

Acct ID: 353972

MTL: 063W24C002006

Date: 6/3/25

Appr: GRH

Prop Class: 401

RMV Prop Class: 401

Situs: 2045 COLEMAN WAY NE SALEM OR 97303

MaSaNh: 04 06 002

Unit: 90976

Year: 2024

Last Date Appraised: 09/02/2021

Appraiser: GERARDO RAMIREZ HERNANDEZ

Retag: Y N

Tag info: Add pool for 2026 tag built in 2025

Owner: BLAIR,CRAIG JOSEPH & BLAIR,MARY MARGARET

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 452930

RMV Land: 260910

RMV Imp: 488280

RMV Total: 749190

MAV: 452930

MSAV: 0

SAV: 0

Comment: 22-23: L4 09.02.2021 GRH// LEVEL 2 1.13.21 JS29// LEVEL 4 C19 4-27-20 06WV

New pool built in 2025

No pictures or dimension given

Notations

Update inv

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1

Code Area: 01410

Size: 2.00 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 280

Value Source: Rural at MKT

Description:

RMV: 215910

Exception: Y N

Adjustment(s): GSOL, IRR

Fire Patrol:

Description:

Comments: 21-22: PER #29 ADD OSD FOR NEW RES// 21-22: #06 CYCLE C19, NO CHG //19-20: DISQ FARM USE

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 01410

Stat Class: 142

Year Blt: 2020

Eff Year Blt: 2020

Sq.Ft: 3407

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 484670

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	1768	0	HB-1	2020	2020	BTH - 1, KIT, ROOF, HVAC	Exception: Y N
Second Floor	4	Finished	1639	4	FB-2	2020	2020	BATH - 2, BATH+, HVAC, ROOF	Exception: Y N
Garage Attached	4	Finished	810	0	0	2020	2020	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	924	2021	2973	0	Exception: Y N
PATIO	4	192	2021	1045	0	Exception: Y N
PATIO	4	198	2021	1078	0	Exception: Y N
PATIO	4	280	2021	1525	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	26	2021	746	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	148	2021	4249	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	192	2021	5512	0	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 01410

Stat Class: 341

Year Blt: 2021

Eff Year Blt: 2021

Sq.Ft: 192

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 16x12

RMV: 3610

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	192	0	0	2021	2021	Fair	Exception: Y N

Accessories

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

ACCOUNT # 353972 DATE: 6/3/25 RMV CLASS _____ PROP CLASS _____
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 SP
STAT / CLASS _____
SIZE 15X40
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2025
EFF YR 2025
% COMP 100
EXCEPT Y N
MISC: _____
Add 50% Function
COMMENT: outside pool

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

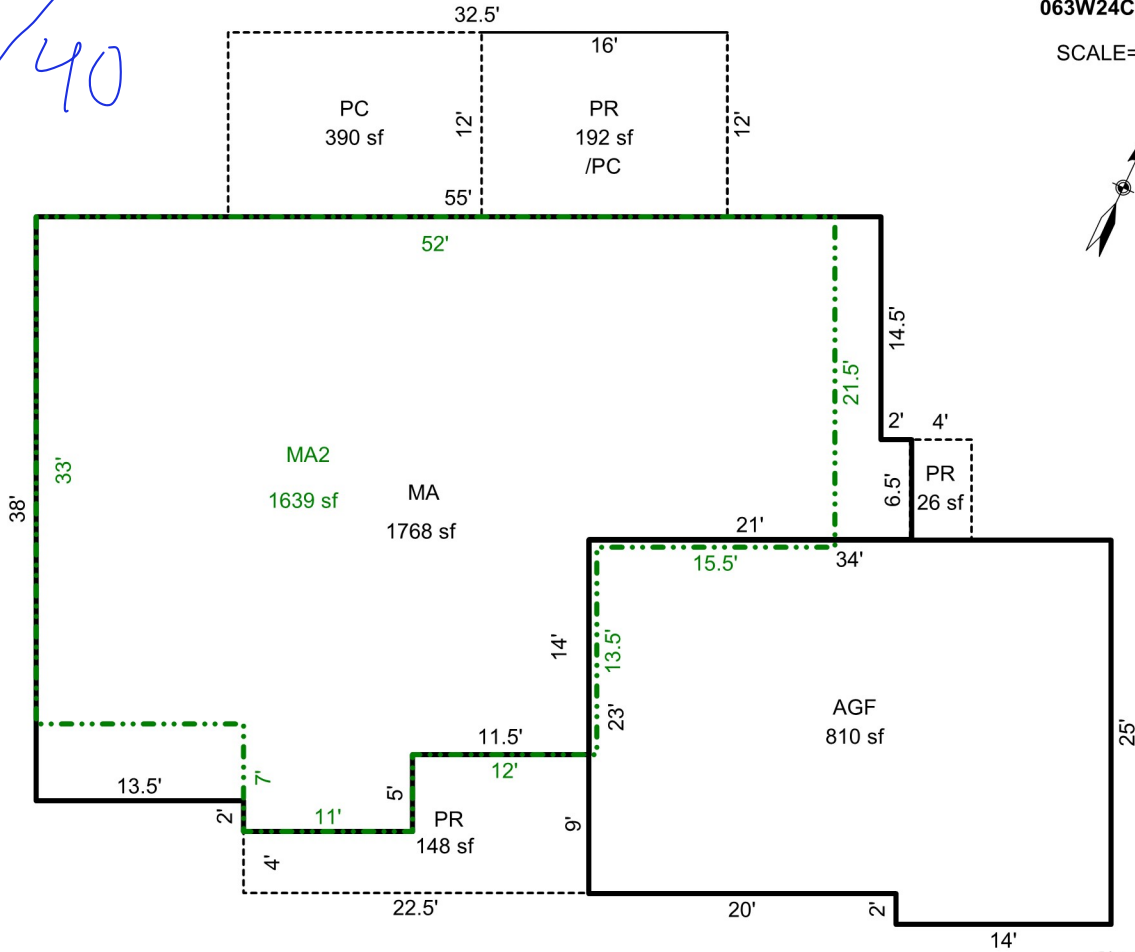
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R353972 Parcel No.: 063W24C 02006
 Property Address: 2045 COLEMAN WAY NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R353972
 063W24C 02006
 SCALE=1:10



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1767.5	194.0	1767.5
GLA2	MA2	1.0	1638.8	184.0	1638.8
GAR	AGF	1.0	810.0	118.0	810.0
P/P	PR	1.0	147.5	63.0	
	PR	1.0	26.0	21.0	
	PC	1.0	390.0	89.0	
	PR	1.0	192.0	56.0	755.5

COMMENT TABLE 1

SKETCHED BY PHU 12.24.20: 555-20-005455

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,406

SUBJECT INFO

Inspection Date:

15' 40' 60ft away

16'

32.5'

16'

12'

12'

55'

PC
390 sf

PR
192 sf
/PC

38'

33'

MA2
1639 sf

MA
1768 sf

52'

21.5'

14.5'

2'

4'

6.5'

PR
26 sf

21'

15.5'

34'

14'

13.5'

7'

2'

11'

5'

12'

11.5'

9'

PR
148 sf

23'

13.5'

AGF
810 sf

20'

14'

25'

22.5'

PC

280

R353
063W24C
SCALE=

Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1767.5	199.0	1767.5
GLA2	MA2	1.0	1638.8	184.0	1638.8
GAR	AGF	1.0	810.0	118.0	810.0
P/P	PR	1.0	147.5	63.0	
	PR	1.0	26.0	21.0	
	PC	1.0	390.0	89.0	
	PR	1.0	192.0	56.0	755.5

SKETCHED BY PHU 12.24.20: 555-20-005455

$364 \div 4 = 924$
 $924 \div 4 = 231$
 $231 \div 3 = 77$
 $77 \div 7 = 11$
 $11 \div 11 = 1$
 $1 \div 1 = 1$

cycle L3