

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 5/29/25

Print Date: 4/16/2025

Acct ID: 561666 MTL: 083W20C001400 Date: 5/15/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 457

Situs: 2987 NEHALEM ST S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 50354 Year: 2025

Last Date Appraised: 09/20/2013 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: SHIRAZ LLC Roll Type: R

Cycle Tag Sales Verification Other: clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 381064

RMV Land: 309050 RMV Imp: 523880 RMV Total: 832930 MAV: 361470 MSAV: 19594 SAV: 41396

Comment: Needs unit review

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <u>4</u>	Value Source: Farm Homesite	Description:			RMV: 43690	Exception: Y N
Adjustment(s): VWAR			Fire Patrol:	Description:		
Comments: Liability year - 2009 / 2400230: 01-02; REAPPRAISAL						

Site: 3	Code Area: 92430	Size: 9.09 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 215360	Exception: Y N
Adjustment(s): VWAR			Fire Patrol:	Description:		
Comments: Liability year - 1981 / 2400230: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR /01-02; REAPPRAISAL, CHANGED SOIL CLASS FROM 4 HILL IRR TO 4 HILL DRY						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 152 -	Year Blt: 1974	Eff Year Blt: 1964	Sq.Ft: 4470	% Complete: 100
Desc: Multi Story above grade				Dimensions:	RMV: 516400	
Func Obsc: 90	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: Y N
First Floor	5 -	Finished	2225	0	FB-1/ HB-1	1974	1964	ROOF, FP - 2, HVAC+, KIT-, BTH - 1, BATH - 1	Exception: Y N
Second Floor	5 -	Finished	2245	4	FB-2	1974	1964	HVAC+, BATH - 2	Exception: Y N
Garage Attached	5	Finished	525	0	0	1974	1964	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	1974	30328	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92430	Stat Class: 351	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 800	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 40x20	RMV: 3250	
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: Y N
General Purpose Bldg	5	Finished	800	0	0	1974	1974	<u>Fair</u>	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 92430	Stat Class: 351	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 720	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 30x24	RMV: 3310	
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: Y N
General Purpose Bldg	5	Finished	720	0	0	1974	1974	FAIR	Exception: Y N

Accessories

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

Bldg: 4

Code Area: 92430

Stat Class: 354

Year Blt: 1974

Eff Year Blt: 1974

Sq.Ft: 600

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 30x20

RMV: 650

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
Lean-to Light Duty	4	Finished	600	0	0	1974	1974	FAIR

Exception: Y N

Accessories

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

Bldg: 5

Code Area: 92430

Stat Class: 354

Year Blt: 1974

Eff Year Blt: 1974

Sq.Ft: 338

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 26x13

RMV: 270

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	338	0	0	1974	1974	

Exception: Y N

Accessories

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

Bldg: 6

Code Area: 92430

Stat Class: 301

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions:

RMV: 0

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Planter part of Yt delete

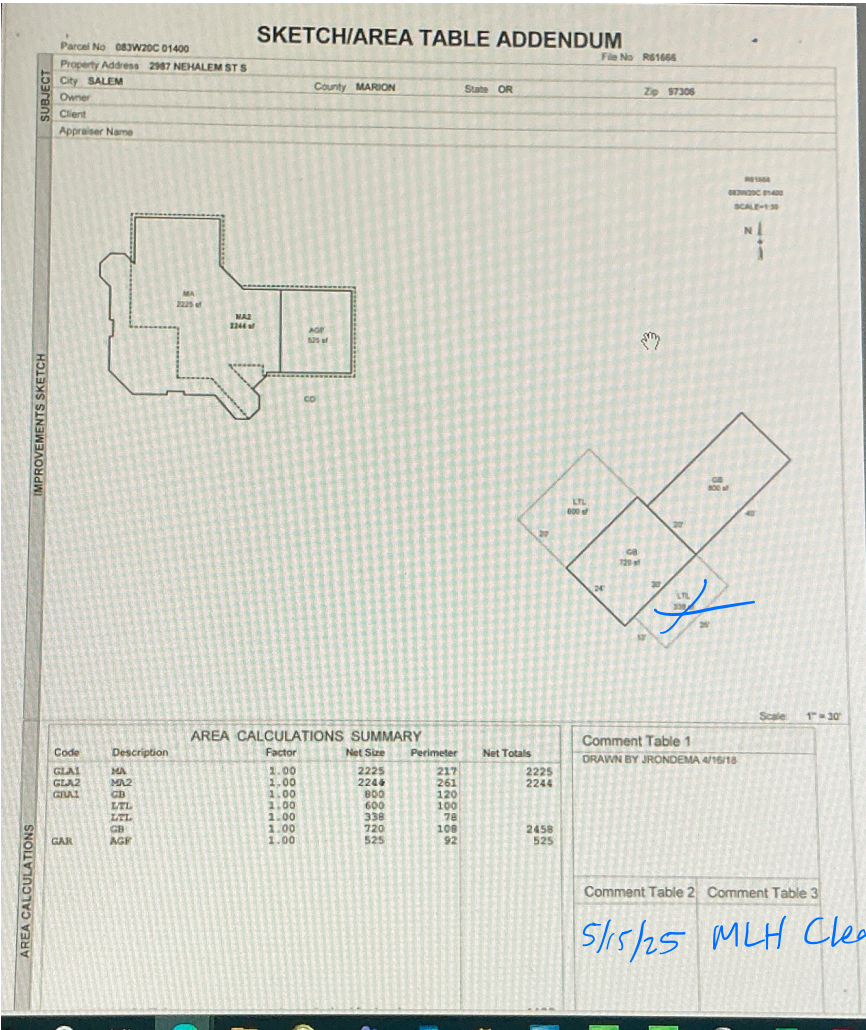
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	0	0	0	0	0	

Exception: Y N

Accessories

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



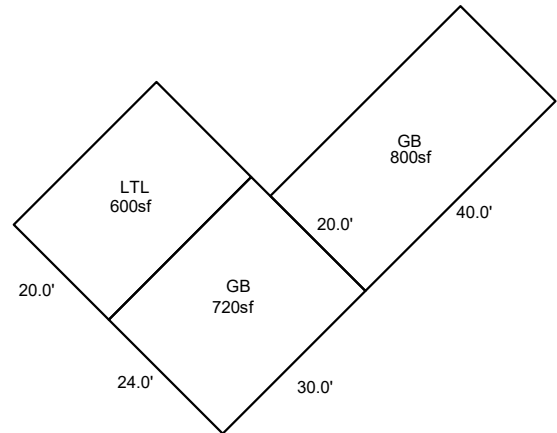
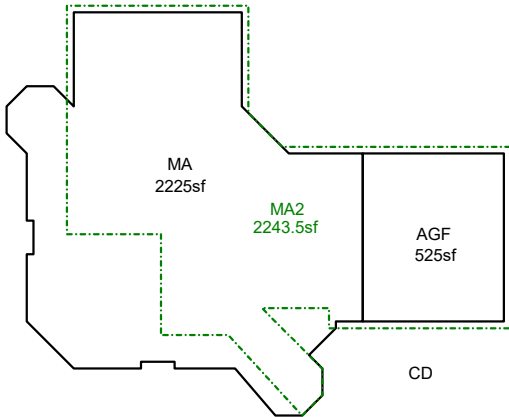
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561666 Parcel No.: 083W20C 01400
 Property Address: 2987 NEHALEM ST S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

561666
 083W20C 01400
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	800.0	120.0	
	LTL	1.0	600.0	100.0	
	GB	1.0	720.0	108.0	2120.0
GLA1	MA	1.0	2225.0	217.5	2225.0
GLA2	MA2	1.0	2243.5	261.3	2243.5
GAR	AGF	1.0	525.0	92.0	525.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/16/18
 UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

MLH 05/15/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE cnt 0 (rounded) 4,469
 Net BUILDING cnt 3 (rounded) 2,120

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561666

Parcel No.: 083W20C 01400

Property Address: 2987 NEHALEM ST S

City: SALEM

County: MARION

State: OR

ZipCode: 97306

Owner:

Client:

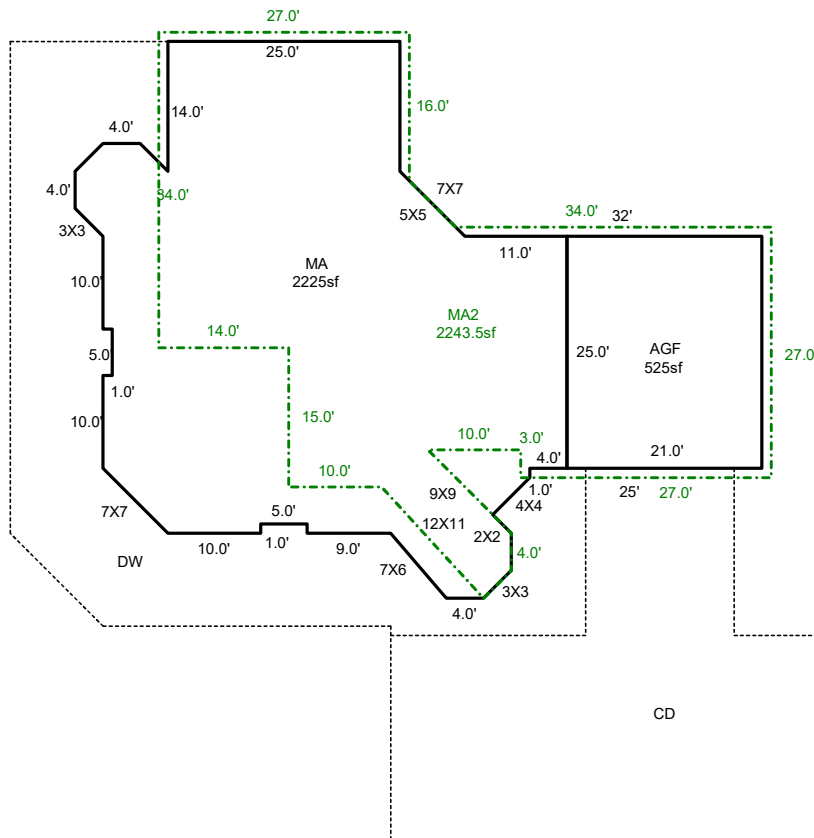
Client Address:

Appraiser Name:

Inspection Date:

SKETCH

561666
083W20C 01400
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2225.0	217.5	2225.0
GLA2	MA2	1.0	2243.5	261.3	2243.5
GAR	AGF	1.0	525.0	92.0	525.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/16/18
UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

MLH 05/15/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE	cnt	0	(rounded)	4,469
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R61666

04-13-2012



R61666a

04-13-2012



R61666b

04-13-2012



R61666c

04-13-2012



R61666d

04-13-2012



R61666e

04-13-2012



R61666gate

12-15-2011



R61666ma

12-15-2011

