

Acct ID: 530009 MTL: 082W190000500 Date: **1/7/25** Appr: **MDL** Prop Class: 551 RMV Prop Class: 501
 Situs: 6222 COATES DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 149107 Year: **2024**
 Last Date Appraised: 12/28/2023 Appraiser: MATT LORD Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: MCKAY, JAMES D & MCKAY, MARRIANNE L Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 141505
 RMV Land: 425800 RMV Imp: 159910 RMV Total: 585710 MAV: 106800 MSAV: 34705 SAV: 56845
 Comment: 24-25: L4 12.28.23 MDL **23-008493 NSFD ; NO ACCESS Attached email From owner**

Notations Farming ok grape vines

25-26: 50% complete

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs **Chris 3/17/25 L4 send inq letter, unable to determine use on 6.7 acres in NE portion**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE AVG	30000	92590	0

Land ✓

Site: 1	Code Area: 92590	Size: 29.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 304730	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments:	Liability year - 1982 / OSD FOR UB 22-23 REMOVE IRR CORRECT SOILS 20-21: #06 CYCLE, ADD OSD / 17-18: SV #73 NO CHG, UPDATE PART TOTALS / 02400190: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR /03-04:(F)03-0443:SEGREGATION FROM R30009 CREATING R332582					
Site: 2	Code Area: 92590	Size: 4.97 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL	RMV: 49280	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments:	Liability year - 1982					
Site: 3	Code Area: 92590	Size: 1.13 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 11790	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments:	Liability year - 2024					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 92590	Stat Class: 107	Year Blt:	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements	Dimensions:	RMV: 14050				
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: Y N
PATIO	6	2136	2018	11513	0	

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92590	Stat Class: 352	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 2976	% Complete: 100
Desc: Utility Building UB	Dimensions: 48x62	RMV: 74050				
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
Utility Building	6	Finished	2976	0	0	2018	2018	AVG
Exception: Y N								

Accessories

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

Bldg: 2	Code Area: 92590	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions:	RMV: 71810				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Level

ONE Imp

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
GP Building Attic	4	Finished	984	0	FB-2	2018	2018	BATH - 2 <i>FB 1-001D</i>	Exception: Y N
GP Building Attic	4	Finished	356	0	0	2018	2018		Exception: Y N

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

ACCOUNT # 530009 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MSL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA
 AREA 1924 EFF AREA 1924 BED 1
 ROOF A + HVAC +
 1.5 BATH PKG: Aub BATH 1 BATH + 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50% % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS YE F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE Hc
 STAT / CLASS 5
 SIZE 14x17
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2022
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 152 QLTY + - FLOOR MA2
 AREA 2086 EFF AREA 2086 BED 2
 ROOF + HVAC +
 1.5 BATH PKG: 1 BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 152 QLTY + - FLOOR ABE
 AREA 1014 EFF AREA 1014 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
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 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%	75%	Plumbing Rough-In	4%	3%	60%
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	
	80%	Heating Unit	1%	1%	65%
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR _____ Date 1/7/25 YR For 25-26 % COMP 50%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

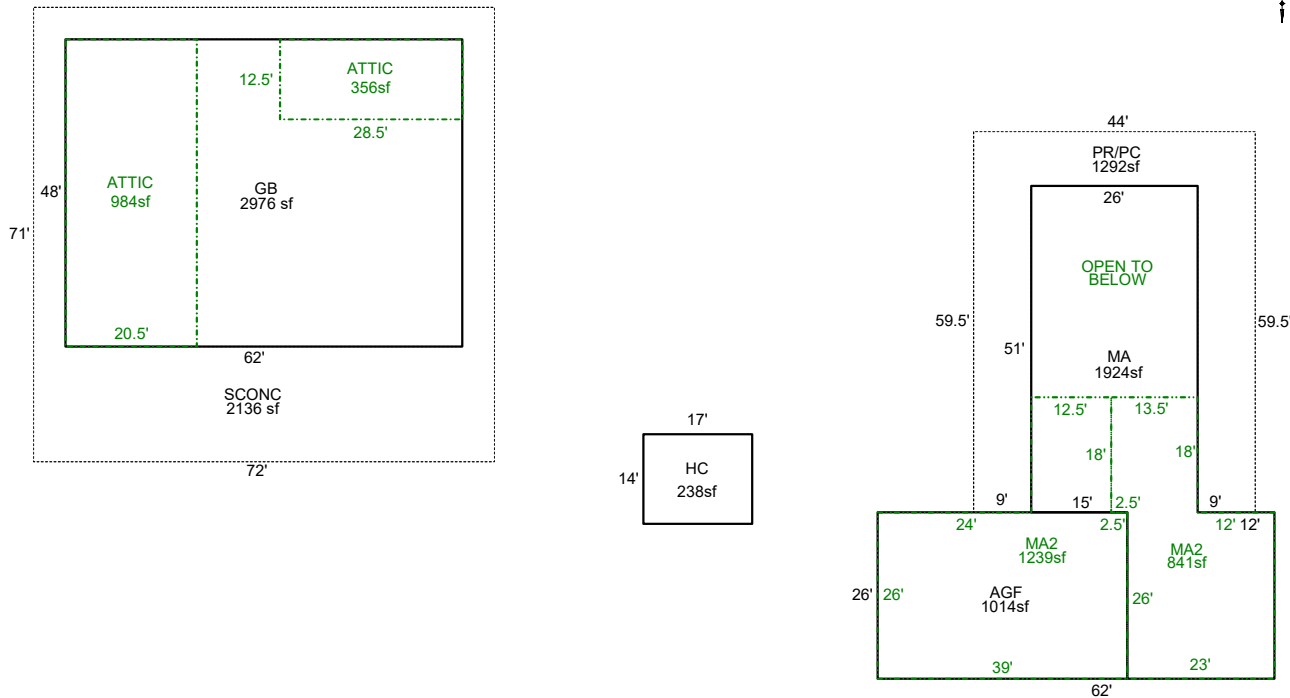
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530009 Parcel No.: 082W19 00500
 Property Address: 6222 COATES DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	2976.0	220.0		DRAWN BY JRONDEMA 6/15/18 UPDATED BY JRONDEMA 3/8/19 UPDATED BY CJURAN 12/11/2023 23-008493 MA UPDATED BY CLOBERG 02/12/25					
	HC	1.0	238.0	62.0	3214.0						
GLA1	MA	1.0	1924.0	230.0	1924.0						
GLA2	MA2	1.0	1239.0	166.0							
	MA2	1.0	841.0	139.0	2080.0						
MA2	ATTIC	1.0	984.0	137.0							
	ATTIC	1.0	356.3	82.0	1340.3						
GAR	AGF	1.0	1014.0	130.0	1014.0						
P/P	SCONC	1.0	2136.0	286.0							
	PR/PC	1.0	1292.0	309.0	3428.0						
	Net LIVABLE	cnt	2 (rounded)		5,344	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">1/10/19 #35 NM MDL 10/09/24</td> <td style="padding: 5px;">TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	1/10/19 #35 NM MDL 10/09/24	TAGS L2
COMMENT TABLE 2	COMMENT TABLE 3										
1/10/19 #35 NM MDL 10/09/24	TAGS L2										
	Net BUILDING	cnt	2 (rounded)		3,214						

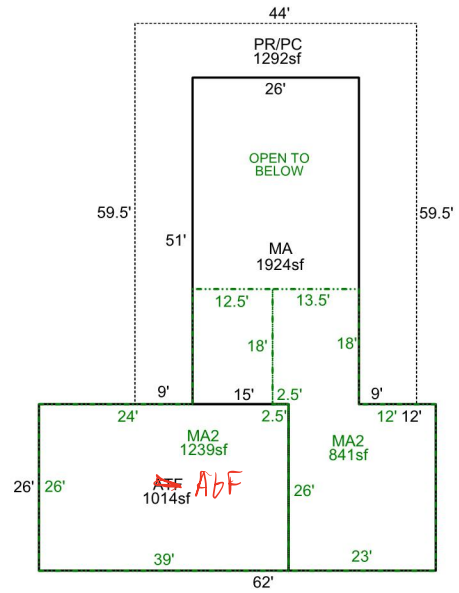
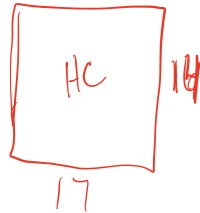
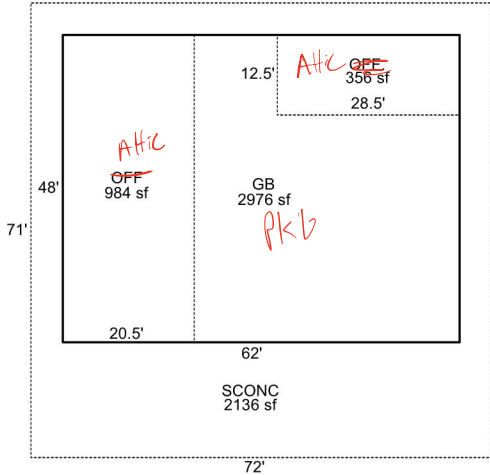
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 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address: 23-008493
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



MSL L2
10/9/24 TAB

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2976.0	220.0	2976.0
GLA1	MA	1.0	1924.0	230.0	1924.0
GLA2	MA2	1.0	1239.0	166.0	
	MA2	1.0	841.0	139.0	2080.0
GAR	ATF	1.0	1014.0	130.0	1014.0
P/P	SCONC	1.0	2136.0	286.0	
	PR/PC	1.0	1292.0	309.0	3428.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 3/8/19
 UPDATED BY CJURAN 12/11/2023 23-008493 MA

COMMENT TABLE 2

1/10/19 #35 NM

COMMENT TABLE 3

Net LIVABLE	cnt	3	(rounded)	4,004
Net BUILDING	cnt	1	(rounded)	2,976



R30009 GB 01.10.19




1/7/25

Matthew Lord

From: Marianne McKay <mmckaydesigns@gmail.com>
Sent: Friday, January 17, 2025 8:51 AM
To: Matthew Lord
Subject: Re: 6222 Coates Dr se Salem, OR 97317

You don't often get email from mmckaydesigns@gmail.com. [Learn why this is important](#)

 **WARNING:** This email originated outside of Marion County.
DO NOT CLICK links or attachments unless you trust the sender and know the content is safe.

I'm good with email.

Completed:
Roof
Framing
Windows
Rough plumbing
Weather wrap on outside of house
Drainage around house for gutters

On Fri, Jan 17, 2025 at 8:47 AM Matthew Lord <MLord@co.marion.or.us> wrote:

Hello Marianne,

I need to know what was completed as of 1/1/2025. Even though the house is not complete it is still taxable for the partial completion. I can come out to the property, or you can give me an idea what percentage of the house was complete as of 1/1/25. Either way works for me.

Best Regards,

Matt Lord

Marion County Assessor's

Rural Appraiser

503-588-7967

mlord@co.marion.or.us