

Summary Lead Appr: **WW 4.14.25** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: 3/31/2025

Acct ID: 545416 MTL: 083W31A003100 Date: **4/7/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 3114 KWONESUM CT S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 129835 Year: 2025
 Last Date Appraised: 06/13/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: NOBLE, MATTHEW HANSON Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 971560
 RMV Land: 486880 RMV Imp: 830980 RMV Total: 1317860 MAV: 971560 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/13/22 CLUKE/
 22-23: MDL L4 06/03/22 UPDATED VIEW ADJ //

MW: 810158
Dom: 427
code: 30

update inv

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1	Code Area: 92430	Size: 2.35 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 183970	Exception: Y N		
Adjustment(s):	VIEWE, GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	25-26 CORR SOILS 99-2000: DISQ FORESTLAND 01-02: REAPPRAISAL					
Site: 2	Code Area: 92430	Size: 2.41 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Rural at MKT	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 145500	Exception: Y N		
Adjustment(s):	VIEWE, GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	25-26 CORR SOILS 99-2000: DISQ FORESTLAND 01-02: REAPPRAISAL					
Site: 3	Code Area: 92430	Size: 2.06 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural at MKT	Description: SIX BENCH	RMV: 107410	Exception: Y N		
Adjustment(s):	VIEWE, GSOIL, FSOIL	Fire Patrol:	Description:			
Comments:	25-26 CORR SOILS 99-2000: DISQ FORESTLAND 01-02: REAPPRAISAL					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 162	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 3785	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 830980		
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
First Floor	6	Finished	2307	2	FB-1/ HB-1	1989	1989	ROOF, FP - 1, HVAC+, BTH - 1, BATH - 1, KIT-	Exception: Y N
Second Floor	6	Finished	1478	1	FB-1	1989	1989	HVAC+, BATH - 1 Bath+	Exception: Y 0
Garage Attached	6	Finished	949	0	0	1989	1989	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	6	4691	1989	12653	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	6	1	1989	42081	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W31A 03100

File No R45416

SUBJECT

Property Address 3114 KWONESUM CT S

City SALEM

State OR

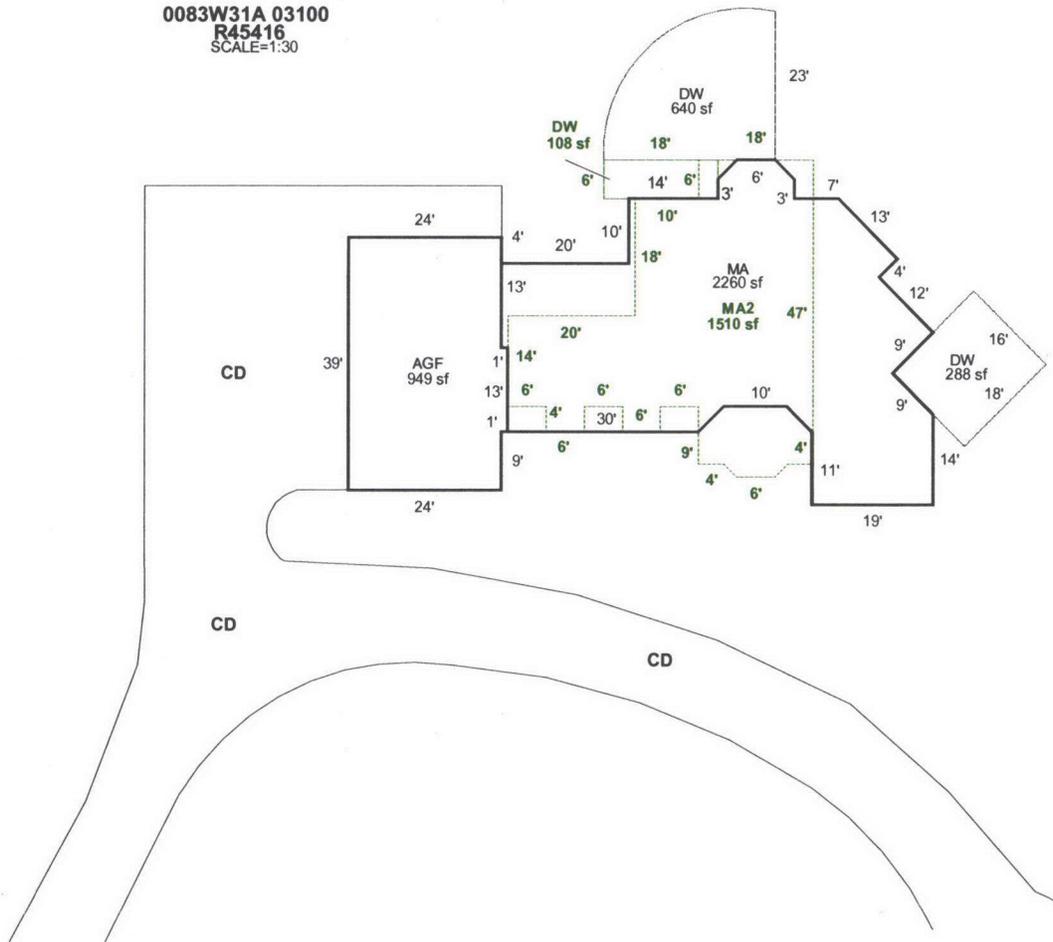
Zip 97304

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2260	241	2260
GLA2	MA2	1.00	1510	208	1510
P/P	DW	1.00	640	101	
	DW	1.00	108	48	
	DW	1.00	288	68	1036
GAR	AGF	1.00	949	128	949

Comment Table 1

DRAWN BY NC 12/22/2008

Comment Table 2

GPH 4/7/25

Comment Table 3

S.V L4

Net LIVABLE Area

(Rounded w/ Factors)

3770