

Summary Lead Appr: WW 11/13 Clerk: _____ Lead Clerk: _____ Appr: MAL Input Print Date: 9/26/2025

Acct ID: 529544 MTL: 082W09C001700 Date: 10/7/25 Appr: MAL Prop Class: 401 RMV Prop Class: 401
 Situs: 5798 AUMSVILLE HWY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 70390 Year: 2025

Last Date Appraised: 08/28/2017 Appraiser: MATT LORD Tag: Y (N) Tag info:
 Owner: LEWIS, CLINT Last Sales Date: 10/18/2011 Roll Type: R
 Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP AV: 382260
 RMV Land: 219020 RMV Imp: 374270 RMV Total: 593290 MAV: 382260 MSAV: 0 SAV: 0
 Comment:

OSDs 26.27 SOLD \$15,400

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05410	0

Land

Site: 1 Code Area: 05410 Size: 0.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT HHO .32 Description: RMV: 169020 Exception: Y N
 Adjustment(s): 6 .55 Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL. FSoil

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 141 Year Blt: 1970 Eff Year Blt: 1987 Sq.Ft: 1962 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 369470
 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	1962	4	FB-2/ HB-1	1970	1987	FP - 1, HVAC, ROOF, KIT+, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	440	0	0	1970	<u>1970</u>	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>PART OF YI</u>	4	5462	1970	12958	1	Y N
DECK	4	1000	2016	19200	1	Y N
GAZEBO	4	64	2008	3284	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1987	26322	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 324 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 18x18 RMV: 2340
 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
Machine Shed	4	Finished	324	0	0	2005	2005		Y N

Accessories

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

Bldg: 3 Code Area: 05410 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 168 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x14 RMV: 2460
 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	4	Finished	168	0	0	2005	2005	FAIR	Y N

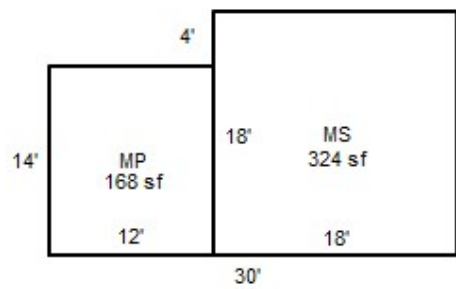
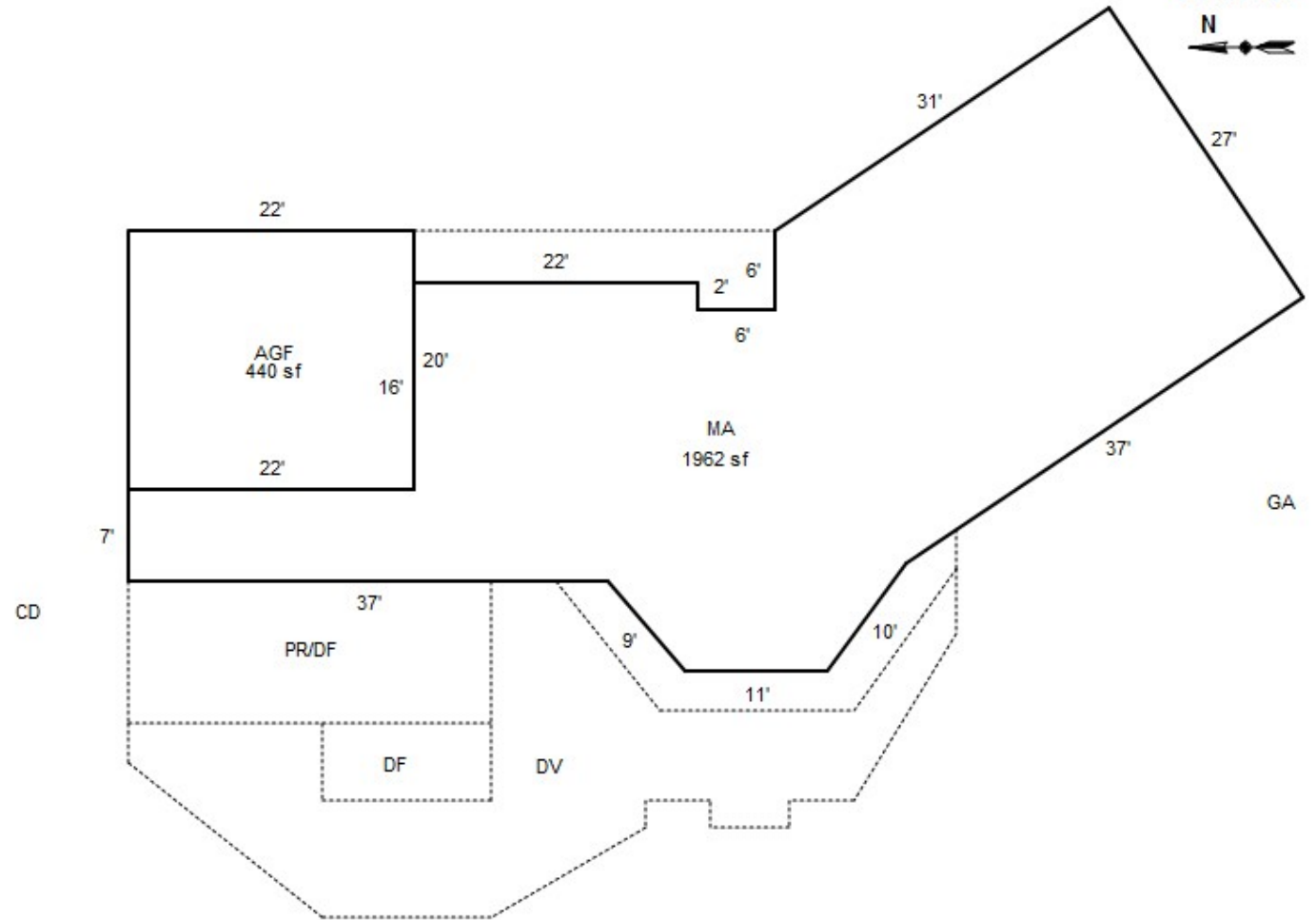
Accessories

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
25-005688	83498	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	15400	0	R	Solar Array 12.3kW on Roof @ \$15,400

R29544
082W09C 01700
SCALE=1:20





R29544

08/28/2017

MA




AGF

R29544
08/28/2017



R29544
08/28/2017

DV



GA 8x8

R29544
08/28/2017



MS & MP

R29544

08/28/2017

082W09C 01700
401 01D F41
00500210

R29544

GRONICH, EDWARD & LYNDA R
0.87 Acres
5798 AUMSVILLE HY SE

1/30/02

NEXT APPRAISER ON SITE

CHECK SOUTH SIDE OF MAIN FLOOR
POSSIBLE ADDN/ PORCH ROOF

8/30/2017

31

BUILDING DIAGRAM AND OUTBUILDINGS

57047-008

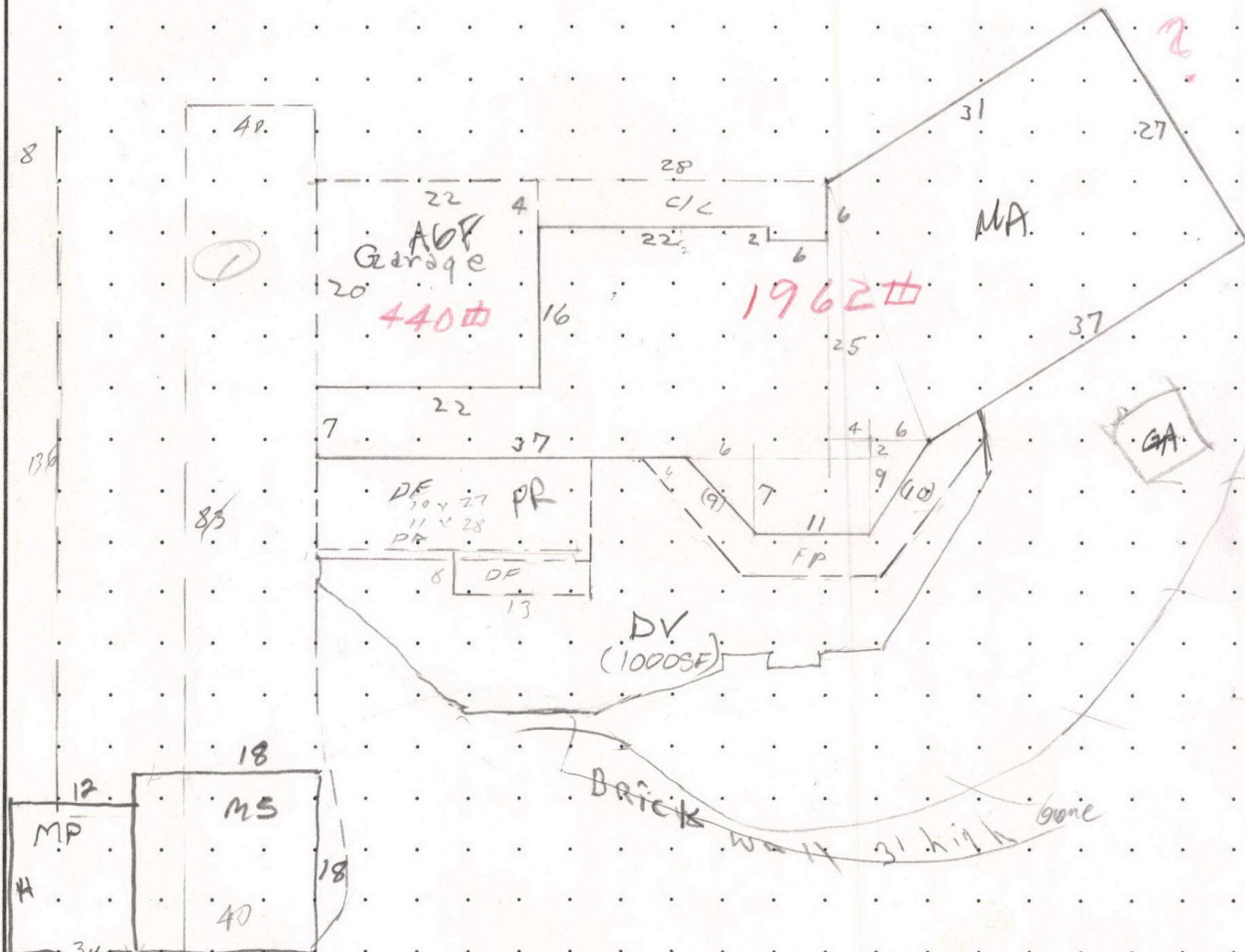
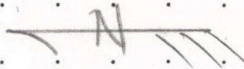
ACCT. NO.

15822-1

MAP NO.

082W-09C-01700

R29544



5798 Ayrsville Hwy SE. SA 102W

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-71	KAG	Bit 70 $157(7 \times 22) + (23 \times 28) - (2 \times 6) + (7 \times 4) + \frac{(10 \times 25)}{2} + 27 \left(\frac{31 + 37}{2} \right)$ $(7 \times 11) + \frac{(6 \times 7)}{2} = 1942$
1-26-84	GRAVE	
9-25-91	Royer	
7-1-02	DTY NV	
8/28/17	(102) CA	

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W09C 01700

File No R29544

Property Address 5798 AUMSVILLE HY SE

City SALEM

County MARION

State OR

Zip 97317

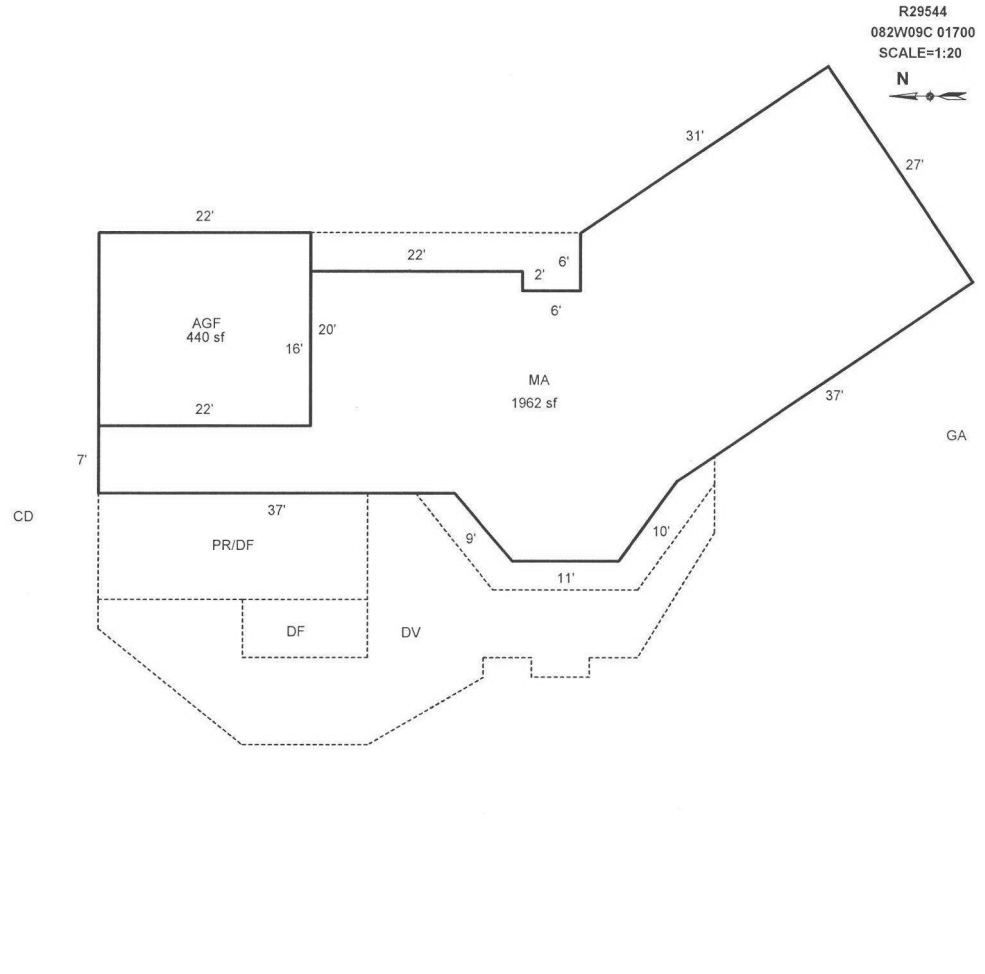
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1962	244	1962
GBA1	MS	1.00	324	72	
	MP	1.00	168	52	492
GAR	AGF	1.00	440	84	440

Comment Table 1

DRAWN BY JRONDEMA 9/6/17

Comment Table 2

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1962
Net BUILDING Area	(rounded w/ factors)	492

R29544 082W09C 01700

Prop Class: 401 Prop Code: F41 Fran: 102

Appr #: 02

Date: 8/28/17

Situs Address 5798 AUMSVILLE HY SE

TTO

LCB

Insp

Cycle

Tags

Farm Forest

Sales Verif

Owner MOLAN, COLBY L &

Pictom

Other:

RMV Land: 127,530

RMV Imps: 157,310

RMV Total: 284,840

M50 Total: 267,610

For: 2017-2018

Notes: Update Segs, Add Segs, APEX

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: SHAKE Int Comp: RNG;DW;H&F;DSP Adj: RLCM4
 Class: 4 Roof:
 Area: 1962 Eff 1962 Flooring:
 ✓ Dimens: x Plumbing: BATH2.5 Electrical: % Comp: 100
 Found: Heat/AC: FA Bedrooms: 4 (1987) Func:
 Ex Wall: M/M Fireplace: HRTH-P Year: 1970 Eff: (1970) RMV: 111,690
 Exc Code: Comment/Adj: 2016 Remod, Skylight Windows L/S:

Seg: 1.2 AGF RESIDENTIAL
 Method: R05 Roof Cover: SHAKE Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 440 Eff 440 Flooring:
 ✓ Dimens: 22 x 20 Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Func:
 Ex Wall: Fireplace: Year: 1970 Eff: 1970 RMV: 18,590
 Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 CD RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 5462 Eff: 5462 Flooring:
 ✓ Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Func:
 Ex Wall: Fireplace: Year: Eff: 1970 RMV: 17,030
 Exc Code: Comment/Adj: L/S:

Seg: 1.4 YI4A RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 ✓ Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Func:
 Ex Wall: Fireplace: Year: Eff: RMV: 9,000
 Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F;LS Roof Cover: COMP Int Comp: Adj: FLCM
 Class: 4 Roof Style:
 Area: 180 Eff: 180 Flooring: DIRT (GONE)
 Dimens: 18 x 10 Plumbing: Electrical: % Comp:
 Found: POST Heat/AC: Bedrooms: Func:
 Ex Wall: PLYWD Fireplace: Year: Eff: Value: 1,000
 Exc Code: Comment/Adj: L/S:

check...

R29544 082W09C 01700 Prop Class: 401 Prop Code: F41 Fran: 102 Appr #: _____ Date: _____

Situs Address 5798 AUMSVILLE HY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner MOLAN, COLBY L & Pictom Other: _____

RMV Land: 127,530 RMV Imps: 157,310 RMV Total: 284,840 M50 Total: 267,610 For: 2017-2018

Notes: _____

Segment	DV ✓	MS ✓	MP ✓	GA ✓		Land
Class		4	4			
Dim/Size	1000 SF	18x18	12x14	8x8		
Foundation	measured	Post	Cone	Post		
Exter Wall	w picto Aerial tool	Vert	Vert			
Wall Height		8	8	8		
Inter Finish						
Roof Cover		Bk Enam	Bk Enam	Asph		
Roof Style		Shed	Shed	Hip		
Flooring		Dirt	Wood	Wood		
Plumbing						
Electric				110		
Misc.						
Yr Blt	2016	2005	2005	2008		
Eff Yr	2016	2005	2005	2008		
Cond.	Ave	Ave	Ave	Ave		
% Good						
% Comp	100	100	100	100		
Lump Sum				\$1500		
Except. Code	New	New	New	New		

Construction and utilities warrant value

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.87		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 1.06 Companion Accounts R29550 082W09C 01800

Zone: AR

Routing Slip

Date: 9/5 Clerk: Amy Clerk Comments: _____

APEX Appraiser Response: OK (102) 9/8/17

Reviewed by lead appraiser/comments: 8/30/2017 (31)









MA

R29544

08/28/2017

AGF

R29544

08/28/2017



R29544
08/28/201

DV



R29544

08/28/201

MC 8 MD



GA 8x8

R29544

08/28/2011

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-005688-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/28/2025
 SUB-TYPE: Structural ISSUED: 7/29/2025
 CATEGORY: Comprehensive EXPIRES: 1/25/2026

OFFICE: MC

PARCEL#: 082W09C001700 R29544

ACRES: 0.87

SUBDIV:

LOT/BLOCK: /

ADDRESS: 5798 AUMSVILLE HWY SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
(C) ELECTRICAL CONTRACTOR	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5413274090
APPLICANT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524
CCB	PURE ENERGY GROUP INC	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5419360980
OWNER	LEWIS, CLINT	5798 AUMSVILLE HWY SE SALEM, OR 97317	
SITE CONTACT	BENJAMIN STEFFEN	139 ANKENY HILL RD SE JEFFERSON, OR 97352	5039799524

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE - Add 12.3kW Roof-mounted Prescriptive Path PV Solar Array

VALUATION: \$15,400.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: