

Summary

Lead Appr: WW 3.25.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/31/25

Print Date: 12/20/2024

Acct ID: 329645 MTL: 072W28BD00101 Date: 3/18/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401

Situs: 6040 ROSEMEADOW LN NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 37628 Year: 2025

Last Date Appraised: 07/30/2015 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: NIEBEL, PETER Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 545930

RMV Land: 319500 RMV Imp: 623710 RMV Total: 943210 MAV: 545930 MSAV: 0 SAV: 0

Comment: MLS 820489  
DOM 77  
Sales Code 33 sales letter  
update inventory

Notations

No notation data available.

Input MLH 3/25/25

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTG | OSD - GOOD  | 60000 | 92410     | 0         |

Land

Site: 1 Code Area: 92410 Size: 2.96 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 2BD Value Source: Rural at MKT Description: RMV: 259500 Exception: Y N

Adjustment(s): 650.1 Fire Patrol: Description:

Comments: 15-16: CYCLE WORK PER #29 CHG OSD// 02-03: F02-53 SEPE FROM R23840 TO R329645 //05-06: RECALC SETUP; APPR 36, 06/16/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 151 + Year Blt: 1990 Eff Year Blt: 1998 Sq.Ft: 2610 % Complete: 100

Desc: One Story Only Dimensions: RMV: 590060 I/O

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     | 5     | Finished      | 2610       | 3    | FB-2 <u>1/2</u> | 1990   | 1998       | ROOF+, HVAC, KIT-, BATH - 2 <u>IFP, Bath +, 1 1/2 Bath</u> | Y N       |
| Garage Attached | 5     | Finished      | 800        | 0    | 0               | 1990   | 1998       | ROOF+                                                      | Y N       |

Accessories

| Description                                 | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------------------------|-------|-----------|------------|-------|----------|-----------|
| <u>CONCRETE DRIVEWAY</u> <u>part of YI</u>  | 5     | 660       | 2000       | 1888  | 1        | Y N       |
| <u>YARD IMPROVEMENTS GOOD</u> <u>EP 307</u> | 5     | 1         | 1998       | 48503 | 1        | Y N       |

Bldg: 5 Code Area: 92410 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 8370

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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |           |

Accessories

| Description             | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-------------------------|-------|-----------|------------|------|----------|-----------|
| <u>ASPHALT DRIVEWAY</u> | 1     | 3000      | 2010       | 8370 | 1        | Y N       |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2009 Sq.Ft: 1520 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 40x38 RMV: 17110

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       | Exception |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|-----------|
| General Purpose Bldg | 5     | Finished      | 1520       | 0    | 0     | 2001   | 2001       | <u>FAIR AVE</u> | Y N       |

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2009 Sq.Ft: 384 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 32x12 RMV: 7950

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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 6     | Finished      | 384        | 0    | 0     | 2001   | 2001       | 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: 341

Year Blt: 2001

Eff Year Blt: 2001

Sq.Ft: 100

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x10

RMV: 220

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      | 100        | 0    | 0     | 2001   | 2001       | FAIR      | Exception: Y N |

Accessories

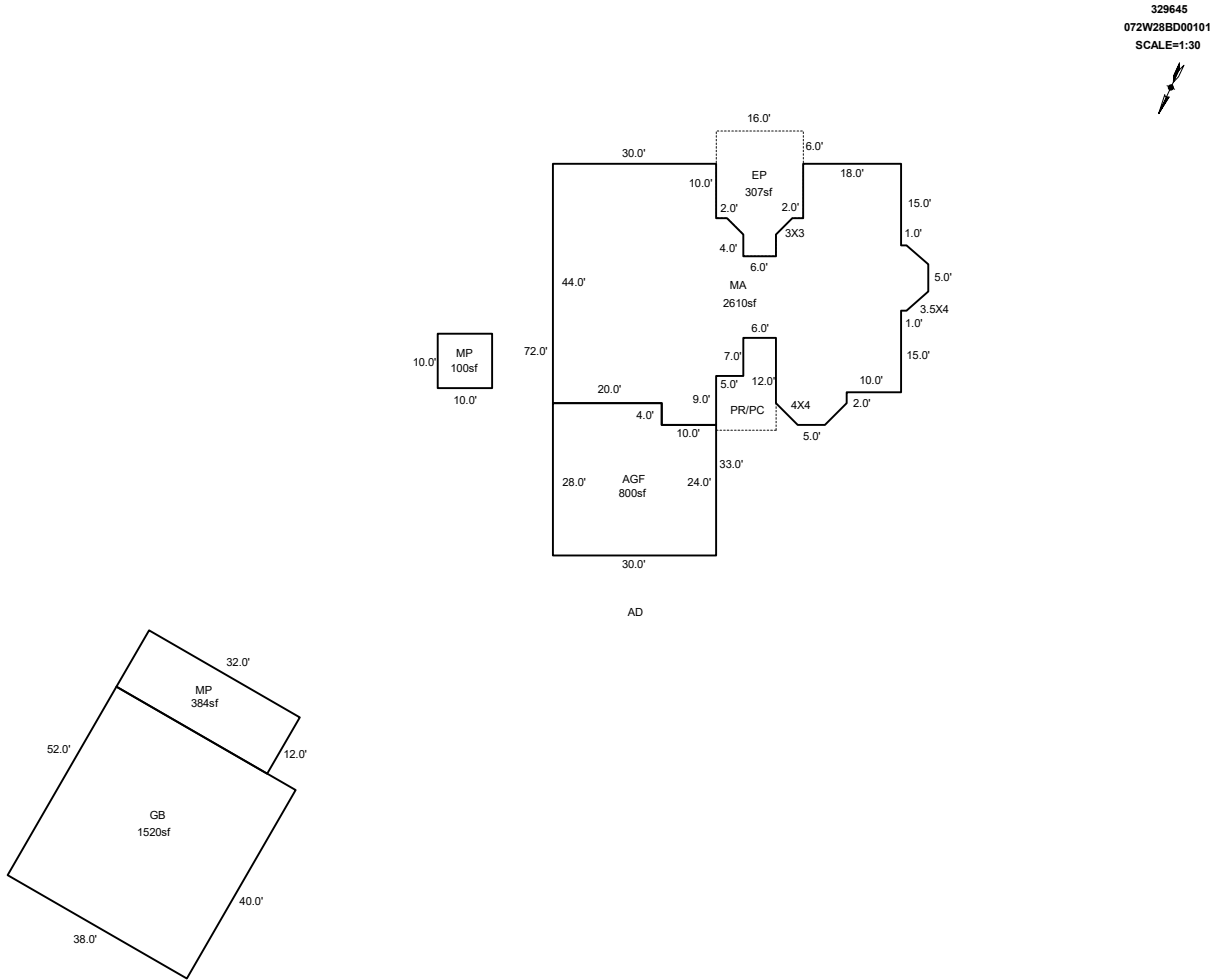
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 329645 Parcel No.: 072W28BD00101  
 Property Address: 6040 ROSEMEADOW LN NE  
 City: SALEM County: MARION State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB          | 1.0    | 1520.0   | 156.0     |            |
|      | MP          | 1.0    | 384.0    | 88.0      |            |
|      | MP          | 1.0    | 100.0    | 40.0      | 2004.0     |
| GLA1 | MA          | 1.0    | 2610.0   | 287.4     | 2610.0     |
| GAR  | AGF         | 1.0    | 800.0    | 116.0     | 800.0      |
| P/P  | EP          | 1.0    | 307.0    | 74.5      | 307.0      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/17  
 UPDATED BY CLOBERG 03/24/25

### COMMENT TABLE 2

MLH 03/18/25

### COMMENT TABLE 3

SV L4

Net LIVABLE cnt 0 (rounded) 2,610  
 Net BUILDING cnt 3 (rounded) 2,004

# SKETCH/AREA TABLE ADDENDUM

Parcel No 072W28BD00101

File No R329645

SUBJECT

Property Address 6040 ROSEMEADOW LN NE

City SALEM

County MARION

State OR

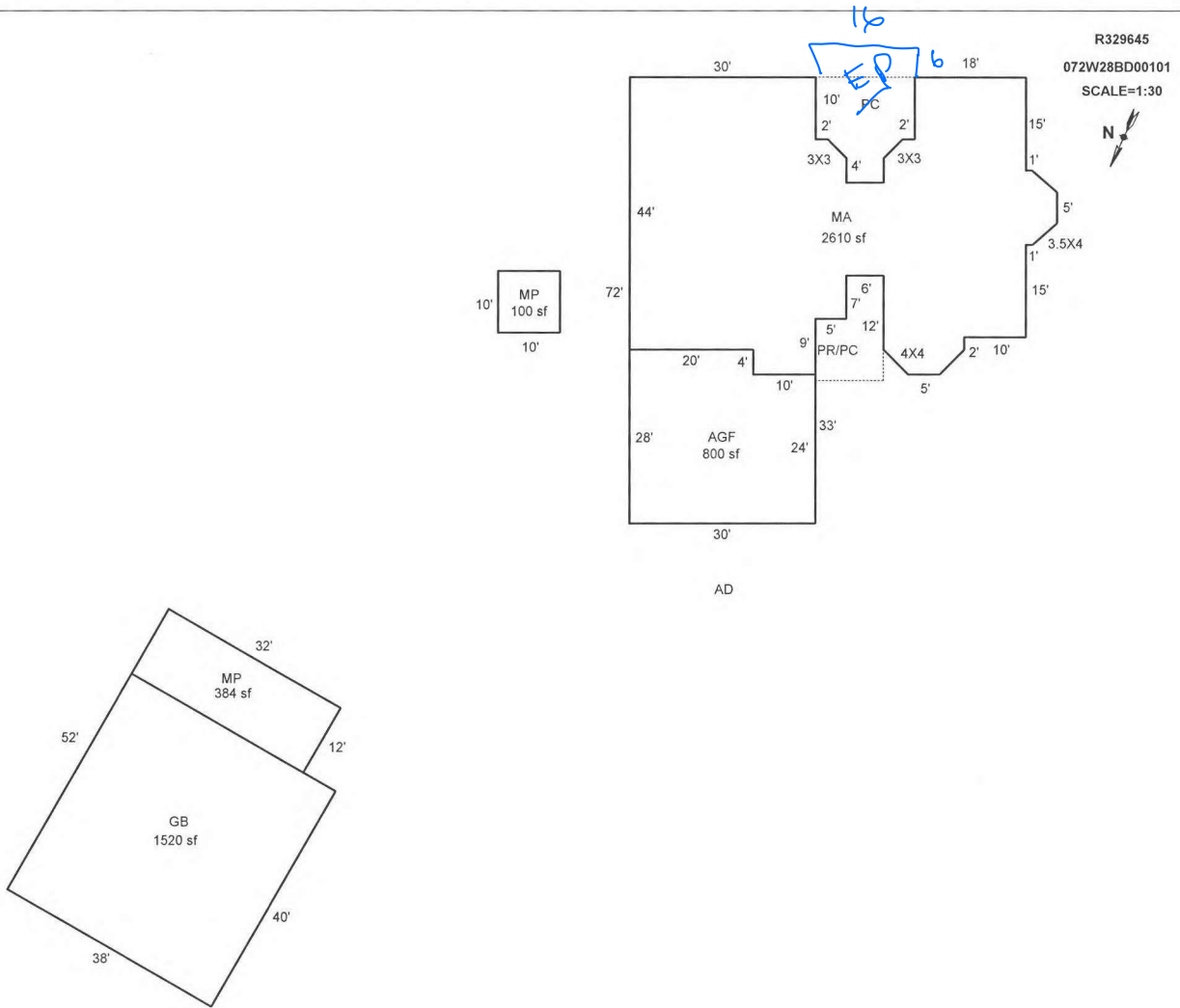
Zip 97317

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code                                   | Description | Factor | Net Size | Perimeter | Net Totals |
|----------------------------------------|-------------|--------|----------|-----------|------------|
| GLA1                                   | MA          | 1.00   | 2610     | 287       | 2610       |
| GBA1                                   | GB          | 1.00   | 1520     | 156       |            |
|                                        | MP          | 1.00   | 384      | 88        |            |
|                                        | MP          | 1.00   | 100      | 40        | 2004       |
| GAR                                    | AGF         | 1.00   | 800      | 116       | 800        |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 2610       |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 2004       |

## Comment Table 1

DRAWN BY JRONDEMA 12/28/17

## Comment Table 2

## Comment Table 3



















7-30-15



7-30-15

