

Acct ID: 530007 MTL: 082W190000600 Date: 1/7/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451
 Situs: 4150 COATES CREST WAY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 92367 Year: 2025

Last Date Appraised: 04/02/2012 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Cycle/Reappraisal (Account Review)

Owner: WHITMAN, PATRICK Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 162005

RMV Land: 233790 RMV Imp: 239610 RMV Total: 473400 MAV: 118140 MSAV: 43865 SAV: 71735

Comment: PER SALES House renovated
Unknown when updates were made by former owners.

Notations 25-26: SALES/TAG House updated/changes to FENCED barn photos from MLS a very well staged. New owners have not kept up appearance.

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Chris 3/20/25 NEW OWNER CHECK FOR SURVEY

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE <u>GOOD</u>	50000	92590	0

Land

Site: 2 Code Area: 92590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 54290 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 92590 Size: 1.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 58630 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 1982

Site: 4 Code Area: 92590 Size: 1.24 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 70870 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 1982

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 142 - Year Blt: 1901 Eff Year Blt: 1940 Sq.Ft: 1960 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 221720
 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	1300	0	FB-1/ HB-1	1901	<u>1940</u>	ROOF, FP - 1, HVAC, KIT-, BTH - 1, BATH - 1	Y N
Attic	4	Finished	660	3	0	1901	<u>1940</u>	HVAC	Y N
Carport Attached	4	Unfinished	572	0	0	1960	<u>1960</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <u>GOOD</u>	4	1	1940	20223	1	Y N

Bldg: 8 Code Area: 92590 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3270
 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								

PART OF YR

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	108	2001	3268	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 80
 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	120	0	0	1970	1970	Exception: Y N

Accessories

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

LTL
~~10212~~
 1970
 CLASS 4

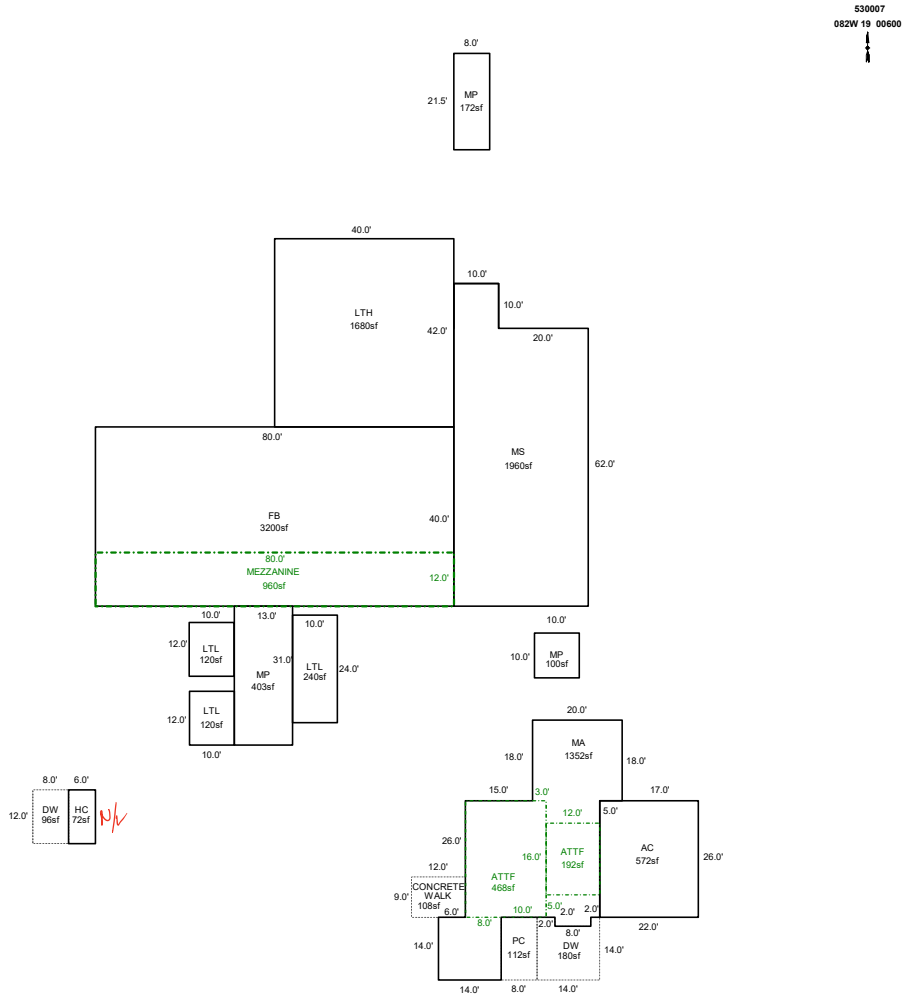
MP
~~85215~~
 FAIR
 2000 EFF YR
 CLASS 5

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530007 Parcel No.: 082W19 00600
 Property Address: 6542 Coates Dr SE
 City: Salem County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	3200.0	240.0	
	MP	1.0	172.0	59.0	
	LTL	1.0	120.0	44.0	
	LTL	1.0	120.0	44.0	
	LTL	1.0	240.0	68.0	
	HC	1.0	72.0	36.0	
	MS	1.0	1960.0	204.0	
	LTH	1.0	1680.0	164.0	
	MP	1.0	100.0	40.0	
	MP	1.0	403.0	88.0	8067.0
	GBA2	MEZZANINE	1.0	960.0	184.0
MA2	ATTF	1.0	468.0	88.0	
	ATTF	1.0	192.0	56.0	660.0
GAR	AC	1.0	572.0	96.0	572.0
MA	MA	1.0	1352.0	202.0	1352.0
P/P	DW	1.0	180.0	60.0	
	3 addl items				
	Net LIVABLE	cnt	3 (rounded)		2,012
	Net BUILDING	cnt	11 (rounded)		9,027

Apex 5/14/2012 Jane
 UPDATED BY CLOBERG 03/14/25

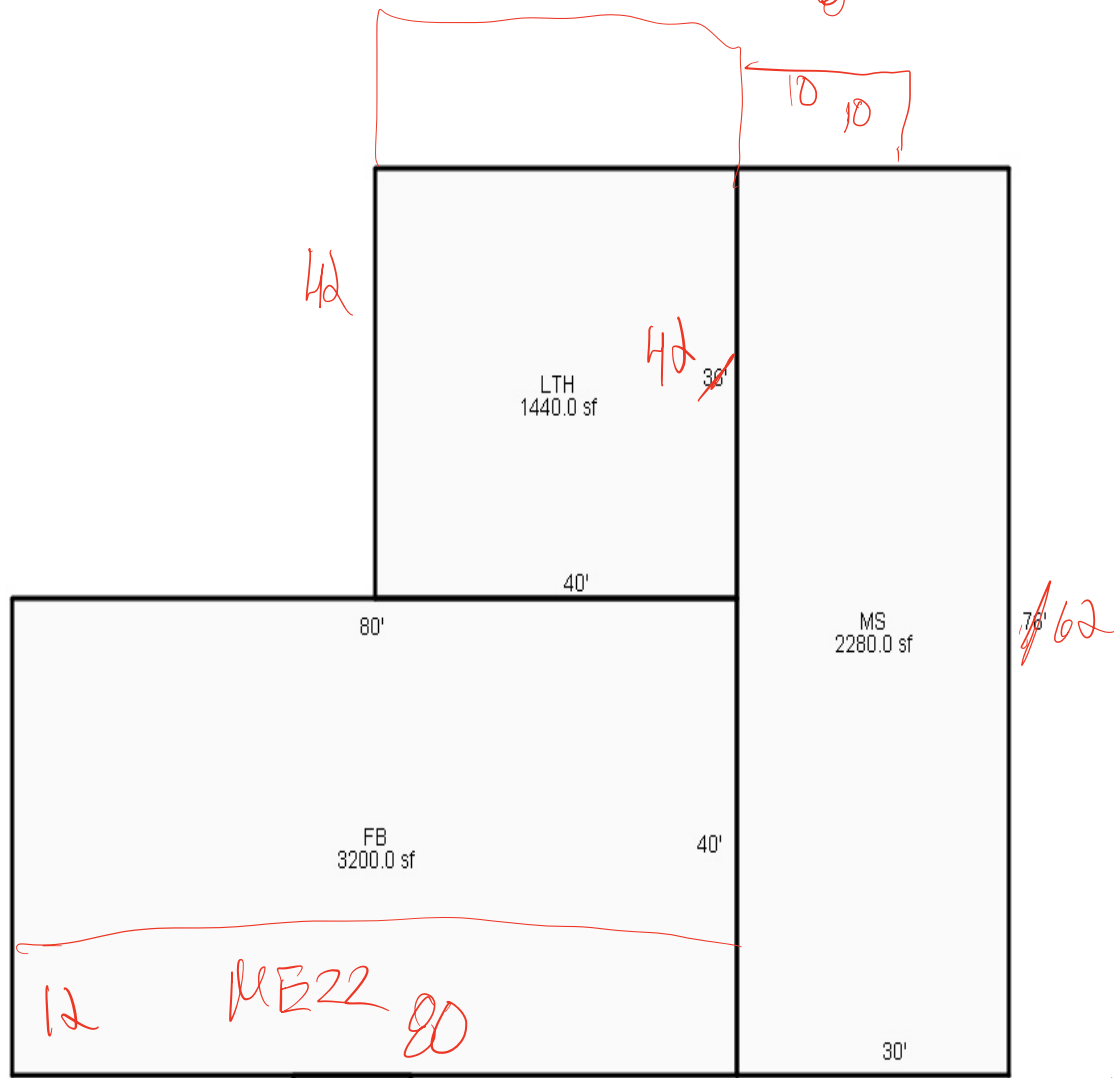
COMMENT TABLE 2

COMMENT TABLE 3

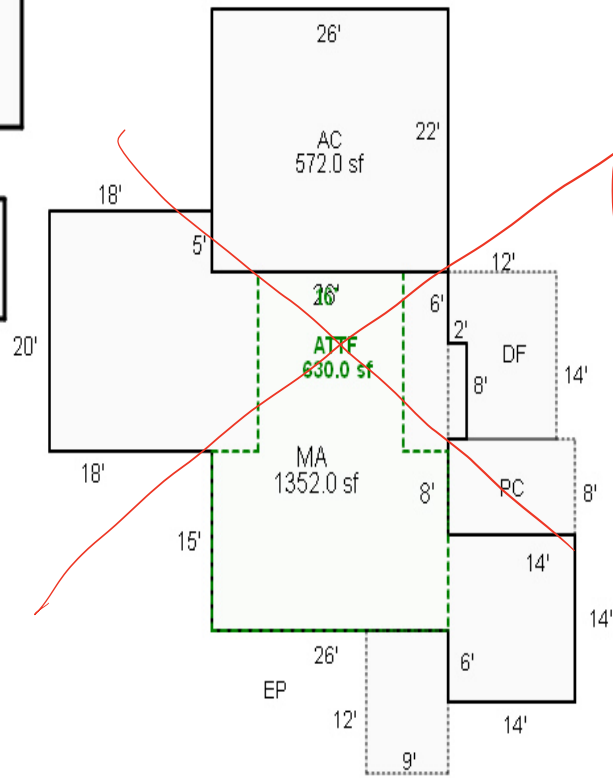
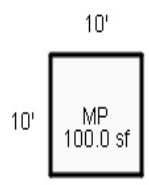
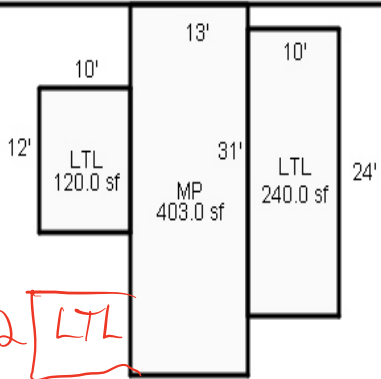
MDL 01/07/25

SV

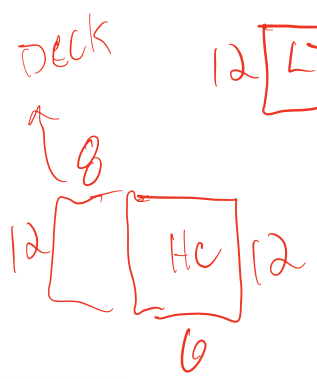
21.5 MP 172 SF



R30007
082W 19 00600
N



*Redraw
From old
Sketch*









WINE CELLAR























RED DOOR FARM
EST. 2014
APOTHECARY
MODERN TONICS & ELIXIRS









eat

HAPPY







eat

HAPPY









The Donnell's
WINE CELLAR





FARM
TO
TABLE





