

Summary

Lead Appr: Clerk: Lead Clerk: Appr: MLH 6/11/25

Print Date: 4/16/2025

Acct ID: 562891

MTL: 072W32A000400

Date: 5/16/25

Appr: MLH

Prop Class: 451

RMV Prop Class: 451

Situs: 452 CORDON RD SE SALEM OR 97317

MaSaNh: 01 06 000

Unit: 108511

Year: 2025

Last Date Appraised: 06/30/2016

Appraiser: CLINT LUKE

Retag: Y N

Tag info:

Owner: ELWARD, PATRICIA K & ELWARD, SCOTT A &

Roll Type: R

Cycle Tag Sales Verification Other: Clean up

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 377980

RMV Land: 379090

RMV Imp: 305690

RMV Total: 684780

MAV: 377980

MSAV: 0

SAV: 0

Comment:

Notations

update Inventory

Input MLH 5/22/25

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Land

Site: 2

Code Area: 92410

Size: 4.47 Acres

Use Code: 005

Zone: REST

SAV Use:

Exception: 0

Class: 2BI

Value Source: Rural Restrictive

Description:

RMV: 329090

Exception: Y N

Adjustment(s): GSOIL IRR

Fire Patrol:

Description:

Comments: 10-11: COMBINED LAND SEG5// 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 92410

Stat Class: 141

Year Blt: 1976

Eff Year Blt: 1976

Sq.Ft: 1674

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 291770

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	4	Finished	1674	3	FB-2	1976	1976	ROOF, FP - 2, HVAC+, KIT+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	601	0	0	1976	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	4	1	1976	32528	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 92410

Stat Class: 351

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 1440

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 60x24

RMV: 13660

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	
General Purpose Bldg	5	Finished	1440	0	0	1996	1996	FAIR	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 92410

Stat Class: 301

Year Blt:

Eff Year Blt:

Sq.Ft: 16

% Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 4x4

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	
Building Structure	0	Finished	16	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4

Code Area: 92410

Stat Class: 354

Year Blt:

Eff Year Blt:

Sq.Ft: 64

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 8x8

RMV: 260

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

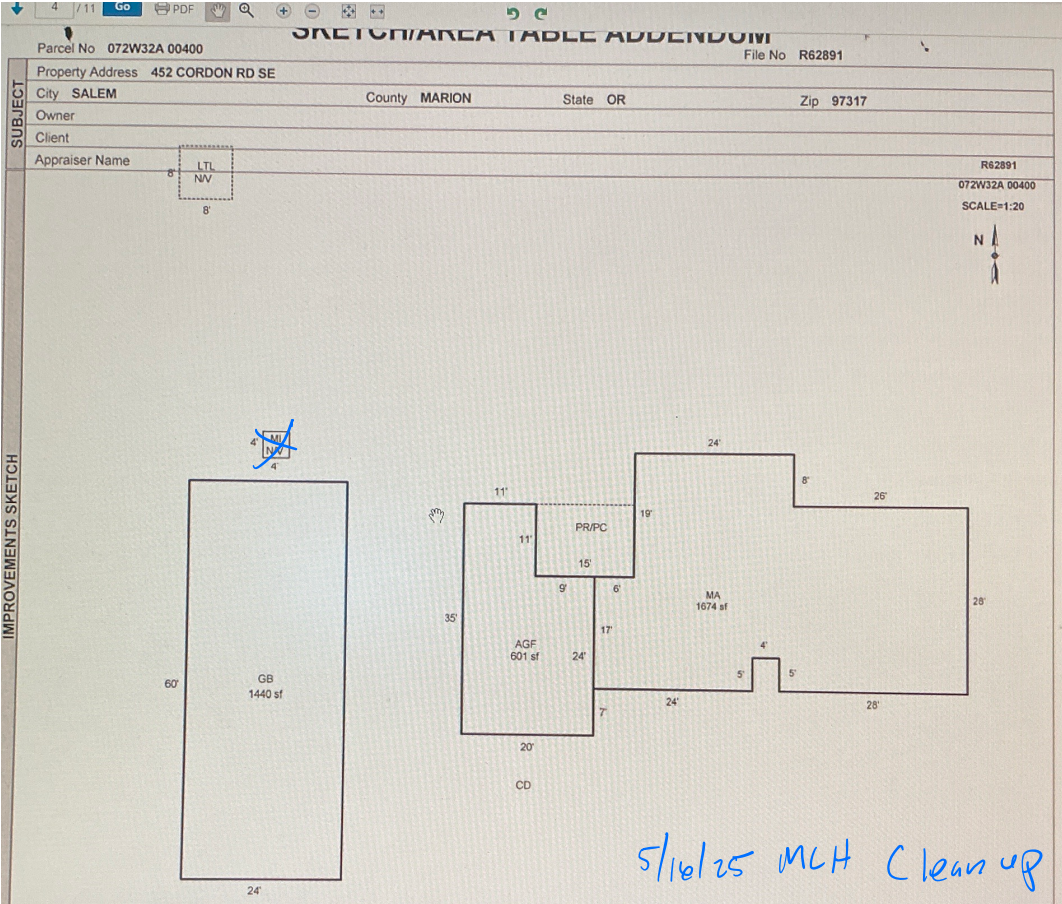
Floors

Conversion Error

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	64	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.: 562891

Parcel No.: 072W32A 00400

Property Address: 452 CORDON RD SE

City: SALEM

County: MARION

State: OR

ZipCode: 97317

Owner:

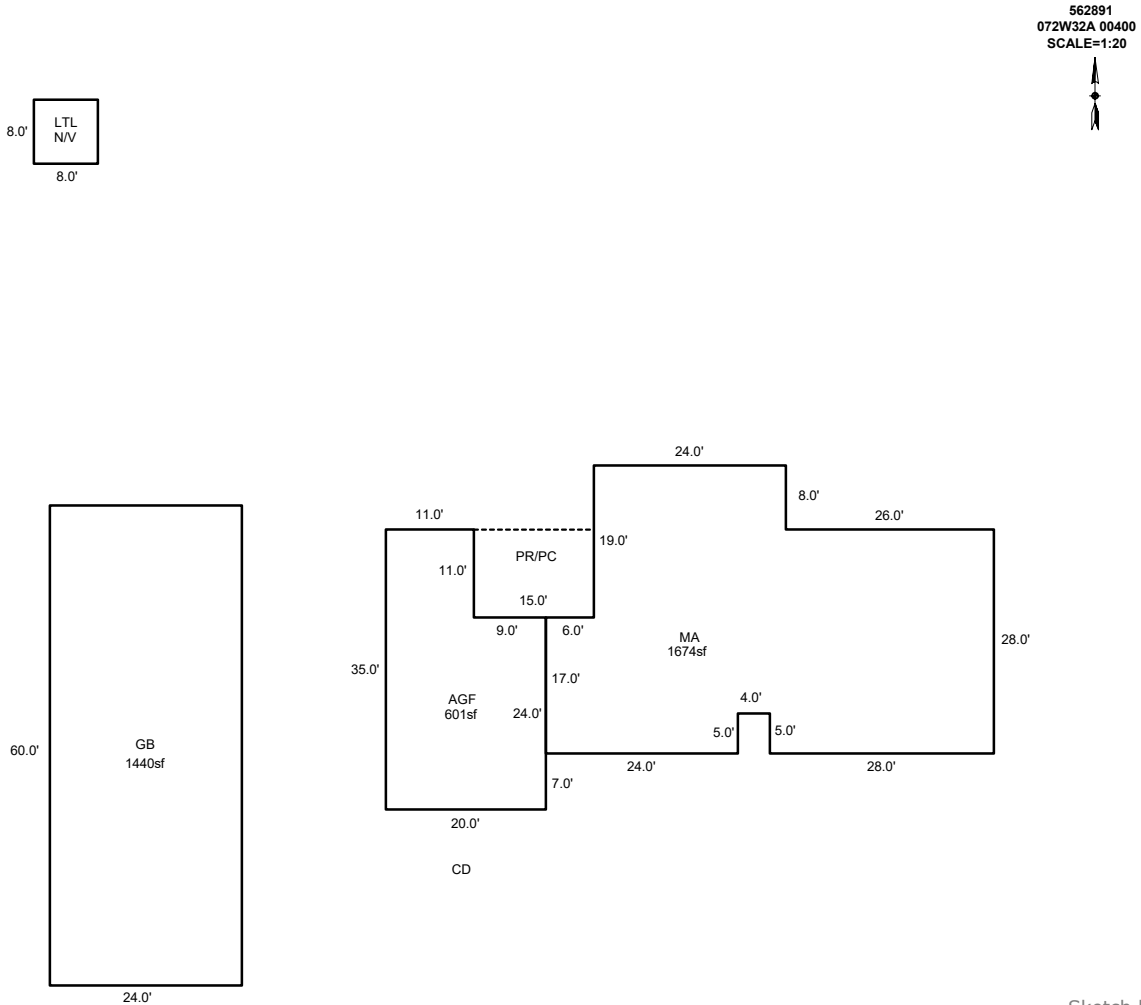
Client:

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	GB	1.0	1440.0	168.0	
	LTL	1.0	64.0	32.0	1504.0
GLA1	MA	1.0	1674.0	194.0	1674.0
GAR	AGF	1.0	601.0	110.0	601.0

DRAWN BY JRONDEMA 1/8/18
UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

MLH 05/16/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE	cnt	0	(rounded)	1,674
Net BUILDING	cnt	2	(rounded)	1,504



R62891
MA & AGF
S.SIDE

6/30/16



R62891

GB 60X24

SE SIDE

6/30/16



