

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: JJS 11.13.25

Print Date: 9/29/2025

Acct ID: 563411 MTL: 082W11B001100

Date: 11.6.25 Appr: 335 Prop Class: 401 RMV Prop Class: 401

Situs: 7735 HARPOLE ST SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 116453 Year: 2025

Last Date Appraised: 08/21/2017 Appraiser: CLINT LUKE Tag: Y N Tag info:

Owner: COLEMAN, JUSTIN Last Sales Date: 06/27/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327370

RMV Land: 298400 RMV Imp: 409420 RMV Total: 707820 MAV: 327370 MSAV: 0 SAV: 0

Comment:

SV

MLS: 828486
DOM: 56

Code: 30

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 1.95 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: 4BD RMV: 248400 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1977 Eff Year Blt: 1990 Sq.Ft: 1461 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 321800

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	1461	3	FB-2	1977	1990	BATH - 2, FP - 2, HVAC+, ROOF, KIT+	Y N
Garage Attached	4	Finished	656	0	0	1977	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	1	1990	37018	1

Exception: Y N

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 360 % Complete: 100.00

Desc: Res other improvements Dimensions: RMV: 60030

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
Garage Detached	3	Finished	720	0	0	1993	1993	ROOF, HVAC	Y N
Lean-to Light Duty	3	Finished	360	0	0	1993	1993	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 12220

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	5912	1980	11528	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1080 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 15370

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
General Purpose Bldg	5	Finished	1080	0	0	2007	2007	FAIR	Y N

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W11B 01100

File No R63411

SUBJECT

Property Address 7735 HARPOLE ST SE

City SALEM

County MARION

State OR

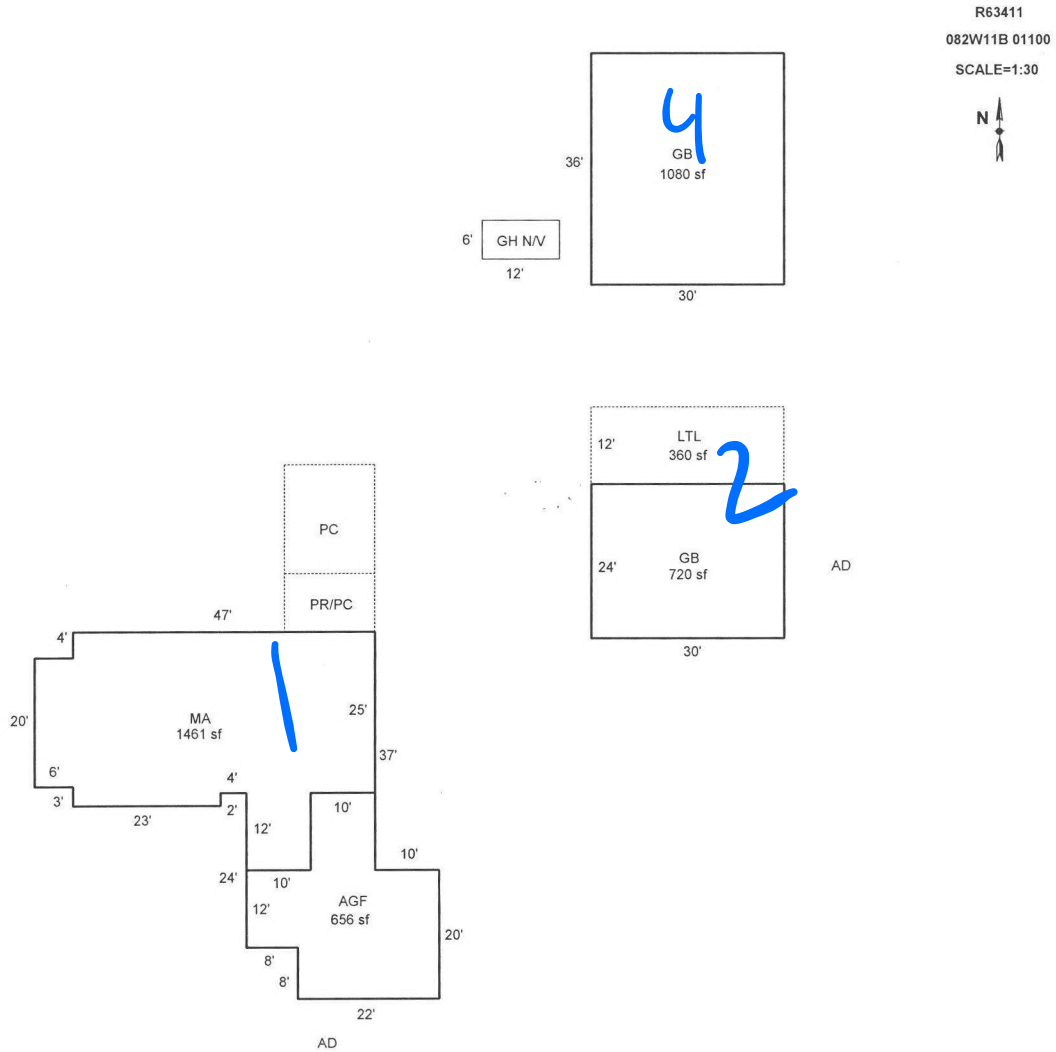
Zip 97317

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1461	184	1461
GBA1	GB	1.00	720	108	
	LTL	1.00	360	84	
	GB	1.00	1080	132	2160
GAR	AGF	1.00	656	124	656
Net LIVABLE Area (rounded w/ factors)					1461
Net BUILDING Area (rounded w/ factors)					2160

Comment Table 1

DRAWN BY JRONDEMA 8/29/17

Comment Table 2

8/21/17 SR #94
JTS 11.6.25

Comment Table 3

Cycle, N.V.
SV LY