

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

GP4

Print Date: 1/25/2024

Acct ID: 353973

MTL: 063W24C002007

Date:

4/22/25

 Appr:

GP4

Prop Class: 401

RMV Prop Class: 401

Situs: 2075 COLEMAN WAY NE SALEM OR 97303

MaSaNh: 04 06 002

Unit: 90977

Year: 2024

Last Date Appraised: 11/09/2018

Appraiser: GERARDO RAMIREZ HERNANDEZ

Retag: Y

N

Tag info:

Owner: IGNATOVICH, PAUL K & IGNATOVICH, ELENA V

Roll Type: R

Cycle

Tag

Sales Verification

Other:

Inspection level: 1 2

3

 4

LCB

TTO

INSP

AV: 465160

RMV Land: 260900

RMV Imp: 677870

RMV Total: 938770

MAV: 465160

MSAV: 0

SAV: 0

Comment:

watch for dogs signs

ADD NEW MS AND MP 100% , UPDATE INV

Notations

No notation data available.

OSDs

Count	Code	Description	GOOD I/O	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE		45000	01410	0

Land

Site: 1

Code Area: 01410

Size: 1.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 107950

Exception: Y N

Adjustment(s): GSOIL, IRR

Fire Patrol:

Description:

Comments: 18-19: PER #29 CHG 1 ACRE TO MARKET HOMESITE AND ADD OSD FOR NEW RES// 17-18: SV #102 NO CHG

Site:

3

Code Area: 01410

Size: 1.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 107950

Exception: Y

N

Adjustment(s): GSOIL, IRR

Fire Patrol:

Description:

Comments:

COMBINE TO 1 NO MAV CHANGE

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 01410

Stat Class: 152

Year Blt: 2017

Eff Year Blt: 2017

Sq.Ft: 3407

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 615640

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	5	Finished	2656	4	FB-3	2017	2017	BATH - 3, KIT, BATH+, ROOF, HVAC, FP - 1	Exception: Y N
Attic	5	Finished	751	0	0	2017	2017	HVAC, ROOF	Exception: Y N
Garage Attached	5	Finished	925	0	0	2017	2017	ROOF	Exception: Y N

Accessories

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

Bldg: 2

Code Area: 01410

Stat Class: 107

Year Blt:

Eff Year Blt: 2017

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 36670

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	
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	5	1	2017	36666	1	Exception: Y N

move to MA

Good.

Bldg: 4

Code Area: 01410

Stat Class: 108

Year Blt: 2018

Eff Year Blt: 2018

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 11760

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	
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	4000	2018	11760	1	Exception: Y N

move to MA

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01410	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 20x20	RMV: 13800	
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: Y N
Multi-Purpose Bldg	6	Finished	400	0	0	2018	2018	FAIR <i>Aug</i>	

Accessories

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



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353973

Parcel No.: 063W24C 02007

Property Address: 2075 COLEMAN WY NE

City: SALEM

County: MARION

State: OR

ZipCode: 97303

Owner:

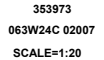
Client:

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	MP	1.0	400.0	80.0	
	MS	1.0	480.0	92.0	
	MP	1.0	128.0	48.0	1008.0
GLA1	MA	1.0	2655.6	254.6	2655.6
GLA2	ATTF	1.0	750.7	162.1	750.7
GAR	AGF	1.0	924.6	141.2	924.6
P/P	PR/PC	1.0	200.0	57.0	
	PR/PC	1.0	143.3	66.0	343.3

DRAWN BY JRONDEMA 11/29/17
UPDATED BY JRONDEMA 11/13/18
UPDATED BY CLOBERG 05/21/25

COMMENT TABLE 2

GRH 04/22/25

COMMENT TABLE 3

CYCLE L3

Net LIVABLE	cnt	0	(rounded)	3,406
Net BUILDING	cnt	3	(rounded)	1,008

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 02007

File No R353973

Property Address 2075 COLEMAN WY NE

City SALEM

County MARION

State OR

Zip 97303

Owner

Client

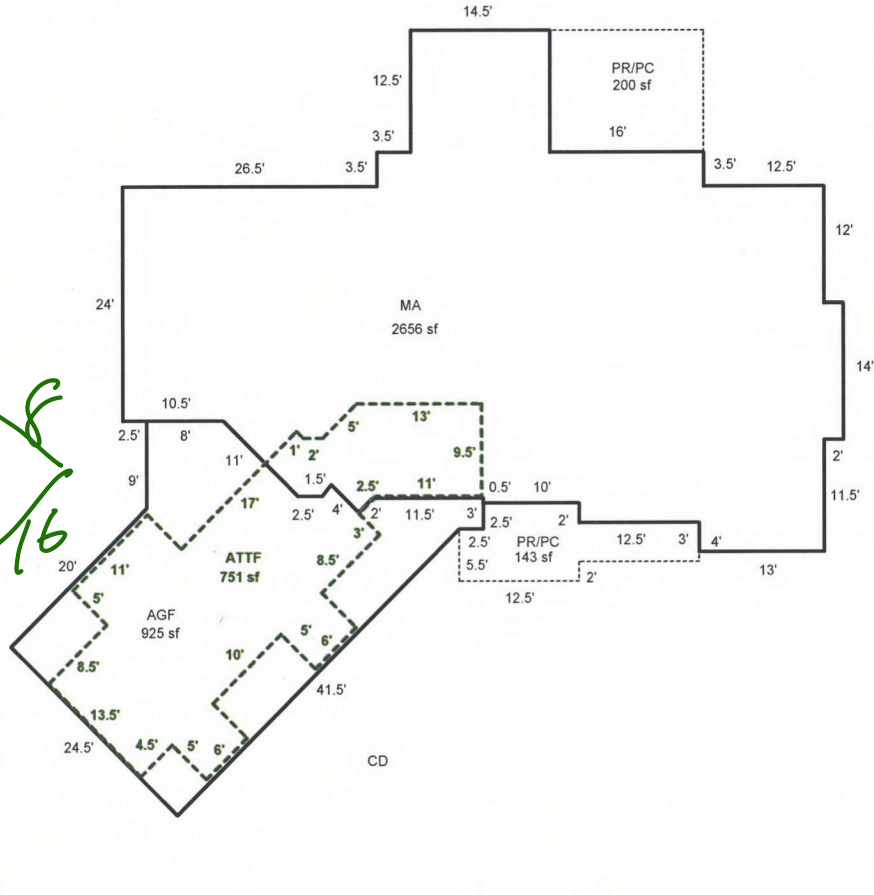
Appraiser Name

R353973
063W24C 02007
SCALE=1:20



IMPROVEMENTS SKETCH

Handwritten notes:
MP
MS
30
16
8



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2656	255	2656
GLA2	ATTF	1.00	751	162	751
GBA1	MP	1.00	400	80	400
GAR	AGF	1.00	925	141	925
P/P	PR/PC	1.00	200	57	57
	PR/PC	1.00	143	66	343

Comment Table 1

DRAWN BY JRONDEMA 11/29/17
UPDATED BY JRONDEMA 11/13/18

Comment Table 2

Comment Table 3

Handwritten: GH 4/22/25 Cycle L3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

3406
400

ACCOUNT # 353973 DATE: 4/22/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR GRH TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE MS
STAT / CLASS 353/5
SIZE 16X30
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2021
EFF YR 2021
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE MP
STAT / CLASS 341/5
SIZE 8X16
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2021
EFF YR 2021
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____