

Summary Lead Appr: WW 4.9.25 Clerk: _____ Lead Clerk: _____ Appr: MSL 4/1/25 Print Date: 3/31/2025

Acct ID: 530007 MTL: 082W190000600 Date: 1/7/25 Appr: MSL 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: 01/07/2025 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: 243340 RMV Imp: 402920 RMV Total: 646260 MAV: 118140 MSAV: 43865 SAV: 61981
 Comment: 25-26: L2 MDL 1.7.25 TAG

30
MLS 817045
DOM 111

Notations 25-26: Reappraised / SV Input 1/7/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	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: 61720 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: 67330 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: 2002 Sq.Ft: 1960 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 344580
 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	2002	HVAC+, KIT, ROOF, FP - 1, BTH - 1, BATH - 1	Y N
Attic	4	Finished	660	3	0	1901	2002	HVAC+	Y N
Carport Attached	4	Unfinished	572	0	0	1960	2002	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	2002	38092	1

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	Exception
Multi-Purpose Bldg	4	Finished	100	0	0	1964	1964	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92590 Stat Class: 311 Year Blt: 1964 Eff Year Blt: 2000 Sq.Ft: 3200 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 80x40 RMV: 40950
 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
Feeder Barn	5	Finished	3200	0	FB-1	1964	2000	EXCLT, LOFTF
Exception: Y N								

Accessories

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

Bldg: 4 Code Area: 92590 Stat Class: 355 Year Blt: 1964 Eff Year Blt: 1990 Sq.Ft: 1680 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 42x40 RMV: 3630
 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 Heavy Duty	5	Finished	1680	0	0	1964	1990	
Exception: Y N								

Accessories

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

Bldg: 5 Code Area: 92590 Stat Class: 353 Year Blt: 1964 Eff Year Blt: 1990 Sq.Ft: 1960 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 9260
 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
Machine Shed	5	Finished	1960	0	0	1964	1990	FAIR
Exception: Y N								

Accessories

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

Bldg: 6 Code Area: 92590 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 403 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 31x13 RMV: 1590
 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	403	0	0	1964	1964	FAIR
Exception: Y N								

Accessories

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

Bldg: 7 Code Area: 92590 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x10 RMV: 190
 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	240	0	0	1964	1964	
Exception: Y N								

Accessories

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

Bldg: 9 Code Area: 92590 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 10x12 RMV: 100
 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					

Bldg: 10 Code Area: 92590 Stat Class: 354 Year Blt: Eff Year Blt: 1970 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 12x10 RMV: 100
 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	0	1970	Exception: Y N

Accessories

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

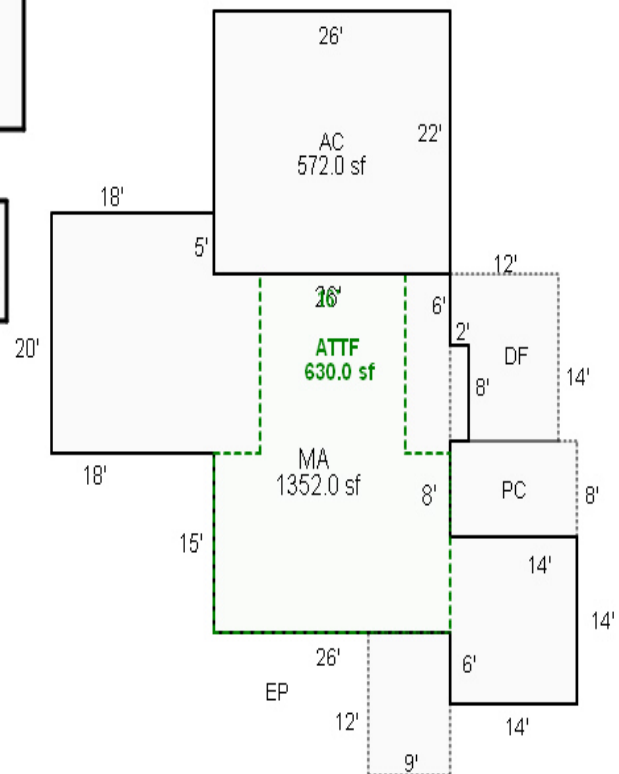
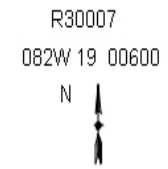
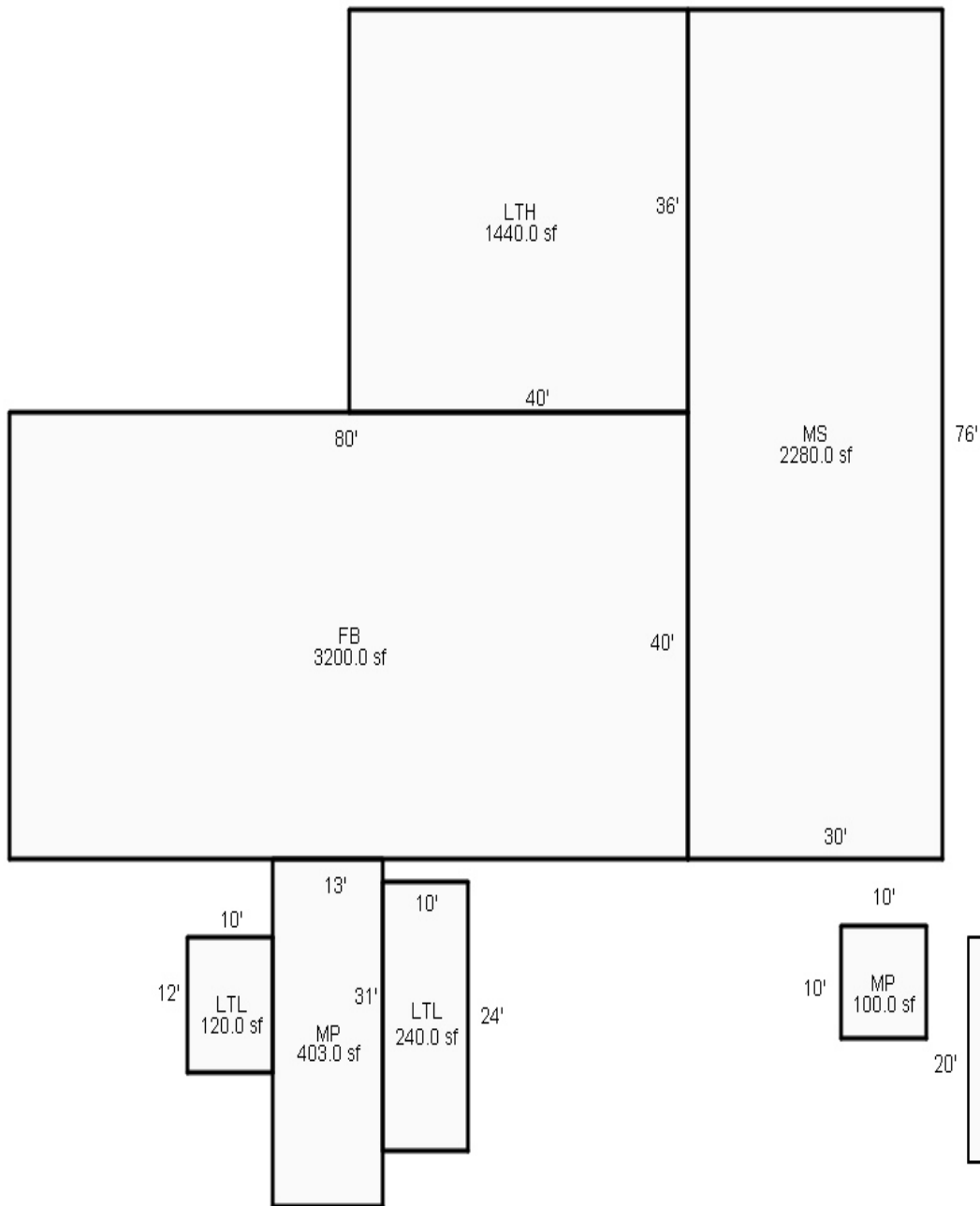
Bldg: 11 Code Area: 92590 Stat Class: 341 Year Blt: Eff Year Blt: 2000 Sq.Ft: 172 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 21x8 RMV: 2440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	172	0	0	0	2000	FAIR Exception: Y N

Accessories

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

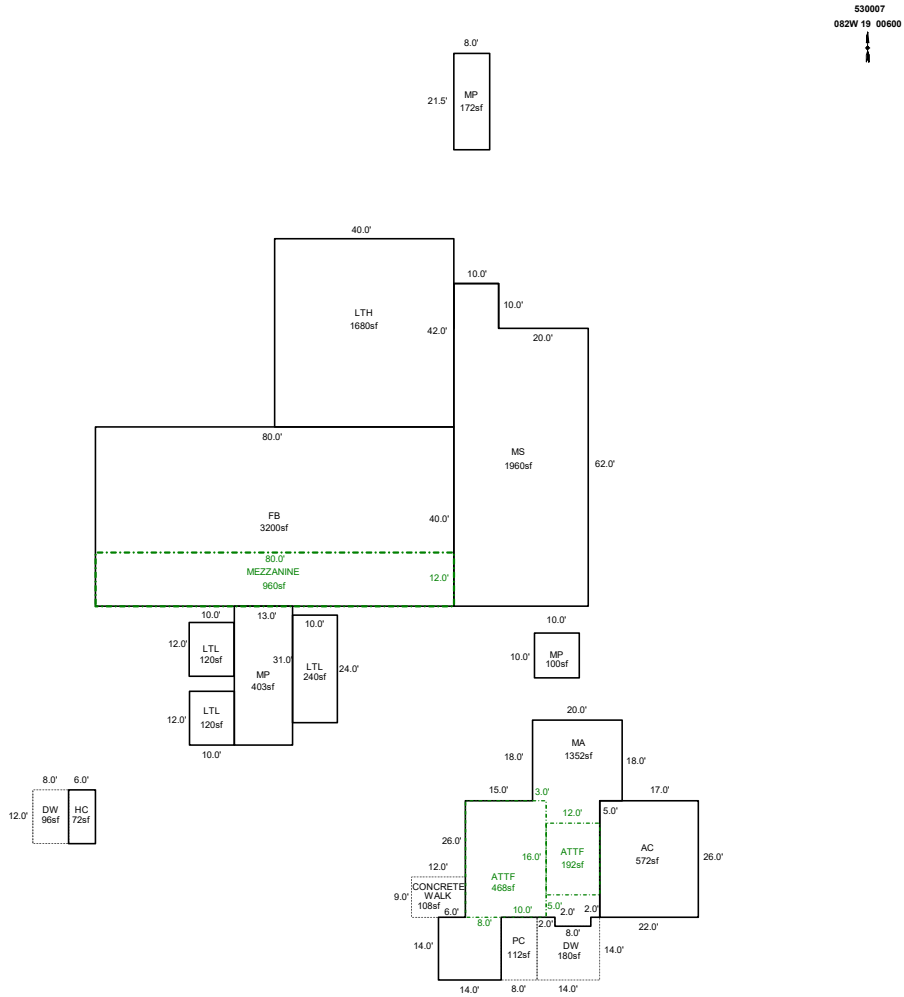


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 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



082W19 00600
551 01D A24
02400190

R30007

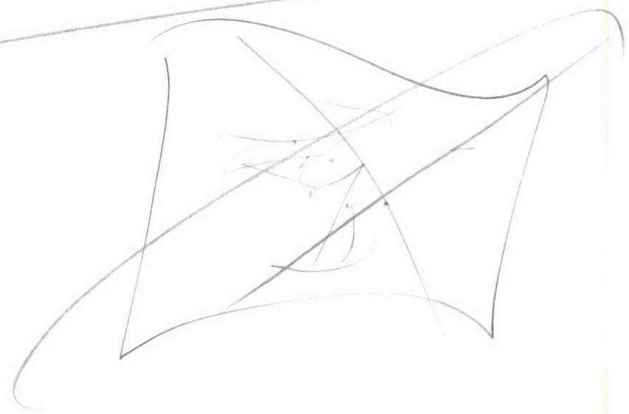
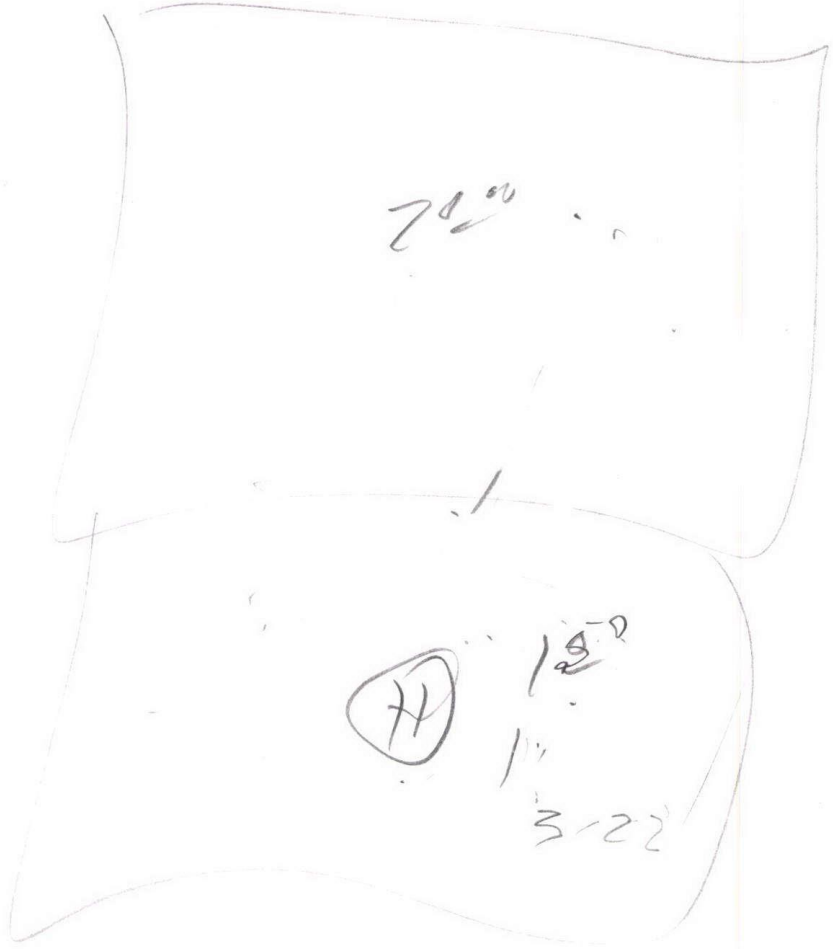
MARSHALL, DAVID A

3.32 Acres

6542 COATES DR SE

1/30/02

(566 7238)



BUILDING DIAGRAM AND OUTBUILDINGS

57408-000

ACCT. NO.

16021-1

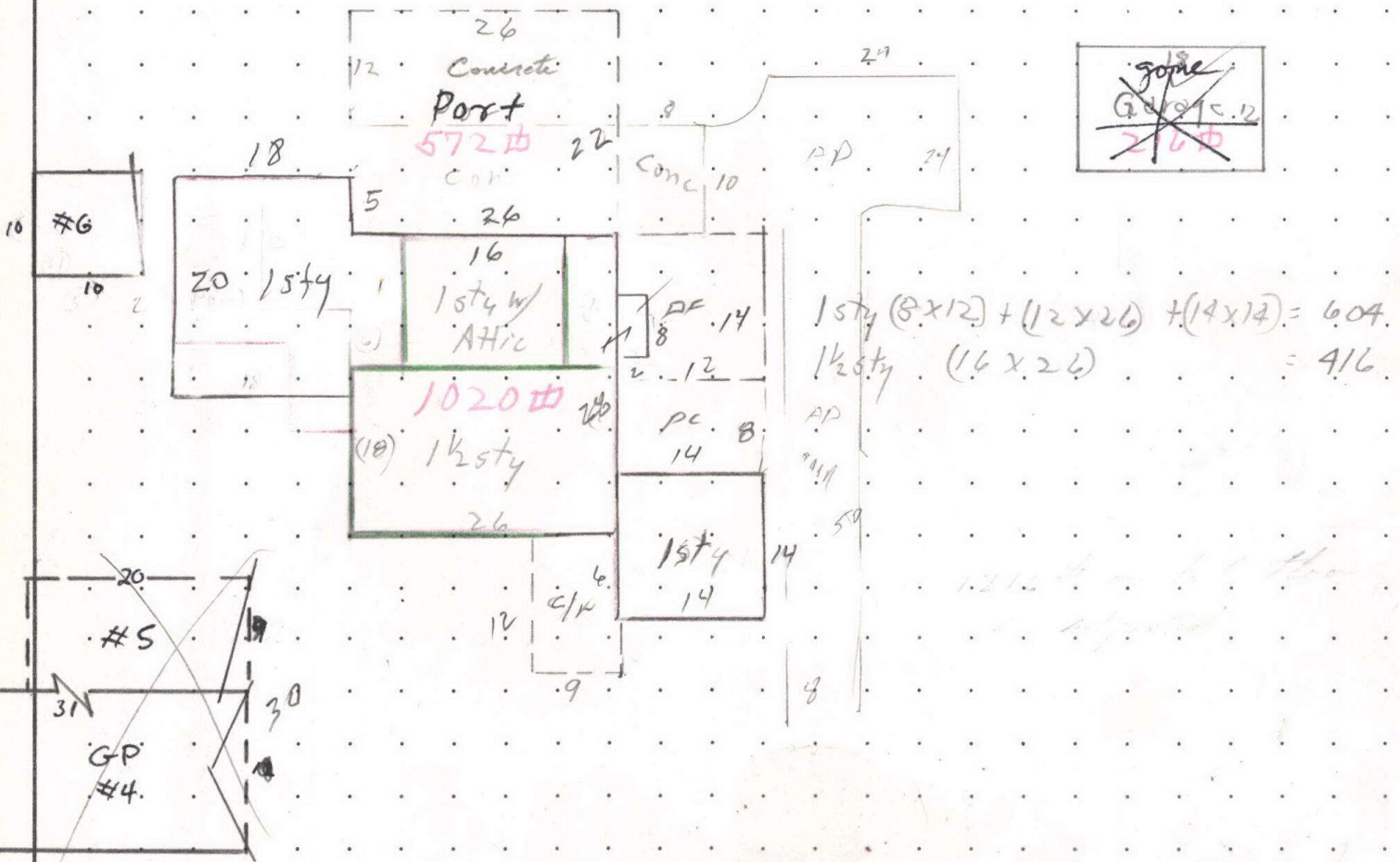
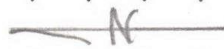
MAP NO.

19-8-2W

600

1st^y (26x28)+(8x20)+(14x14) = 1284 + (2x8)

Attic (18x26)+(16x12) = 660



1st^y (8x12)+(12x26)+(14x14) = 604
 1 1/2 sty (16x26) = 416

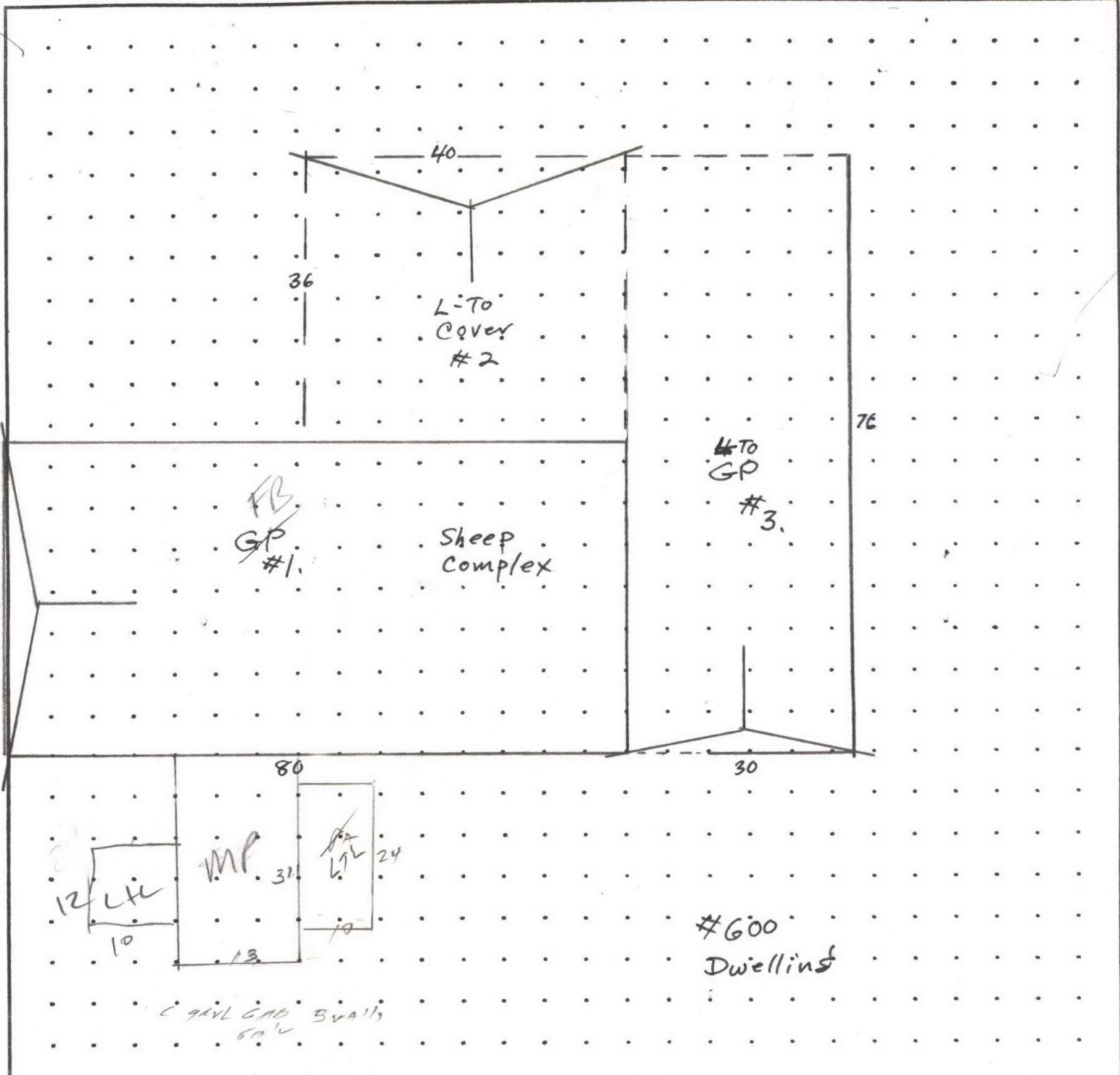
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
64	Osb	
71	RAJ	
2/11/76	4 May	1216#
3-26-84	RWH	
1-2-92	Reyes	
7-12-02	Reyes	

BUILDING DIAGRAM AND OUTBUILDINGS



#500
ACCT. NO. 57410-001

MAP NO. 19 8 2w 600



MEASUREMENT VERIFIED		REMARKS: Adj'dcent to #600
DATE	BY	
3-26-84	RWH	
7-12-02	Reyer	
4-2-12	7/3 cycle	

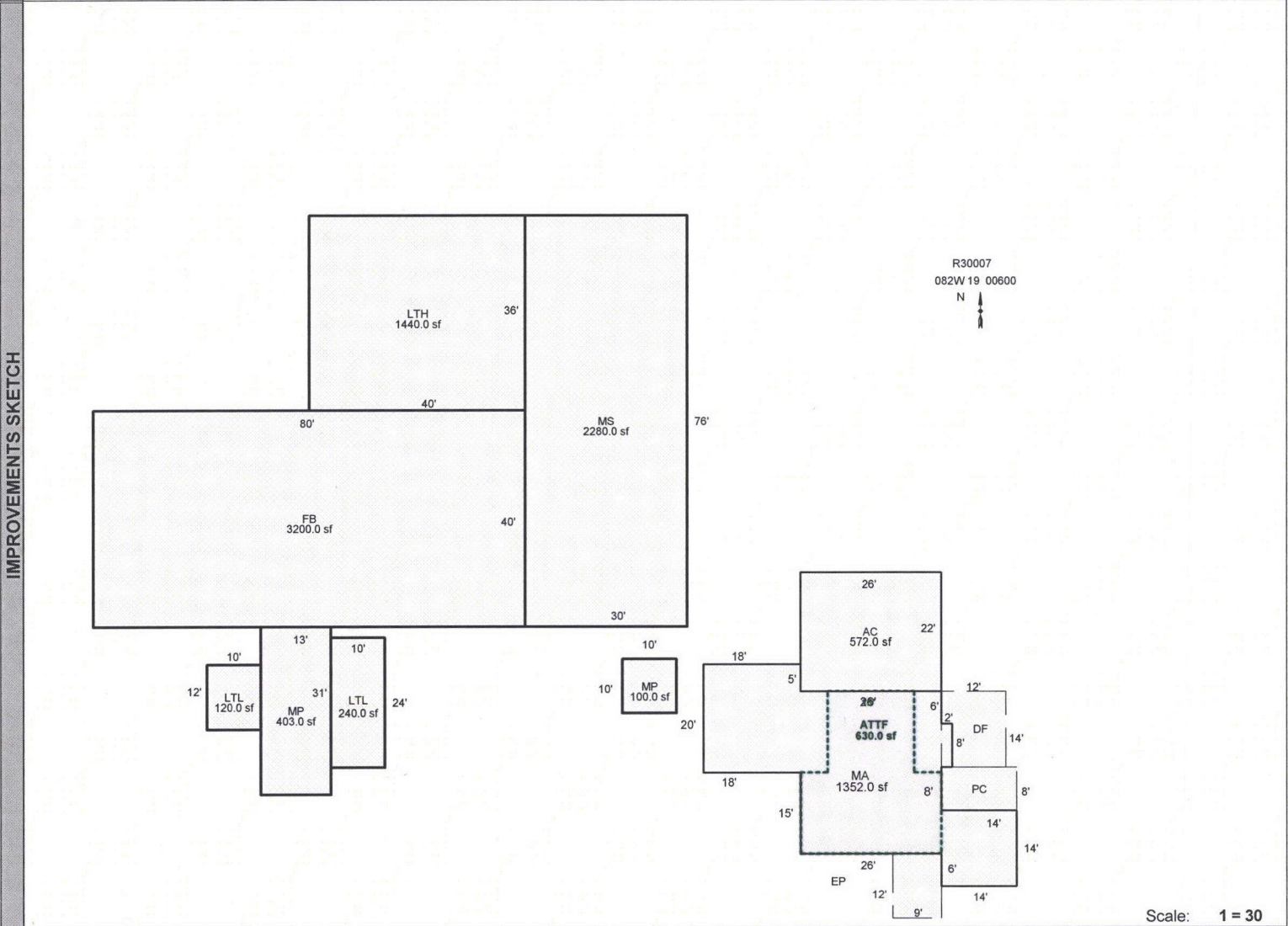
← Access Lane →

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W19 00600

File No R30007

SUBJECT	Property Address 6542 Coates Dr SE	State OR	Zip 97317
	City Salem		
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1352.0	202.0	1352.0
	GLA2	ATTF	1.00	630.0	112.0	630.0
	GBA1	MP	1.00	100.0	40.0	
		FB	1.00	3200.0	240.0	
		LTH	1.00	1440.0	152.0	
		MS	1.00	2280.0	212.0	
		MP	1.00	403.0	88.0	
		LTL	1.00	240.0	68.0	
		LTL	1.00	120.0	44.0	7783.0
	GAR	AC	1.00	572.0	96.0	572.0
	P/P	DF	1.00	168.0	52.0	
		PC	1.00	112.0	44.0	
		PC	1.00	108.0	42.0	388.0
Net LIVABLE Area			(rounded w/ factors)		1982	
Net BUILDING Area			(rounded w/ factors)		7783	

Comment Table 1	
Apex 5/14/2012 Jane	
Comment Table 2	Comment Table 3

R30007 082W19 00600 Appr #: _____ Date _____ Prop Class 551 Prop Code A94
 Situs Address 6542 COATES DR SE Franchise Code 73 Year For: 2012-2013
 Owner MARSHALL, DAVID A

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 147,580 RMV Imp: 98,890 RMV Total: 246,470 M50 Total: 114,540

Segment	LTC						Land
Class							
Dim/Size	10X12						
Foundation							
Exter Wall							
Wall Height	8'						
Inter Finish							
Roof Cover	METAL						
Roof Style	SHED						
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1970						
Cond.							
% Good							
% Comp	100						
Lump Sum							
Except. Code	INV						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009S	1.00		
3	FOUR HILL DRY	009S	1.30		
4	FOUR HILL DRY	009S	1.02		

Eff Acres 4.75 Companion Accounts R332582 082W19 00501

Date 5/14/12 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

R30007 082W19 00600 Appr #: _____ Date _____ Prop Class 551 Prop Code A94
 Situs Address 6542 COATES DR SE Franchise Code 73 Year For: 2012-2013
 Owner MARSHALL, DAVID A

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 147,580 RMV Imp: 98,890 RMV Total: 246,470 M50 Total: 114,540

Seg.Type MS Seg. # 5.1 Method: F09 Class 4 Area 2280 Eff Area 2280
 Length 76 Width 30 Foundation FRAME Ex. Wall EWALL2 Roof Cover METAL
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 2,750
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type MP Seg. # 6.1 Method: F09 Class 4 Area 403 Eff Area 403
 Length 31 Width 13 Foundation POST Ex. Wall 10FT;METAL Roof Cover METAL
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 920
 Lump Sum _____ Except Code/Year n/c Comments _____

Seg.Type LTL Seg. # 7.1 Method: F09 Class Area 240 Eff Area 240
 Length 24 Width 10 Foundation POST Ex. Wall Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 140
 Lump Sum _____ Except Code/Year n/c Comments _____

R30007 082W19 00600 Appr #: 73 Date 4-2-12 Prop Class 551 Prop Code A94
 Situs Address 6542 COATES DR SE Franchise Code 73 Year For: 2012-2013
 Owner MARSHALL, DAVID A

Notes: SPoke TO OWNER Tags Cycle Sales Verification Other: _____

RMV Land: 147,580 RMV Imp: 98,890 RMV Total: 246,470 M50 Total: 114,540
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1300 Eff Area 1300
 Length Width Roof Cover COMP Plumbing BATH1.5;HT 1352 Heat FA
 Fireplace HRTH-P Inter. Comp: DW;RNG Open Bedrooms
 Year Built 1901 Eff. Year Built 1940 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 52,440
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 4 Area 660 Eff Area 660
 Length Width Roof Cover Plumbing 630 Heat FA
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 1901 Eff. Year Built 1940 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 18,570
 Lump Sum ___ Except Code/Year n/c Comments _____

Accessory Improvements

Seg.Type AC Seg. # 1.3 Method: R05 Class 4 Area 572 Eff Area 572
 Length 26 Width 22 Foundation POST Ex. Wall Roof Cover COMP
 Roof Style GABLE Floor CONC Plumbing
 Year Built 1960 Eff. Year Built: 1960 Cond. P F A G E % Comp ___ Econ ___ RMV: 10,980
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type YI4A Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type EP Seg. # 8.1 Method: F;LS Class Area 108 Eff Area 108
 Length 9 Width 12 Foundation FRAME Ex. Wall VERT Roof Cover COMP
 Roof Style GABLE Floor Plumbing
 Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,200
 Lump Sum ___ Except Code/Year n/c Comments _____

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 4 Area 100 Eff Area 100
 Length 10 Width 10 Foundation CONC Ex. Wall PLYWD Roof Cover SHAKE
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 400
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type FB Seg. # 3.1 Method: F09 Class 5 Area 3200 Eff Area 3200
 Length 80 Width 40 Foundation CONC Ex. Wall METAL Roof Cover METAL
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 4,670
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type LTH Seg. # 4.1 Method: F09 Class Area 1440 Eff Area 1440
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1964
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 820
 Lump Sum ___ Except Code/Year INV Comments CORRECT TO LTH

Specialty Assessed Land Appraisal Card

Account: R30007

Map Tax Lot: 082W19 00600

Name: CARROLL, SAMUEL LEE & CARROLL, GINA

Acres: 3.32

Franchise: 73

M 4150 COATES CREST WY SEASLEM,
OR 97317

Related Accounts:

LSU

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV
Y99	LT	1001	FARM OSD	0.00	OSDA.RUR	40,000	4,000	4,000
Y09	HS	1021	FARM HOMESITE	1.00	009S	30,090	30,090	31,400
Y82	ASU	3350	FOUR HILL DRY	2.32	009S	69,800	2,950	1,480

Inspection Date: 5 16 16

Remarks: FARM USE OK

#73/ME
5-11-16

Specially Assessed Land Appraisal Card

Account: R30007

Map Tax Lot: 082W19 00600

Name: CARROLL, SAMUEL LEE & CARROLL, GINA

Acres: 3.32

Franchise: 73

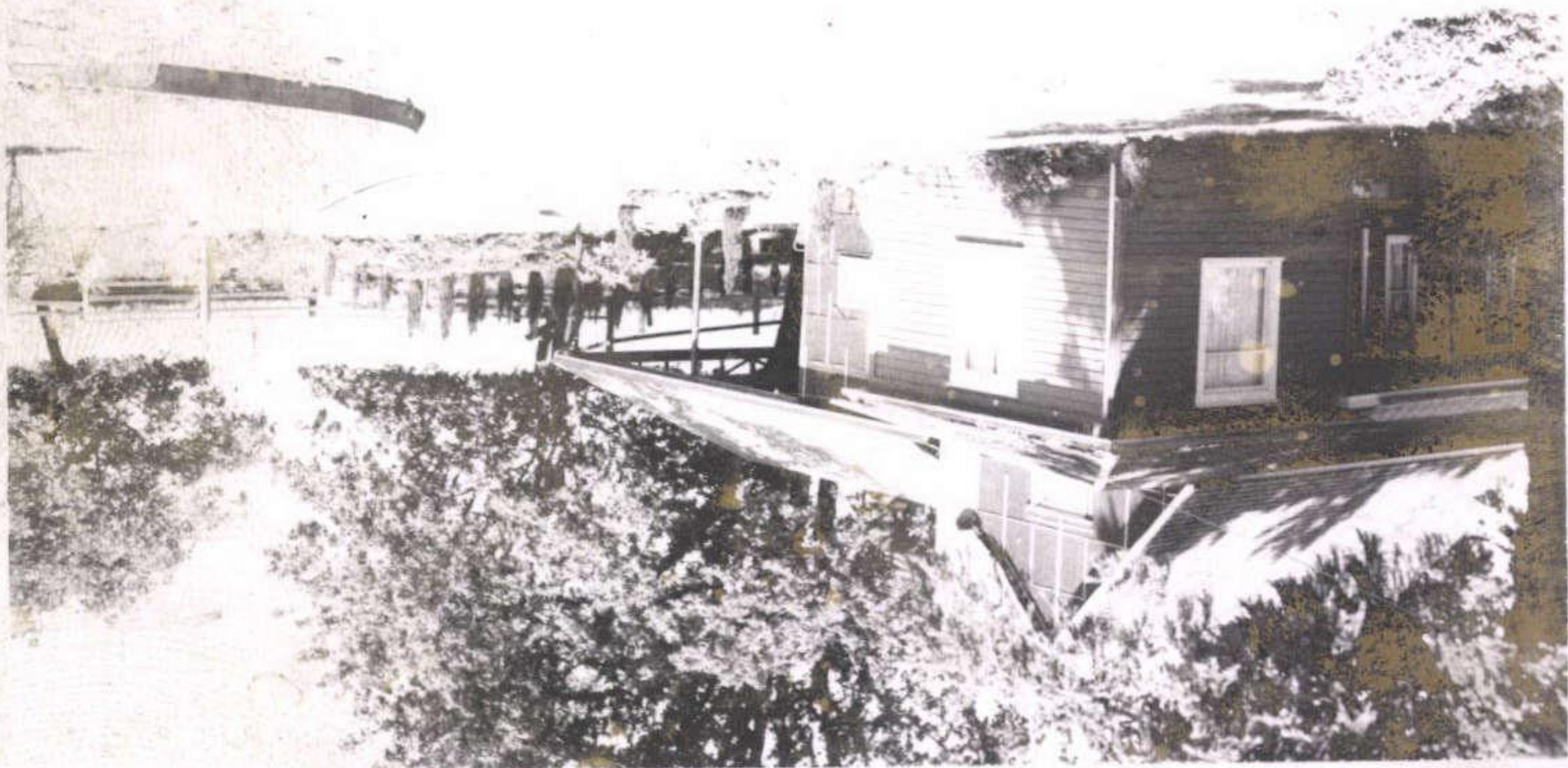
M 4150 COATES CREST WY SEALEM,
OR 97317

Related Accounts:

Event Code	Date	Comment
FARMSALE	3/15/2016	MARCH 2016: THIS FARM PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM USE IN MAY 2016
2015FARM	6/15/2015	JUNE 2015 - SENT NEW OWNER SALES CONFIRMATION LETTER & FARM FLYER

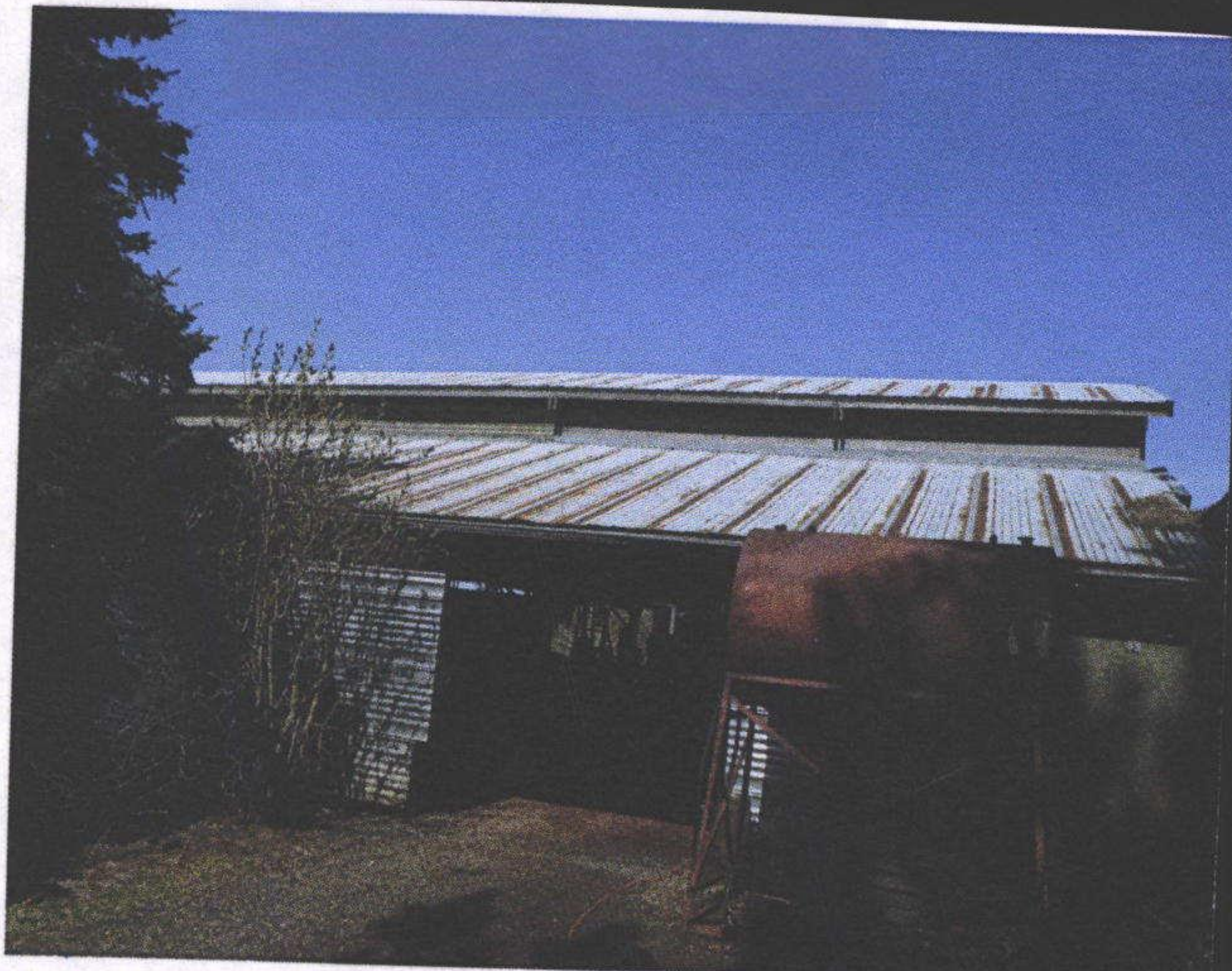
Sale

Gardens
FARM?





4-2-12 R 30007 MA



4-2-12

R30007

G B



57498-000

1-92



57408-000

1.92



57408-000

1.92



