

Summary

Lead Appr: WW 10/20 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 557022 MTL: 082W04D001600 Date: 10825 Appr: LUKE Prop Class: 401 RMV Prop Class: 401
Situs: 6321 CULVER DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 132375 INPUT Year: 2025

Last Date Appraised: 09/15/2016 Appraiser: CLINT LUKE Tag: Y 6 Tag info: 2026 - Tags/Permit (Alt Energy System) 10-17-25

Owner: PAVLUKOV, NICKOLAY Last Sales Date: 12/29/2017 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 443250

RMV Land: 255710 RMV Imp: 576340 RMV Total: 832050 MAV: 443250 MSAV: 0 SAV: 0

Comment: 25-003178 Solar Farm 6/6/25

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 1.04 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 205710 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: 154 - Year Blt: 1977 Eff Year Blt: 1986 Sq.Ft: 2767 % Complete: 100.00

Desc: Multi Story above grade with basement Dimensions: RMV: 561280

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	5 -	Finished	1281	0	FB-1/ HB-1	1977	1986	KIT, ROOF, HVAC+, FB- 1, BTH - 1	Y N
Second Floor	5 -	Finished	925	1	FB-1	1977	1986	HVAC+ BATH - 1	Y N
Basement	5 -	Finished	561	2	FB-1	1977	1986	HVAC+, BATH - 1	Y N
Garage Basement	5 -	Finished	720	0	0	1977	1986		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	5	1	1986	27095	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1980 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: RMV: 13210

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	1980	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 360 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 20x18 RMV: 1850

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
Multi-Purpose Bldg	5	Finished	360	0	0	1985	1985	FAIR	Y N

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
25-003178	83524	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	37000	0	R	SOLAR ARRAY ON SHOP ROOF @ \$37,000

SOLAR MAX 20K EXEMPT

HC 5 14x42 AVE 2022 NEW

LTB 12x20 2022 NEW

LTH 12x15 2022 NEW

LTL 4x18 2022 ~~NEW~~ 1/0

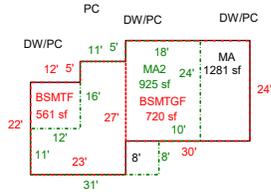
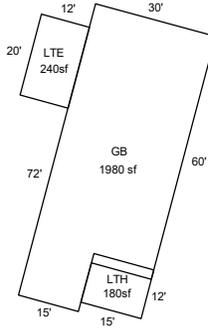
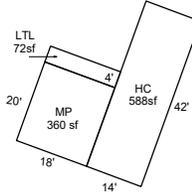
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 557022 Parcel No.: 082W04D 01600
 Property Address: 6321 CULVER DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

557022
082W04D 01600
SCALE=1:40

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1980.0	204.0	
	MP	1.0	360.0	76.0	
	LTH	1.0	180.0	54.0	
	LTE	1.0	240.0	64.0	
	LTL	1.0	72.0	44.0	
	HC	1.0	588.0	112.0	3420.0
GLA0	BSMTF	1.0	561.0	100.0	561.0
GLA1	MA	1.0	1281.0	170.0	1281.0
GLA2	MA2	1.0	925.0	146.0	925.0
GAR	BSMTGF	1.0	720.0	108.0	720.0
	Net LIVABLE	cnt	0 (rounded)		2,767
	Net BUILDING	cnt	6 (rounded)		3,420

DRAWN BY JRONDEMA 2/16/18
 UPDATED BY CLOBERG 10/15/25

COMMENT TABLE 2

COMMENT TABLE 3

CLUKE 10/08/25

TAGS L4