536.0	176.0	
	HC	1.0	868.0	152.0	2404.0

Net LIVABLE	cnt	2	(rounded)		3,461
Net BUILDING	cnt	3	(rounded)		3,600

COMMENT TABLE 1

DRAWN BY SRAGSDALE 9/30/13
UPDATED BY CJURAN 01/31/2024
UPDATED BY CLOBERG 10/09/24 23-007517 MANF
UPDATED BY CLOBERG 12/16/24

COMMENT TABLE 2

MLH 01/29/2024
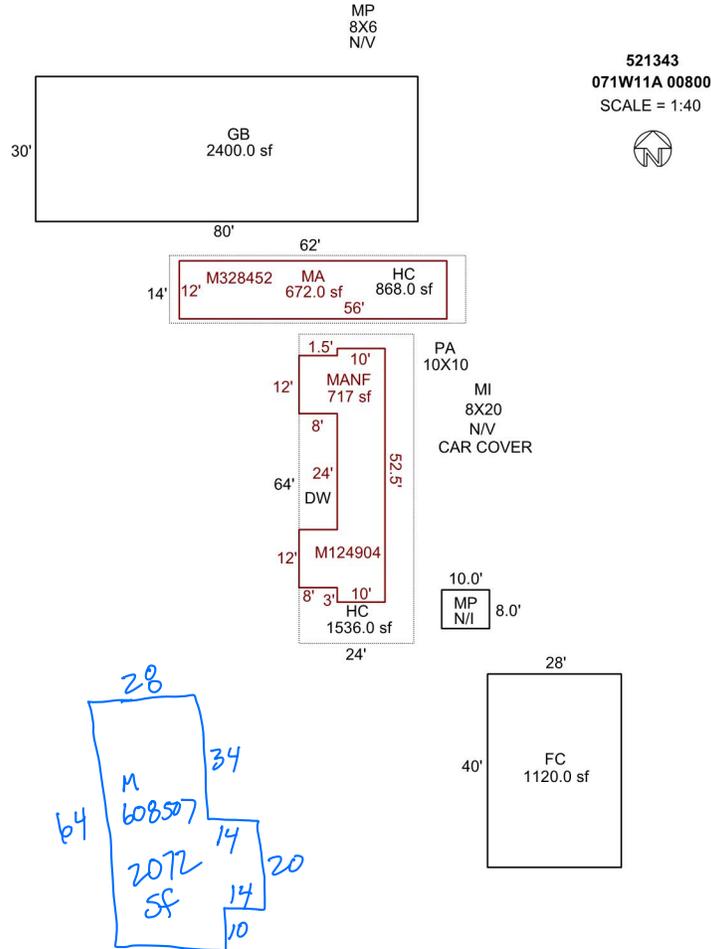MLH 12/04/24

COMMENT TABLE 3

TAGS L4
TAGS L1

SKETCH/AREA TABLE ADDENDUM

SKETCH

521343
071W11A 00800
SCALE = 1:40

MP 8X6 N/V

GB 2400.0 sf — 30' × 80'

M328452 — MA 672.0 sf — HC 868.0 sf — 62' / 56' / 14' / 12'

PA 10X10

MANF 717 sf — 1.5' / 10' / 12'

MI 8X20 N/V CAR COVER

DW — 8' / 24' / 52.5' / 64'

M124904

HC 1536.0 sf — 12' / 8' / 3' / 10' / 24'

MP N/I — 10.0' / 8.0'

FC 1120.0 sf — 28' / 40'

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	220.0	
	FC	1.0	1120.0	136.0	
	MP	1.0	80.0	36.0	3600.0
GLA	MANF	1.0	717.0	157.0	717.0
GLA1	MA	1.0	672.0	136.0	672.0
P/P	HC	1.0	1536.0	176.0	
	HC	1.0	868.0	152.0	2404.0

Net LIVABLE	cnt	2	(rounded)		1,389
Net BUILDING	cnt	3	(rounded)		3,600

COMMENT TABLE 1

DRAWN BY SRAGSDALE 9/30/13

UPDATED BY CJURAN 01/31/2024

COMMENT TABLE 2

MLH 01/29/2024

MLH 12/4/24

COMMENT TABLE 3

TAGS L4

TAGS L1