

Acct ID: 529888 MTL: 082W15A002100 Date: 9/4/24 Appr: MNL Prop Class: 409 RMV Prop Class: 409
 Situs: 7015 AUMSVILLE HWY SE SALEM OR 97301 MaSaNh: 07 06 000 Unit: 94760 Year: 2025

Last Date Appraised: 07/11/2019 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: SALAZAR, ANGELICA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP (33) AV: 340490
 RMV Land: 271660 RMV Imp: 205530 RMV Total: 477190 MAV: 340490 MSAV: 0 SAV: 0
 Comment: MLS 818342 SABS LETTER DIM H9 SAE 8/8/24

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05550	0

Land

Site: 1 Code Area: 05550 Size: 1.96 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4BTDSS Value Source: Rural at MKT Description: _____ RMV: 221660 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: 3 Code Area: 05550 Stat Class: 468 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2538 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: _____ RMV: 128550
 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	2538	4	FB-2/ HB-2	1997	1997	SKRT+, ROOF, HVAC+, FP - 1, BATH - 2, KIT, BTH - 1, BTH - 1	Y N

Accessories

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

Bldg: 4 Code Area: 05550 Stat Class: 108 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 55020
 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
DECK	1	100	1998	1914	1	Y N
DECK	1	182	1998	3483	1	Y N
DECK	1	1026	1998	17852	1	Y N
ROOF EXTENSION OR PATIO COVER	1	182	1998	4592	1	Y N
ROOF EXTENSION OR PATIO COVER	1	208	1998	5248	1	Y N
ROOF EXTENSION OR PATIO COVER	1	796	2013	21930	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05550 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 80x35 RMV: 12740
 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	<u>4</u>	Finished	2800	0	0	1990	1990	FAIR ✓	Y N

Accessories

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

Bldg: 2 Code Area: 05550 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 672 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x14 RMV: 2150

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
Machine Shed	4	Finished	672	0	0	1990	1990	FAIR	

Accessories

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

Bldg: 5 Code Area: 05550 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x14 RMV: 4460
 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	224	0	0	2012	2012	FAIR ✓	

Accessories

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

Bldg: 6 Code Area: 05550 Stat Class: 354 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 384 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 840
 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
Lean-to Light Duty	4	Finished	384	0	0	2001	2001		

Accessories

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

Bldg: 7 Code Area: 05550 Stat Class: 355 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 336 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1770
 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
Lean-to Heavy Duty	4	Finished	336	0	0	2013	2013		

Accessories

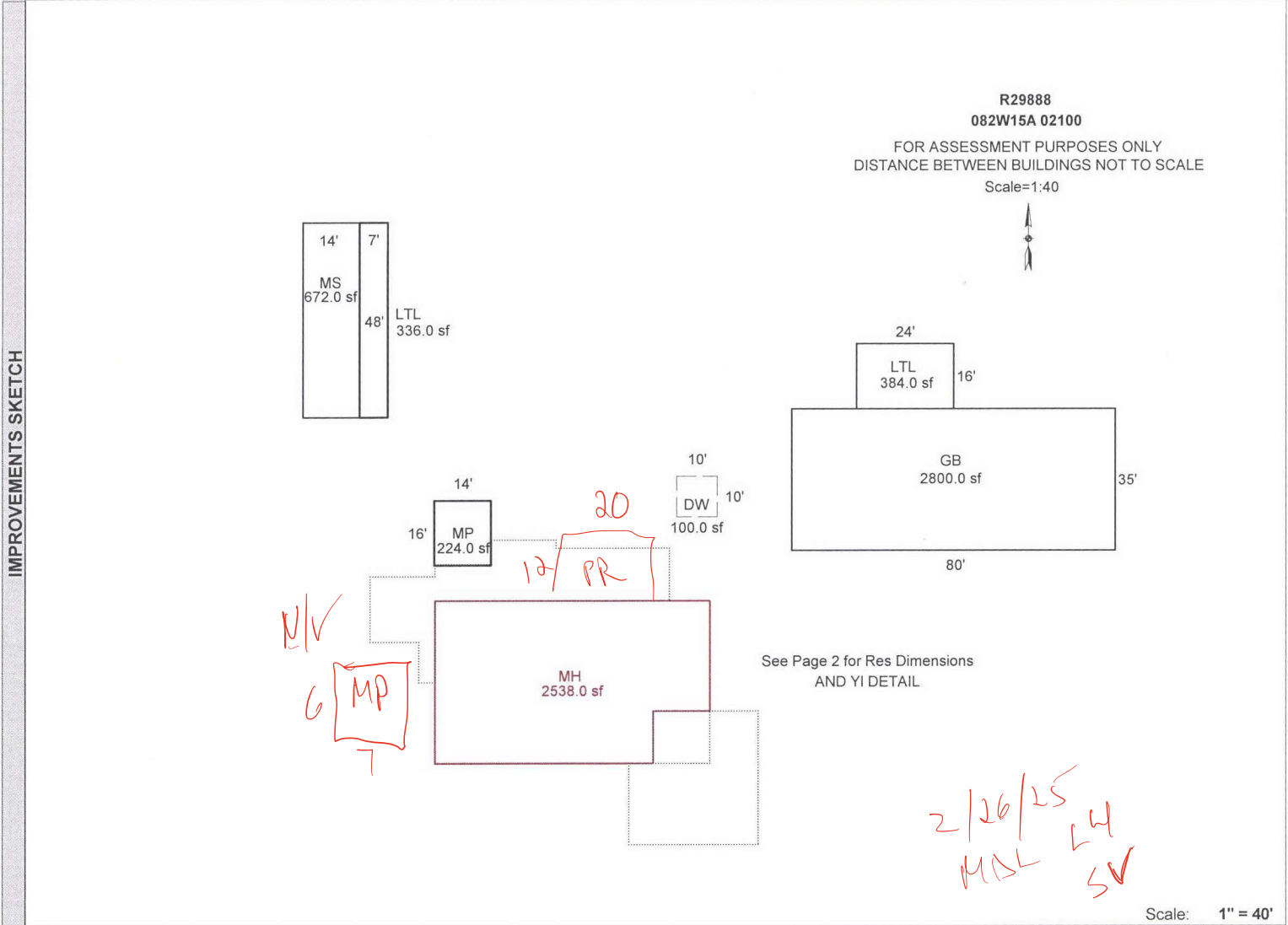
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W15A 02100

File No R29888

SUBJECT	Property Address 7015 AUMSVILLE HY SE
	City SALEM County MARION State OR Zip 97317
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GBA1	GB	1.00	2800.00	230.0	
		LTL	1.00	384.00	80.0	
		MS	1.00	672.00	124.0	
MP		1.00	224.00	60.0		
LTL		1.00	336.00	110.0	4416.00	
YI1	DW	1.00	100.00	40.0	100.00	
OTH	Perimeter	1.00	2538.00	216.0	2538.00	
Net BUILDING Area (rounded w/ factors)					4416	

Comment Table 1	
APEX BY CW 11/7/17 UPD BY PH 09.19.19 YARGH!	
Comment Table 2	Comment Table 3
07.11.19 WV #06 MH #31	

Scale: 1" = 40'

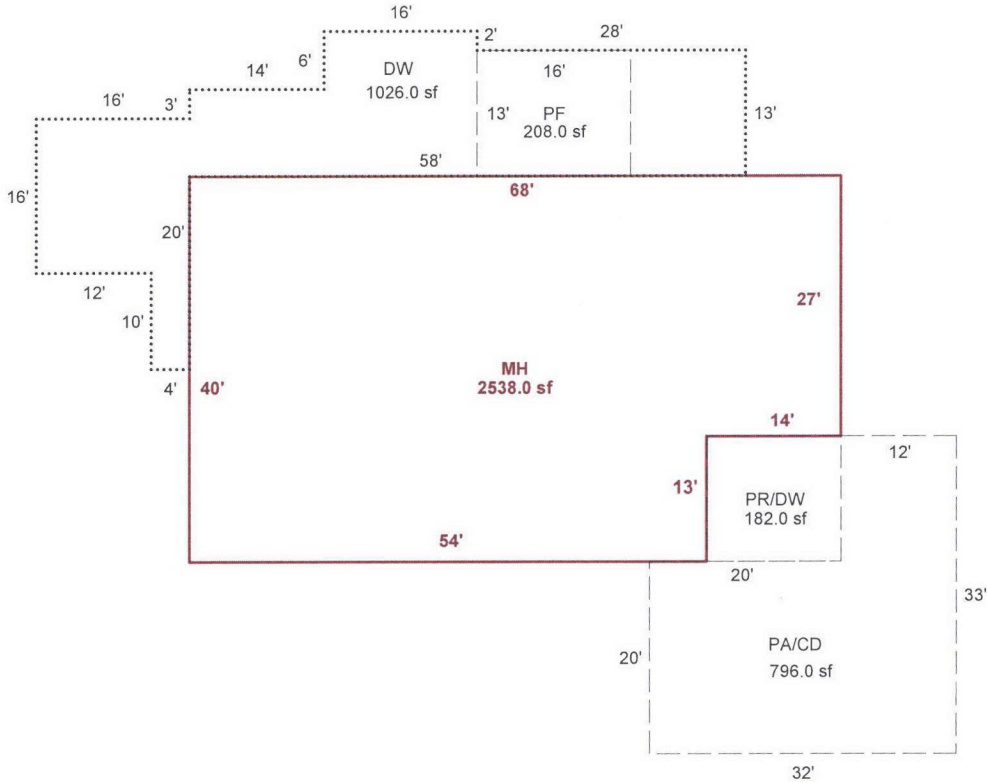
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SUBJECT	Property Address 7015 AUMSVILLE HY SE			
	City SALEM	County MARION	State OR	Zip 97317
	Owner			
	Client			
	Appraiser Name			

R29888
082W15A 02100
Scale=1:20
See Page 1 for All Bldgs



Scale: 1" = 40'

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
YI1	PA/CD	1.00	796.00	130.0	
	PR/DW	1.00	182.00	54.0	
	PF	1.00	208.00	58.0	1186.00
OTH	Perimeter	1.00	2538.00	216.0	2538.00

Comment Table 1

APEX BY CW 11/7/17
UPD BY PH 09.19.19 YARGH!

Comment Table 2

07.11.19 WV #06 MH #31

Comment Table 3

R29888 082W15A 02100 Prop Class: 409 Prop Code: F09R Fran: 11 Appr #: 3/1/06 Date: 7/1/19

Situs Address 7015 AUMSVILLE HWY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner KETTLER, CHARLES E & Pictom Other: _____

RMV Land: 218,750 RMV Imps: 131,330 RMV Total: 350,080 M50 Total: 277,020 For: 2019-2020

Notes: MS, OWNER COMMENTS INTERIOR Changes as noted

Seg: 4.1 MA MFD STRUCT
Method: M04 Roof Cover: COMP Int Comp: CKTP;DSP;DW;OVEN-S Adj: MSLCMT;MST+QLTY
Class: 6T Roof: _____
Area: 2538 Eff 2538 Flooring: _____
Dimens: x Plumbing: BATH2.5 Electrical: _____ Qty:
Found: c B Heat/AC: FA Bedrooms: 4 % Comp: _____
Ex Wall: Fireplace: PREFB-P Year: 1997 Eff: 1997 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 85,110
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 5.1 DW YARD IMPS
Method: R05 Roof Cover: _____ Int Comp: _____ Adj:
Class: _____ Roof Style: _____
Area: ~~1208~~ Eff: ~~1208~~ Flooring: _____
Dimens: 1026 x 1026 Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: 1998 Eff: 1998 RMV: 20,660
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: BACK DECK L/S: _____

Seg: 5.2 YI3A YARD IMPS
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: ~~DELETE~~ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 8,550
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: Breaking out into segs L/S: _____

Out Buildings

Seg: 1.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCM
Class: 4 Roof Style: SHED
Area: 2800 Eff: 2800 Flooring: DIRT
Dimens: 80 x 35 Plumbing: _____ Electrical: 110V % Comp: _____
Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall BKENAM Fireplace: _____ Year: _____ Eff: 1990 Value: 8,160
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: 1/0 Comment/Adj: 5 STALS @ 1800 = 9000 1 TACK BY \$1530 L/S: _____

Seg: 2.1 MS MACHINE SHED
Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCM
Class: 4 Roof Style: SHED
Area: 672 Eff: 672 Flooring: DIRT
Dimens: 48 x 14 Plumbing: _____ Electrical: _____ % Comp: _____
Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall METAL Fireplace: _____ Year: _____ Eff: 1990 Value: 2,440
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: WOOD Int Comp: _____ Adj: FLCM
Class: 6 Roof Style: HIP ~~BONE~~
Area: 128 Eff: 128 Flooring: _____
Dimens: 8 x 16 Plumbing: _____ Electrical: _____ % Comp: _____
Found: FRAME Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall Fireplace: _____ Year: 1997 Eff: 1997 Value: 4,490
AddFactor1: AddFactor2: \$3000;SPA AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 4.2 MHSK MFD STRUCT
Method: M04 Roof Cover: _____ Int Comp: _____ Adj:
Class: _____ Roof Style: _____
Area: 216 Eff: 216 Flooring: _____
Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall CBLOCK Fireplace: _____ Year: 1997 Eff: 1997 Value: 1,410
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

R29888 082W15A 02100 Prop Class: 409 Prop Code: F09R Fran: 11 Appr #: _____ Date: _____

Situs Address 7015 AUMSVILLE HWY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KETTLER, CHARLES E & Pictom Other: _____

RMV Land: 218,750 RMV Imps: 131,330 RMV Total: 350,080 M50 Total: 277,020 For: 2019-2020

Notes: _____

Seg: 6.1	LTL	LEAN-TO-LIGHT			
Method: F09		Roof Cover: METAL	Int Comp:		Adj: FLCM
Class:		Roof Style: <i>shed</i>			
Area: 384	Eff: 384	Flooring: <i>dirt</i>	Electrical:		% Comp: _____
Dimens: 24 x 16		Plumbing:	Bedrooms:		Func: _____
Found: <i>FRAME</i>		Heat/AC:	Year: <i>2001</i>		Value: 510
Ex. Wall: <i>METAL 8'</i>		Fireplace:	Eff: <i>1990</i>		
AddFactor1:		AddFactor2:	AddFactor3:		
Exc Code: <i>110</i>	Comment/Adj:				L/S: _____

R29888 082W15A 02100 Prop Class: 409 Prop Code: F09R Fran: 11 Appr #: 66,31 Date: 7-11-19
 Situs Address 7015 AUMSVILLE HWY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner KETTLER, CHARLES E & Pictom Other: _____

RMV Land: 218,750 RMV Imps: 131,330 RMV Total: 350,080 M50 Total: 277,020 For: 2019-2020

Notes: _____

Segment	MP ✓	LTH ✓	DW ✓	PF ✓	PA ✓	DW ✓	PR and ✓
Class	5						
Dim/Size	16x14	48x7	10x10	16x13	796	14x13	14x13
Foundation	Post	Post		Post	frame		
Exter Wall	Wood				alum		
Wall Height	8	10			10		
Inter Finish							
Roof Cover	comp	metal		fiberglass	alum metal		COND
Roof Style	gable	shed		shed	shed		MA
Flooring					CONC		7
Plumbing							
Electric	110V ✓						
Misc.	NW of MA	on MS	N of MA	on DW on MA	over CD of MA	SE corner MA	
Yr Blt							
Eff Yr	2012	2013	1998	1998	2013	1998	1998
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code	NEW	NEW	1/0	1/0	NEW	Y0	Y0

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.96		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Routing Slip

Date: 9/3/19 Clerk: *Chun* Clerk Comments: _____

Appraiser Response: *OK @ 9/4/19*

Return to appraiser after input Review by lead appraiser 8/12/19 *(Signature)*



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MP 16x14 Nw sides

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MS 48x14, LTH 48x7 E side

07/11/2019



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MA N side, DW, PF

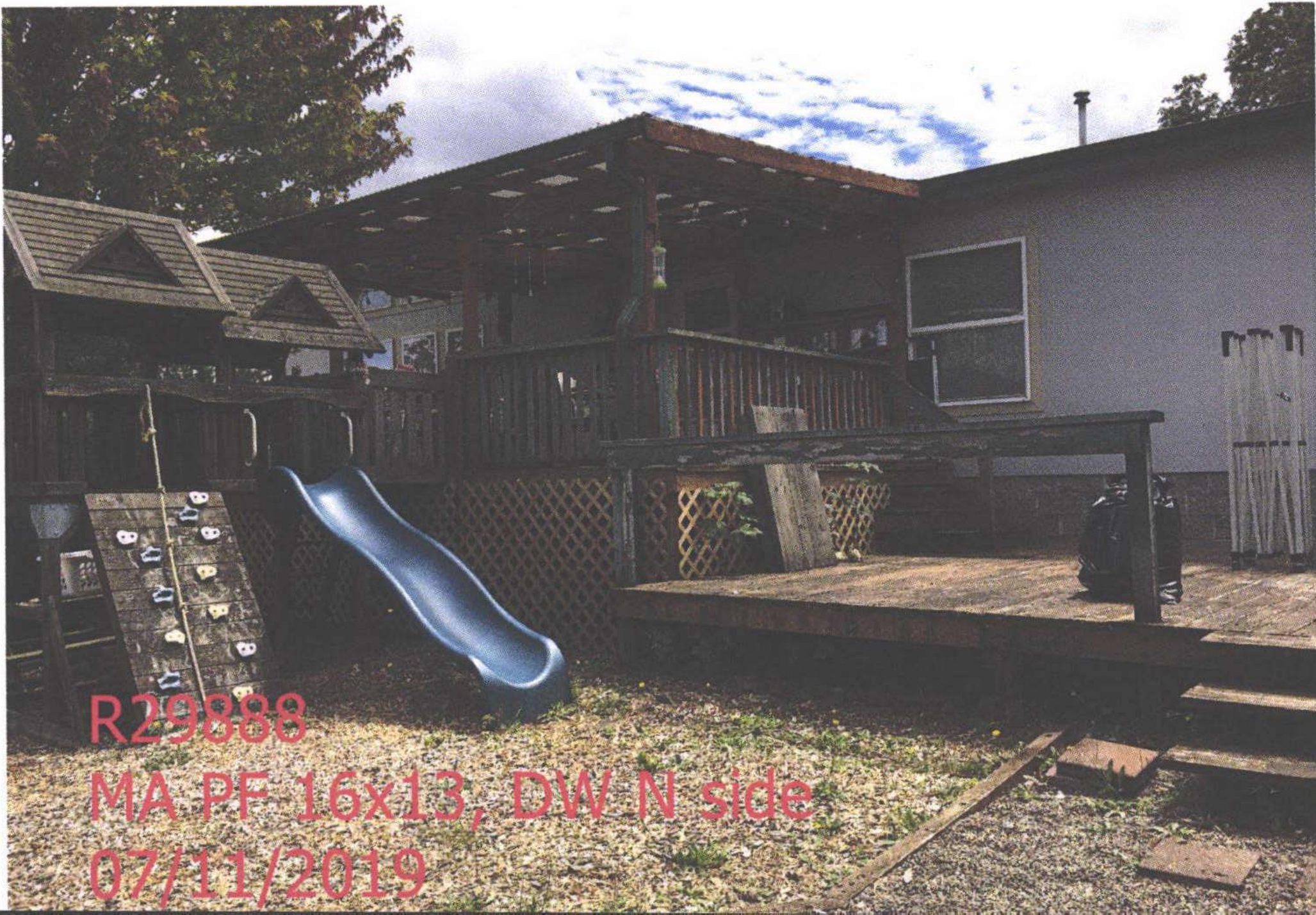
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R29888

Mp 16x14 NE sides

07/11/2019



R29888

MA PF 16x13, DW N side

07/11/2019



08.23.98







R29888

DW ; MA NW sides

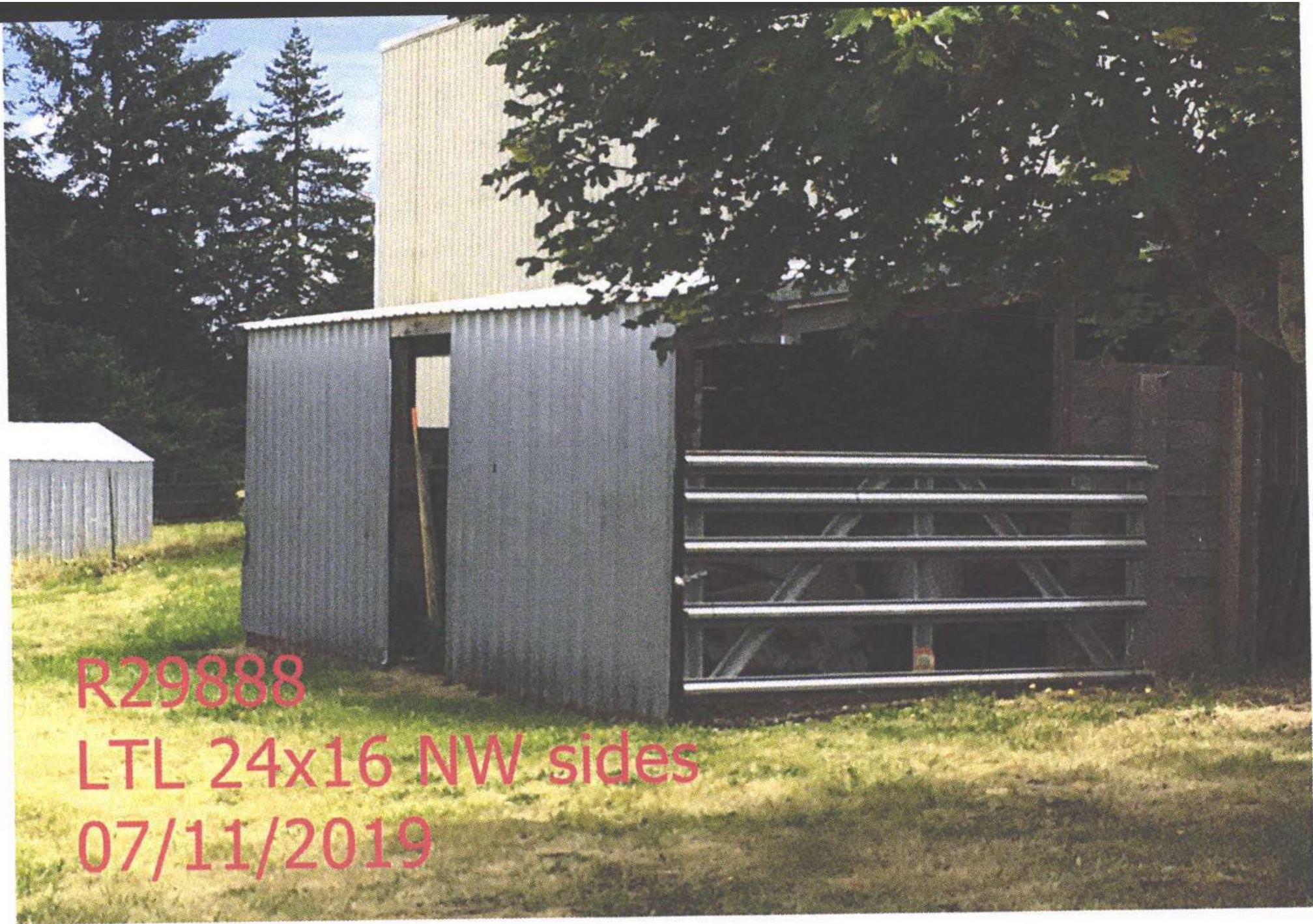
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R29888

GB 80x35 NW sides

07/11/2019



R29888

LTL 24x16 NW sides

07/11/2019



R29888

GB 80x35 S side

07/11/2019



R29888

MA 2538 PA 796 SQ FT SW sides

07/11/2019



R29888

MA 2538 SQ FT S side

07/11/2019



R29888

DW/PR 13x14 MA 2538 SQ FT

07/11/2019



R29888

PA/CD 796 SQ FT

07/11/2019