

Summary

Lead Appr: WW 4.7.25

Clerk:

Lead Clerk:

Appr: GPH

Print Date: 3/31/2025

Acct ID: 561671

MTL: 083W20C001700

Date: 4/4/25

Appr: GPH

Prop Class: 559

RMV Prop Class: 459

Situs: 2798 NEHALEM ST S SALEM OR 97306

MaSaNh: 06 06 000

Unit: 125514

Year: 2025

Last Date Appraised: 04/16/2018

Appraiser: GERARDO RAMIREZ HERNANDEZ

Retag: Y N

Tag info:

Owner: LAMON, MACKENZIE

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 148745

RMV Land: 269170

RMV Imp: 240250

RMV Total: 509420

MAV: 119700

MSAV: 29045

SAV: 118351

Comment:

Update inv

MLS: 822846

Dom: 40

code: 30

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	92430	0

Land

Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY			RMV: 118350	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 02400230; REAPPRAISAL, NEW SPECIAL ASSESSMENT ACCOUNT					
Site: 3	Code Area: 92430	Size: 0.27 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 29050	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2001 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO FOUR BENCH DRY//					
Site: 4	Code Area: 92430	Size: 0.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 81770	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2001 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO FOUR BENCH// 2400230 /01-02; REAPPRAISAL					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 92430	Stat Class: 108	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements				Dimensions:	RMV: 15300
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	1	639	2001	11374	1	N
ROOF EXTENSION OR PATIO COVER	1	48	2001	1239	1	N
ROOF EXTENSION OR PATIO COVER	1	104	2001	2684	1	N

Bldg: 4	Code Area: 92430	Stat Class: 468	Year Blt: 2001	Eff Year Blt: 2010	Sq.Ft: 2536	% Complete: 100
Desc:	MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD				Dimensions:	RMV: 214420
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
First Floor	6	Finished	2536	4	FB-2	2001	2010	ROOF+, SKRT+, BATH - 2, HVAC+, KIT, Bath+ 1 FP

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92430	Stat Class: 341	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 374	% Complete: 100
Desc:	Multi Purpose Shed (MP)				Dimensions: 22x16	RMV: 2590
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	4	Finished	374	0	0	1982	1982	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER	4	144	1982	1080	1	Exception: Y N

Bldg: 2	Code Area: 92430	Stat Class: 301	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 96	% Complete: 100
Desc: Accessory Improvements & Misc.				Dimensions: 12x8 RMV: 0		
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	
Pump House	0	Finished	96	0	0	1970	1970		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 92430	Stat Class: 321	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 544	% Complete: 100
Desc: Hay Cover (HC)				Dimensions: 17x32 RMV: 3530		
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	
Hay Cover	4	Finished	544	0	0	2015	2015	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 92430	Stat Class: 341	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 315	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: RMV: 1310		
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	4	Finished	315	0	0	1982	1982	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 92430	Stat Class: 321	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 360	% Complete: 100
Desc: Hay Cover (HC)				Dimensions: 12x30 RMV: 920		
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	
Hay Cover	4	Finished	360	0	0	1982	1982	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
PATIO	4	320	1982	352	1	Exception: Y N

Bldg: 8	Code Area: 92430	Stat Class: 321	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 320	% Complete: 100
Desc: Hay Cover (HC)				Dimensions: 16x20 RMV: 1820		
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	
Hay Cover	4	Finished	320	0	0	2010	2010	FAIR	Exception: Y N

Accessories

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

Bldg: 9	Code Area: 92430	Stat Class: 354	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 200	% Complete: 100
Desc: Lean-to Light (LTL)				Dimensions: RMV: 160		
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	200	0	0	1982	1982		Exception: Y N

Accessories

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

Bldg: 10	Code Area: 92430	Stat Class: 354	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 242	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 200
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	242	0	0	1982	1982		Exception: Y N

Accessories

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

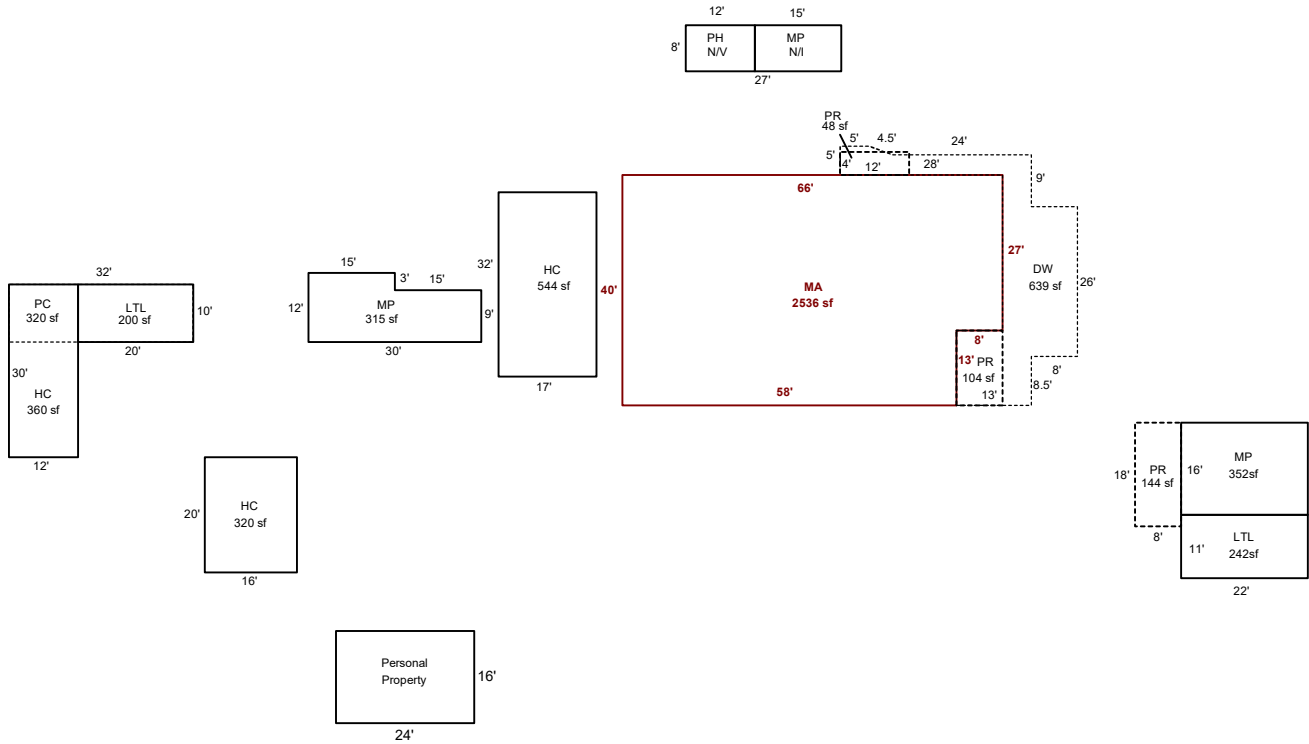
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561671 Parcel No.: 083W20C 01700
 Property Address: 2798 NEHALEM ST S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

561671
 083W20C 01700
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	360.0	84.0	
	MP	1.0	352.0	76.0	
	LTL	1.0	242.0	66.0	
	HC	1.0	544.0	98.0	
	HC	1.0	320.0	72.0	
	LTL	1.0	200.0	60.0	
GLA1 P/P	MP	1.0	315.0	84.0	2333.0
	MA	1.0	2536.0	212.0	2536.0
	PC	1.0	320.0	84.0	
	PR	1.0	104.0	42.0	
	DW	1.0	638.9	187.2	
	PR	1.0	48.0	32.0	
	PR	1.0	144.0	52.0	1254.9
	Net LIVABLE	cnt	0	(rounded)	2,536
	Net BUILDING	cnt	7	(rounded)	2,333

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/13/18
 UPDATED BY JRONDEMA 4/25/18
 UPDATED BY JRONDEMA 6/7/18
 UPDATED BY CLOBERG 04/07/25

COMMENT TABLE 2

GRH 04/04/25

COMMENT TABLE 3

SV L4

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W20C 01700

File No R61671

Property Address 2798 NEHALEM ST S

City SALEM

County MARION

State OR

Zip 97306

Owner

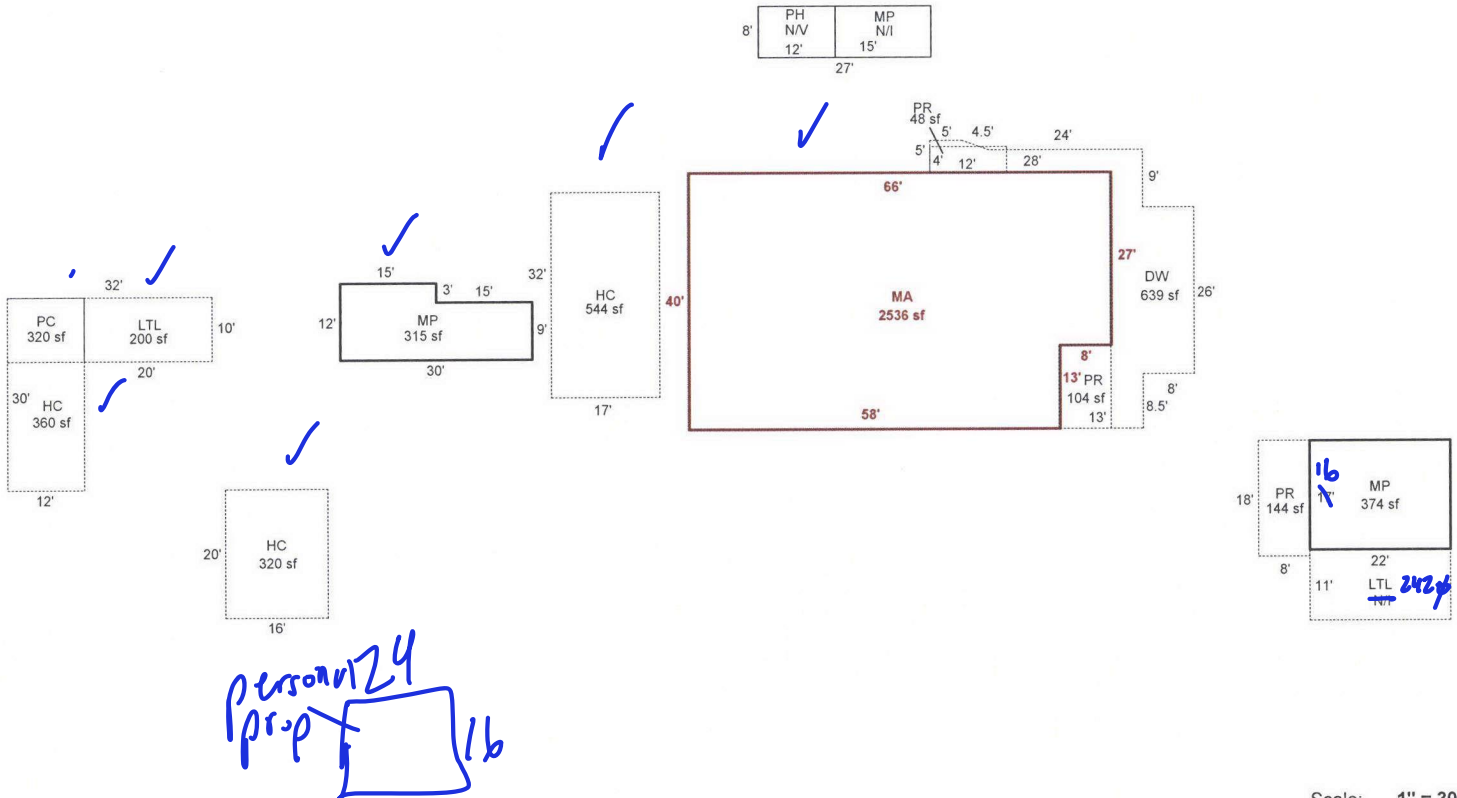
Client

Appraiser Name

R61671
083W20C 01700
SCALE=1:30



IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2536	212	2536
GBA1	MP	1.00	374	78	
	HC	1.00	544	98	
	HC	1.00	320	72	
	HC	1.00	360	84	
	LTL	1.00	200	60	
	MP	1.00	315	84	2113
P/P	PR	1.00	104	42	
	DW	1.00	639	187	
	PR	1.00	48	32	
	PR	1.00	144	52	
	PC	1.00	320	84	1255
Net LIVABLE Area			(rounded w/ factors)		2536
Net BUILDING Area			(rounded w/ factors)		2113

Comment Table 1

DRAWN BY JRONDEMA 4/13/18
UPDATED BY JRONDEMA 4/25/18
UPDATED BY JRONDEMA 6/7/18

Comment Table 2

GRA 4/4/25

Comment Table 3

S.V 24