

Summary

Lead Appr: WW 10/31 Clerk: Lead Clerk: Appr: GRH

Print Date: 9/26/2025

Acct ID: 519990 MTL: 063W25000800 Date: 10/17/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
Situs: 3000 PERKINS ST NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 65469 Year: 2025

Last Date Appraised: 05/28/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: COWAN, THOMAS W & COWAN, LORI W Last Sales Date: 09/28/2012 Roll Type: R
Cycle: Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 293759
RMV Land: 390860 RMV Imp: 644600 RMV Total: 1035460 MAV: 259140 MSAV: 34619 SAV: 71766
Comment: 25-26: L3 05.28.25 GRH

Notations

New GB 100%

Farm: Hazelnut

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

Land

Site: 2	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 56760	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2015					
Site: 3	Code Area: 01410	Size: 0.98 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 55630	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:						
Site: 4	Code Area: 01410	Size: 2.75 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 171710	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2015					
Site: 5	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 56760	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments:	Liability year - 2015					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 141	Year Blt: 1974	Eff Year Blt: 2000	Sq.Ft: 3797	% Complete: 100.00
Desc: One Story Only					Dimensions:	RMV: 552900
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	3797	5	FB-4	1974	2000	FP - 2, HVAC+, BATH+, KIT+, BATH - 4, ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	4	10800	1980	21060	1
GAZEBO	4	448	2000	3142	1
YARD IMPROVEMENTS AVERAGE	4	1	2000	28248	1

Bldg: 2	Code Area: 01410	Stat Class: 148	Year Blt: 1974	Eff Year Blt: 1994	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements					Dimensions:	RMV: 59650
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	4	Finished	576	0	HB-1	1974	1994	BTH - 1, ROOF	Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 138	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements					Dimensions:	RMV: 32050
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
Garage Detached	3	Unfinished	384	0	0	1993	1993	ROOF	

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004582	83658	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 40X80 FOR STORAGE FOR FARM EQUIPMENT, NO PLM

ACCOUNT # 519990

DATE: 10/17/25

RMV CLASS _____

PROP CLASS _____

MTL _____

APPR G7H

TAG Y (N)

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

TYPE GB
 STAT / CLASS 5
 SIZE 40X48
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

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

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
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 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: _____

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
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 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____



10.17.25



10.17.25



10.17.25

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W25 00800

File No R19990

Property Address 3000 Perkins St NE

City Salem

State OR

Zip 97303

Owner

Client

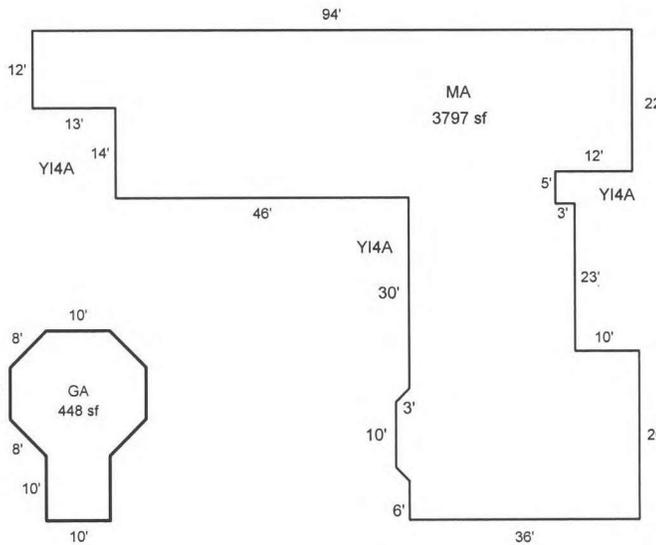
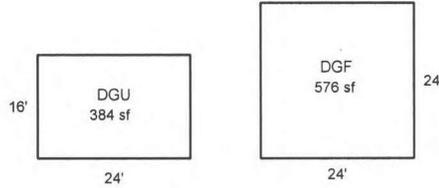
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

APEX UPDATED

R19990
063W25 00800
Scale 1:30



AD
(shared by 4 lots)

48

GB

Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3797	368	3797
GBA1	GA	1.00	448	88	448
GAR	DGF	1.00	576	96	
	DGU	1.00	384	80	960

40

Comment Table 1

Apex by RW 05/30/08
Updated by CW 3/3/14
Updated by CW 2/18/15

Comment Table 2

GAH 5/28/25

GRH 10.17.25

Comment Table 3

Cycle L3

TAGS L2

Net LIVABLE Area
Net BUILDING Area

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

3797
448