

Summary Lead Appr: WW 11/25 Clerk: _____ Lead Clerk: _____ Appr: MDL - Input Print Date: _____

Acct ID: 530009 MTL: 082W190000500 Date: 11/10/25 Appr: MDL Prop Class: 551 RMV Prop Class: 501
Situs: 6222 COATES DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 149107 Year: 2025

Last Date Appraised: 01/07/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)
Owner: MCKAY LT Last Sales Date: 06/14/2018 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 362219
RMV Land: 422170 RMV Imp: 600730 RMV Total: 1022900 MAV: 110000 MSAV: 32469 SAV: 53970
Comment: 25-26: L3 MDL 1.7.25 TAG 23-008493 cWO 12/5/25
24-25: L4 12.28.23 MDL

Notations

26-27: USFIS 100% ; NO Allowed ACCESS

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92595	0

Land

Site: 1 Code Area: 92595 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 13020 Exception: Y N
Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2025 (was 1982)

25-26: Change 6.8 acres to land class of Waste due to topo

OSD FOR UB 22-23 REMOVE IRR CORRECT SOILS 20-21: #06 CYCLE, ADD OSD / 17-18: SV #73 NO CHG, UPDATE PART TOTALS / 02400190: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR /03-04:(F)03-0443:SEGREGATION FROM R30009 CREATING R332582

Site: 2 Code Area: 92595 Size: 1.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 22890 Exception: Y N
Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1982

Site: 3 Code Area: 92595 Size: 1.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 14720 Exception: Y N
Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2024 (acreage correction)

Site: 4 Code Area: 92595 Size: 24.48 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 318870 Exception: Y N
Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1982

Site: 5 Code Area: 92595 Size: 6.84 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 2670 Exception: Y N
Adjustment(s): FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1982

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 92595 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4004 % Complete: 50.00
Desc: Multi Story above grade Dimensions: RMV: 458820
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 218920 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1924	1	FB-1/ HB-1	2024	2024	HVAC+, KIT, ROOF, BATH - 1, BTH - 1, FP - 1	Y N
Second Floor	5	Finished	2080	2	FB-1/ HB-1	2024	2024	BATH - 1, BTH - 1, HVAC	Y N
Garage Attached	5	Finished	1014	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2024	22300	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92595 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2976 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 48x62 RMV: 140180
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
General Purpose Bldg	6	Finished	2976	0	0	2018	2018	AVG	Exception: Y N
GP Building Attic	6	Finished	984	0	0	2018	2018	BATH - 2	Exception: Y N
GP Building Attic	6	Finished	356	0	0	2018	2018		Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92595 Stat Class: 321 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 238 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 17x14 RMV: 1730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 830 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Hay Cover	5	Finished	238	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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

Farm Notes

2025FARM

4-1-25: CWO spoke w/Jim, area is extremely steep, untillable, they rolled a tractor and it caught fire. Changing land class of 6.84 acres to waste.

25-26: CWO inspected L4 on 3-17-25 for tags, unable to determine farm use on 6.7-acre NE portion. Sending inquiry letter w/aerial 3-19-25.

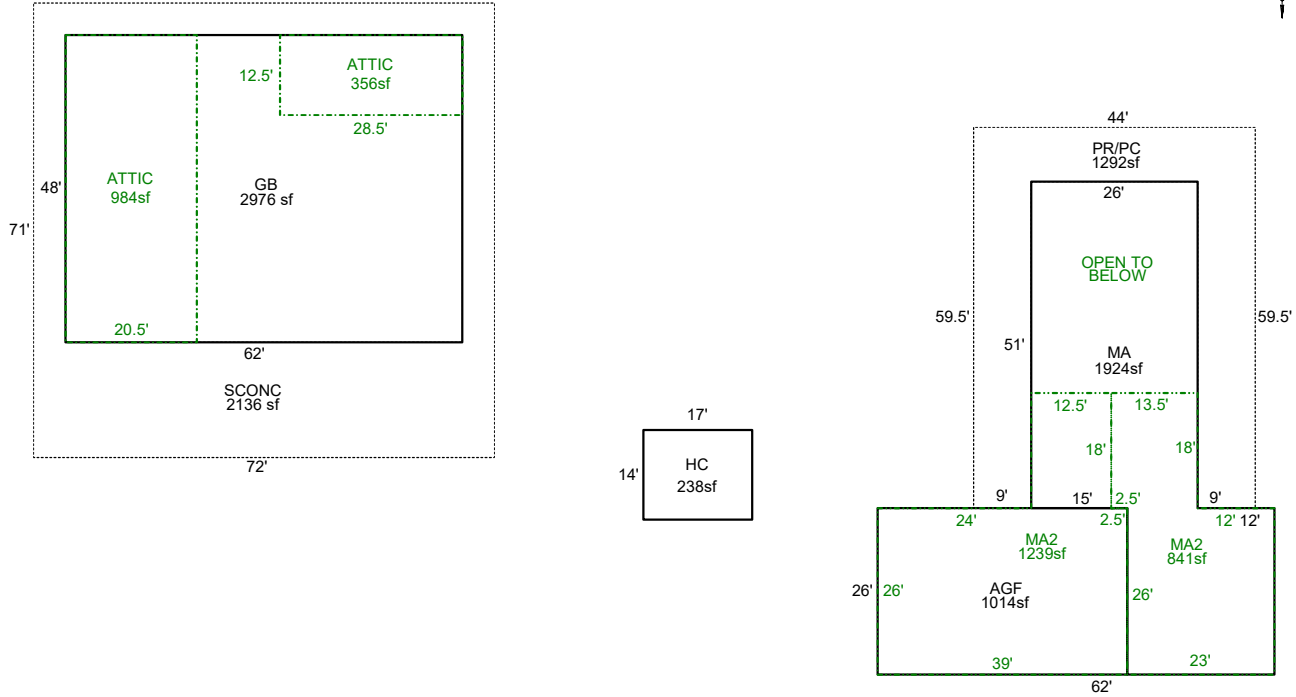
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530009 Parcel No.: 082W19 00500
 Property Address: 6222 COATES DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2976.0	220.0	
	HC	1.0	238.0	62.0	3214.0
GLA1	MA	1.0	1924.0	230.0	1924.0
GLA2	MA2	1.0	1239.0	166.0	
	MA2	1.0	841.0	139.0	2080.0
MA2	ATTIC	1.0	984.0	137.0	
	ATTIC	1.0	356.3	82.0	1340.3
GAR	AGF	1.0	1014.0	130.0	1014.0
P/P	SCONC	1.0	2136.0	286.0	
	PR/PC	1.0	1292.0	309.0	3428.0
	Net LIVABLE	cnt	2 (rounded)		5,344
	Net BUILDING	cnt	2 (rounded)		3,214

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 3/8/19
 UPDATED BY CJURAN 12/11/2023 23-008493 MA
 UPDATED BY CLOBERG 02/12/25

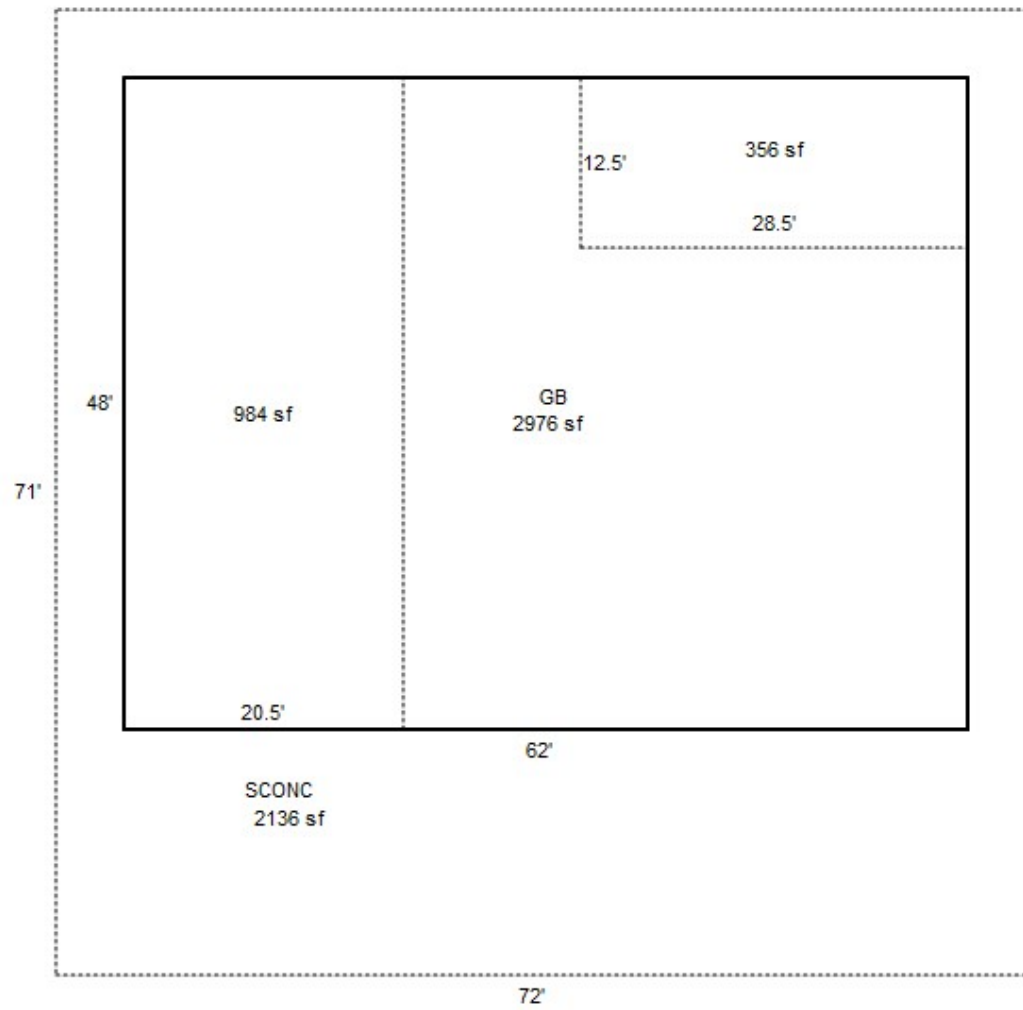
COMMENT TABLE 2

1/10/19 #35 NM
 MDL 10/09/24

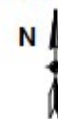
COMMENT TABLE 3

TAGS L2

R30009
082W19 00500
SCALE=1:20



R30009
082W19 00500
SCALE=1:20



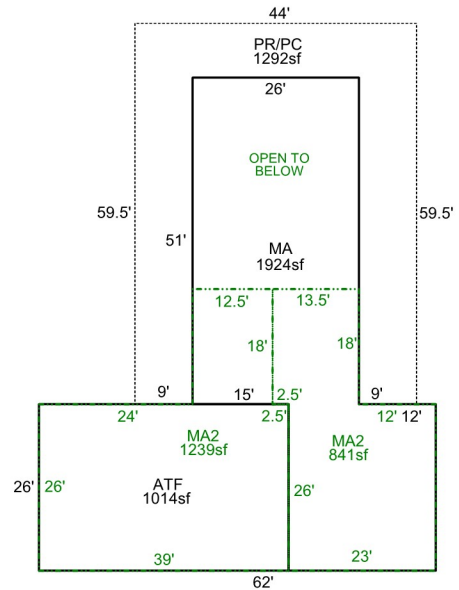
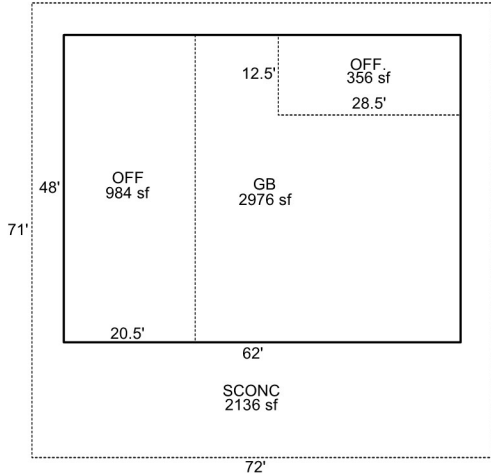
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530009 Parcel No.: 082W19 00500
 Property Address: 6222 COATES DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2976.0	220.0	2976.0
GLA1	MA	1.0	1924.0	230.0	1924.0
GLA2	MA2	1.0	1239.0	166.0	
	MA2	1.0	841.0	139.0	2080.0
GAR	ATF	1.0	1014.0	130.0	1014.0
P/P	SCONC	1.0	2136.0	286.0	
	PR/PC	1.0	1292.0	309.0	3428.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 3/8/19
 UPDATED BY CJURAN 12/11/2023 23-008493 MA

COMMENT TABLE 2

1/10/19 #35 NM

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 4,004
 Net BUILDING cnt 1 (rounded) 2,976



R30009 GB 01.10.19

082W19 00500
551 01D A20S
02400210

R30009

COATES, JAMES E

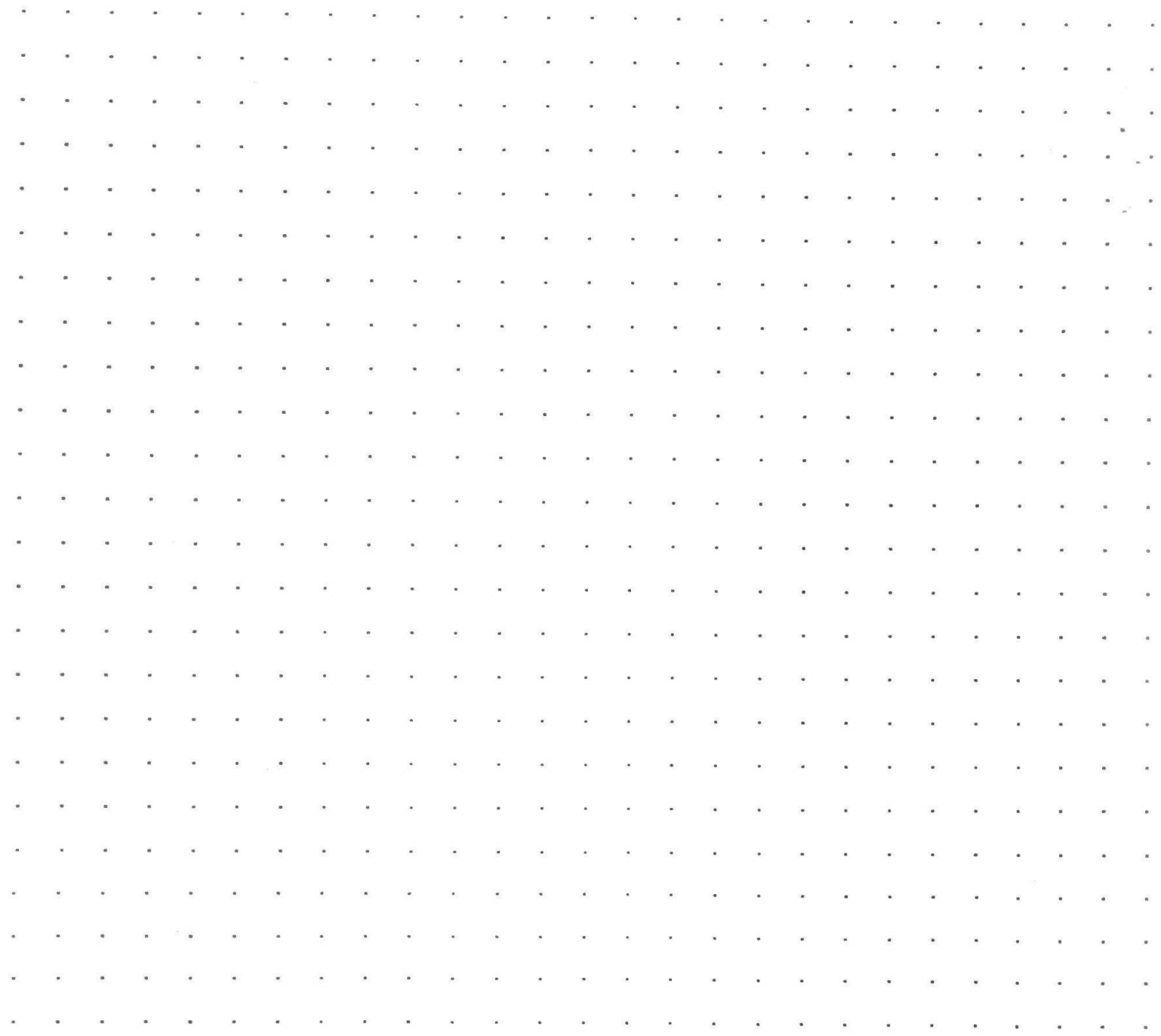
16.17 ~~27.32~~ Acres
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R30009

MAP NO: 682W19

TAX LOT: 00500



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

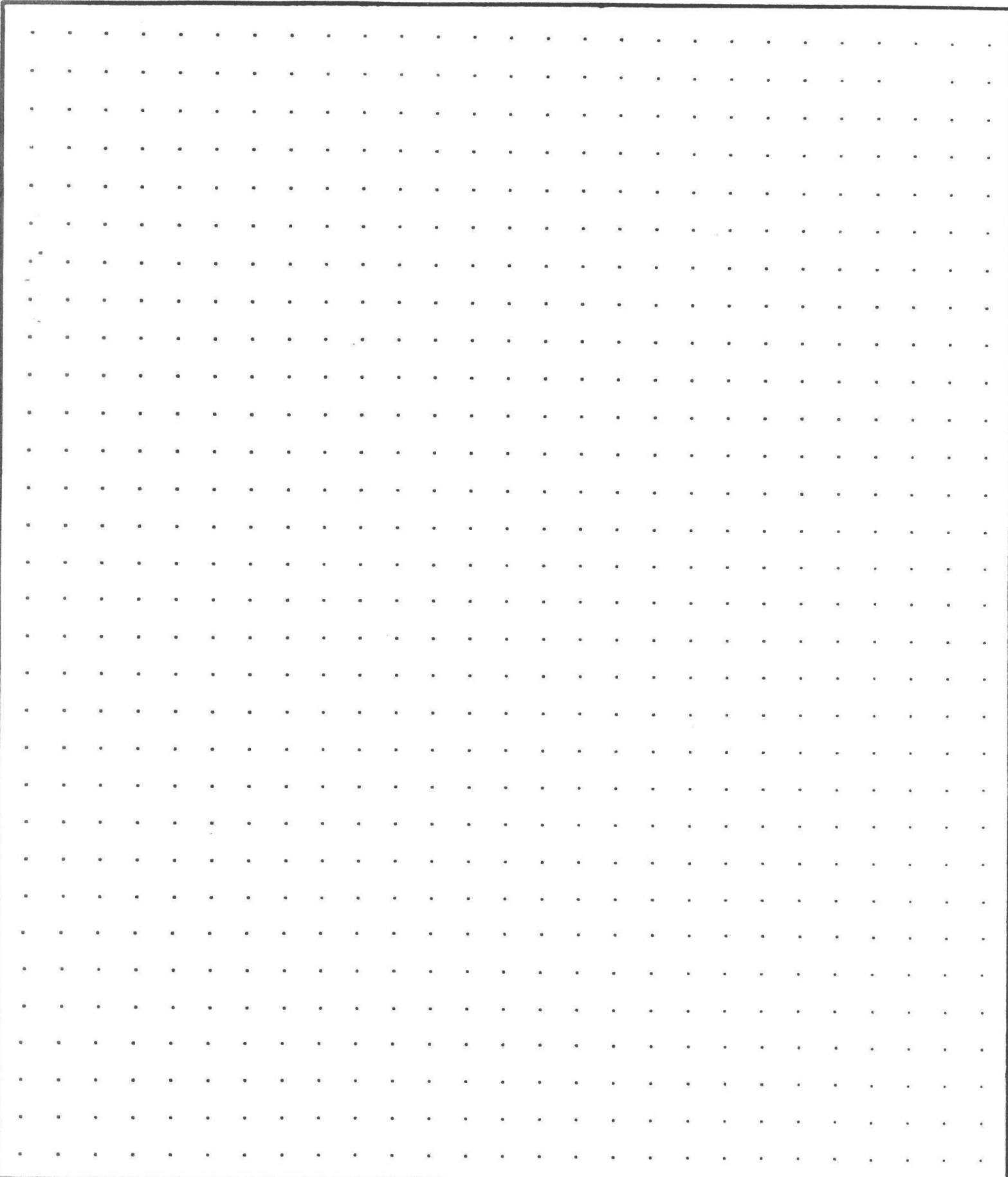
ADDRESS:

DATE

BY

REMARKS:

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W19 00500

File No R30009

Property Address 6222 COATES DR SE

City SALEM

County MARION

State OR

Zip 97317

Owner

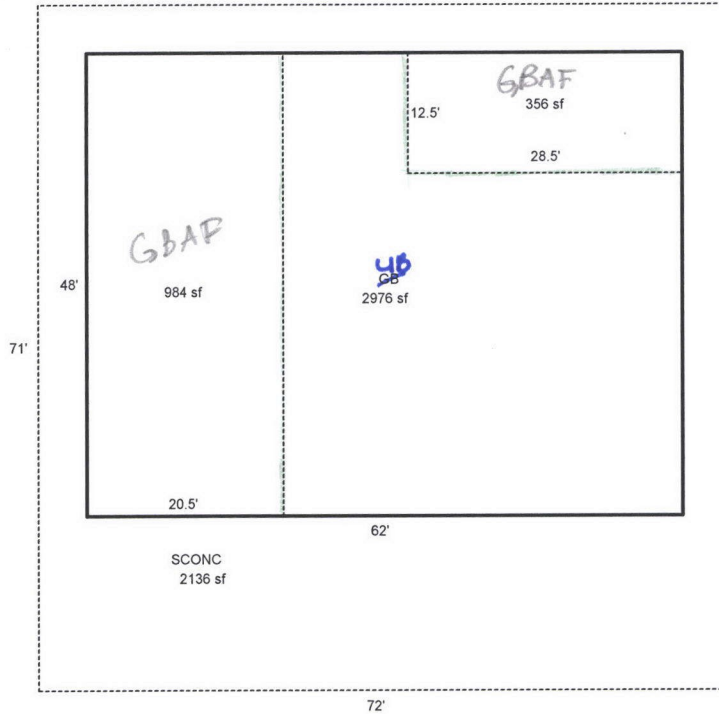
Client

Appraiser Name

SUBJECT

**confirm
1st & 2nd flr
interior finishes
01/2020.*

R30009
082W19 00500
SCALE=1:20



IMPROVEMENTS SKETCH

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.00	2976	220	2976
P/P	SCONC	1.00	2136	286	2136
Net BUILDING Area					2976
(rounded w/ factors)					

Comment Table 1	
DRAWN BY JRONDEMA 6/15/18 UPDATED BY JRONDEMA 3/8/19	
Comment Table 2	Comment Table 3
1/10/19 #35 NM <i>3-17-20 06</i>	

AREA CALCULATIONS

R30009 082W19 00500 Prop Class: 551 Prop Code: A90S Fran: 42 Appr #: 10 Date: 1-25-2021

Situs Address 6222 COATES DR SE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner ~~ORCATS CONVERSION~~ Pictom Sales Verif Other: _____

RMV Land: 449,850 RMV Imps: 170,300 RMV Total: 620,150 M50 Total: 138,490 For: 2022-2023

Notes: NO CHANGE, NOT LISTED IN THE TRAILER - REFUSE

Accessory Improvements

Seg: 1.2 SCONC UB6
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 2136 Eff: 2136 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: 2018 RMV: 31,970
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 1.1 UB UB6
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
Class: 6 Roof Style: GABLE
Area: 2976 Eff: 2976 Flooring: CONC
Dimens: 48 x 62 Plumbing: Electrical: 220V % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall BKENAM;22FT Fireplace: Year: 2018 Eff: 2018 Value: 65,900
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 GBAF UB6
Method: F09 Roof Cover: Int Comp: Adj: FLCM
Class: Roof Style:
Area: 984 Eff: 984 Flooring:
Dimens: x Plumbing: BATH2 Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall Fireplace: Year: 2018 Eff: 2018 Value: 50,150
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 GBAF UB6
Method: F09 Roof Cover: Int Comp: Adj: FLCM
Class: Roof Style:
Area: 356 Eff: 356 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall Fireplace: Year: 2018 Eff: 2018 Value: 22,280
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R30009 082W19 00500

Prop Class: 551 Prop Code: A90S Fran: 35

Appr #: 06 Date: 3-17-20

Situs Address 6222 COATES DR SE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner MCKAY, JAMES D &

Pictom L2 Other: _____

RMV Land: 356,920

RMV Imps: 90,350

RMV Total: 447,270

M50 Total: 77,400

For: 2020-2021

Notes: ~~add~~ add GBAS, DSD

close tags

Farm grass
feed
nursery
stock

Accessory Improvements

Seg: 1.2 SCONC UB6

Method: R05 Roof Cover: Int Comp: Adj:

Class: Roof Style:

Area: 2136 Eff: 2136 Flooring: Electrical: % Comp: _____

Dimens: x Plumbing: Bedrooms: Adj: _____

Found: Heat/AC: Year: Eff: 2018 RMV: 29,310

Ex Wall: Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 1.1 UB UB6

Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP

Class: 6 Roof Style: GABLE

Area: 2976 Eff: 2976 Flooring: CONC Electrical: 220V % Comp: _____

Dimens: 48 x 62 Plumbing: Bedrooms: Func: _____

Found: CONC Heat/AC: Year: 2018 Eff: 2018 Value: 61,040

Ex. Wall BKENAM;22FT Fireplace: AddFactor3:

AddFactor1: AddFactor2:

Exc Code: _____ Comment/Adj: _____ L/S: _____

Exception

from Nadia's
area we spoke
about

Thank you
😊

R30009 082W19 00500 Prop Class: 551 Prop Code: A90S Fran: 35 Appr #: _____ Date: _____

Situs Address 6222 COATES DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner MCKAY, JAMES D & Pictom Other: _____

RMV Land: 356,920 RMV Imps: 90,350 RMV Total: 447,270 M50 Total: 77,400 For: 2020-2021

Notes: _____

Segment	GBAF	GBAF					Land
Class							
Dim/Size	984A	356A					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing	Bath 2						
Electric							
Misc.							
Yr Blt	2018	2018					
Eff Yr	2018	2018					
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code	NEW	NEW					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOUR HILL IRR	008SI	29.00		
2	SIX HILL	008SF	5.36		

Eff Acres Companion Accounts
 3. OSDN, RUR NEW

Zone: SA

Date: 8/21 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser

R30009 082W19 00500

Prop Class: 551 Prop Code: A90 Fran: 35

Appr #: T#35

Date: 01/10/19
12/04/18

Situs Address

TTO LCB Insp

Cycle Tags Farm Forest Sales Verif

Owner MCKAY, JAMES D &

Pictom

Other: _____

RMV Land: 306,640

RMV Imps: 0

RMV Total: 306,640

M50 Total: 20,900

For: 2019-2020

Notes: UB 100%. Retag 01/20 for interior finishes.

Accessory Improvements

Out Buildings

R30009 082W19 00500

Pclass: 551 Prop Code: A90 Fran: 73

Appr #: 23 Date: 5/2/17

Situs:

TTO LCB INSP

Cycle Tags Farm Forest Sales Verif

Owner: CORP INC CONSTRUCTION

Pictom

Other: _____

RMV Land: 92,050

RMV Imps: 0

RMV Total: 92,050

M50 Total: 16,090

For: 2017-2018

Notes:

n/c

R30009 082W19 00500

Pclass: 551 Prop Code: A90 Fran: 73

Appr #: _____ Date: / /

Situs:

TTO LCB INSP

Cycle Tags Farm Forest Sales Verif

Owner: CORP INC CONSTRUCTION

Pictom

Other: _____

RMV Land: 92,050

RMV Imps: 0

RMV Total: 92,050

M50 Total: 16,090

For: 2017-2018

Notes:

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOUR HILL IRR	008SI	23.69		
2	FARM WOODLOT	WOOD	1.50		

Zone: SA Companion Accounts: R30019 R30018 R30004

Eff Acres: 147.05

Companion MTL: 082W19 00400

ROUTING SLIP

Date: 5/4/17 Clerk: *Chris* Clerk comments: _____

APEX Appraiser response: _____

Reviewed by lead appraiser/comments: 5/3/17 (31)

- - Appraisal Land and Improvement Information - -

Property ID: R30009 (Real Estate) 082W19 00500

Neighborhood : SALE.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	FOUR HILL IRR	45.9900-AC	\$385,810	\$34,120
L2	SIX HILL	6.3000-AC	\$40,040	\$1,560
L3	FARM OSD		\$24,000	\$4,000
	Land Totals Lgl AC(52.29)	52.2900-AC	\$449,850	\$39,680

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	UB6	F		4	\$154,530
		Improvement Totals			\$154,530

L*-Create Land
C*L-Copy Land

I*-Create Improvement
C*I-Copy Improvement

R-Recalculate
(.) More

Enter selection or <RET> to Exit: ____

MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

January 25, 2022 9:10:25 am

Account # 530009
 Map # 082W190000500
 Code - Tax # 92590-530009

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr PP 2020-050
 Lot - 1

Mailing Name MCKAY, JAMES D & MCKAY, MARRIANNE L
 Agent
 In Care Of
 Mailing Address PO BOX 4460
 SALEM, OR 97302

Deed Reference # 2018-5434 (SOURCE ID: 40880053)
 Sales Date/Price 06-14-2018 / \$250,000.00
 Appraiser UNASSIGNED

Prop Class 551 MA SA NH Unit
 RMV Class 551 07 06 000 26484-1

Situs Address(s)	Situs City
ID# 6222 COATES DR SE	SALEM

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
92590 Land	449,850	0	41,864	Land	0
Impr.	170,300	100,670	100,670	Impr.	0
Code Area Total	620,150	100,670	142,534		0
Grand Total	620,150	100,670	142,534		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
92590	1	<input checked="" type="checkbox"/>		SA	Farm Use - EFU	100	A	45.99	4HI	385,810
92590	2	<input checked="" type="checkbox"/>		SA	Farm Use - EFU	100	A	6.30	6H	40,040
92590					SA OSD - NO LANDSCAPE	100				24,000
Grand Total								52.29		449,850

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
92590	1	2018	352	Utility Building (UB)	100	5,656		170,300
Grand Total						5,656		170,300

Code Area	Type	Exemptions/Special Assessments/Potential Liability

NOTATION(S):

- SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
- FARM EFU ZONED
- LOT LINE ADJUSTMENT
 TL 1800 DELTED AND COMBINED INTO TL 1900 BY THIS DEED LOT LINE ADJ BETWEEDN R30009 AND R30019 PER DEED E33390243 W/O#20120010
- LOT LINE ADJUSTMENT
 20-21: #2020-0267 LLA R30004 GIVES 16.78 ACRES TO R30009. LOT LINE ADJUSTMENT
- LOT LINE ADJUSTMENT
 20-21: #2020-0266 LLA R30019 GIVES 0.21 ACRES TI R30009. INCLUDES ACREAGE CORRECTION TO R30009 PRIOR TO LLA. LOT LINE ADJUSTMENT
- SEGREGATION
 03-04:(F)03-0443:SEGREGATION FROM R30009 CREATING R332582 SEGREGATION
- LOT LINE ADJUSTMENT
 18-19: #2018-0025 LLA R30019 GIVES TO R30009. LOT LINE ADJUSTMENT
- LOT LINE ADJUSTMENT
 18-19: #2018-0024 LLA R30009 GIVES TO R30019. LOT LINE ADJUSTMENT
- LOT LINE ADJUSTMENT
 LOT LINE ADJUSTMENT BY DEED RECORDED 06/09/2020 16.78 AC ADJUSTED FROM R30004 TO R30009.
 R30004/08-2W-19-400 = 30.83 AC. R30009/08-2W-19-500 = 52.29 AC. ACREAGE BY DEED. SEE W/O LOG#20200265 FOR 1 OF 3. SEE W/O LOG#20200266 FOR 2 OF 3 LOT LINE ADJ R30004 & R30009 PER DEED 43430001 W/O#20200267

Account # 530009

■ LOT LINE ADJUSTMENT

LOT LINE ADJUSTMENT BY DEED RECORDED 06-09-2020. 0.21 AC ADJUSTED FROM R30019 TO R30009. THIS WORKORDER INCLUDES AN ACREAGE CORRECTION TO R30009 FROM 34.36 AC TO 35.30 AC PRIOR TO THE LOT LINE ADJUSTMENT. R30019/08-2W-19A-1900 = 20.82 AC. R30009/08-2W-19-500 = 35.51 AC. ACREAGE BY DEED. SEE W/O LOG#20200265 FOR 1 OF 3 SEE W/O LOG#20200267 FOR 3 OF 3. LOT LINE ADJ R30019 & R30009 PER DEED 43420500 W/O#20200266

■ SEGREGATION

CREATED R332582 DEED REF 20750078 W/O #2003-0443

■ LOT LINE ADJUSTMENT

2012-10: LLA BETWEEN R30009 AND R30019. R30014 COMB INTO R30019 LOT LINE ADJUSTMENT

■ LOT LINE ADJUSTMENT

LOT LINE ADJUSTMENT BY DEED RECORDED 11/17/17. 9.02 AC. CONVEYED FROM R30009 TO R30019. R30009/08-2W-19-500=16.17 AC. R30019/08-2W-19A-01900 37.64 AC. ACREAGE BY DEED TRAVERSE AND MATH CALC. SEE W/O LOG#20180025 FOR PART 2 OF 2 LOT LINE ADJ R30009 & R30019 PER DEED 40160384 W/O#20180024

■ LOT LINE ADJUSTMENT

LOT LINE ADJUSTMENT BY DEED RECORDED 11/17/17. 18.19 AC CONVEYED FROM R30019 TO R30009. R30019/08-2W-19A-01900=19.45 AC. R30009/08-2W-19-00500=34.36 AC. ACREAGE BY DEED TRAVERSE AND MATH CALC. SEE W/O LOG#20180024 FOR PART 1 OF 2 LOT LINE ADJ R30019 & R30009 PER DEED 40160385 W/O#20180025

Work Order Processing Form

Page 2 of 2

Acct #: R30009 Map/Tax: 082W19 00500

Year 2020 - 2021

Log #(s) Involved: GIS #20200267

Remarks: (* soil class change) 16.78 AC adjusted from R30004 to R 30009.

Account Details

Zone: SA Prop Class: 551 Nbhd Code: SALE.RUR Franchise Area: 35

Code Area: 02400190 Prop Code: A90S Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
R30009	1982	FOUR HILL IRR	<u>29.21</u>	008SI	---
R30009	1982	SIX HILL	6.3	008SF	---
<u>R30004</u>	<u>1982</u>	<u>4HI</u>	<u>16.78</u>	<u>008SE</u>	

Total Acres: 52.29

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
R30009	I-1	UB			

Values

Land: SYSCALC Imp: 90350 MAV: 53,620 Exception Code: LLA

Completed By: MH #31 Date: 7/2/2020

Reviewed By: _____ Date: _____ / Clerk: Chui Date: 7/27/20

Work Order Processing Form

Acct #: R30009 Map/Tax: 082W19 00500

Year 2020 - 2021

Log #(s) Involved: GIS #20200266

Remarks: (* soil class change) Ac Correction to R30009 from 34.36 to 35.30 ac prior to LLA. .21 ac adjusted from R30019 to R30009.

Account Details

Zone: SA Prop Class: 551 Nbhd Code: SALE.RUR Franchise Area: 35

Code Area: 02400190 Prop Code: A90S Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
R30009	1982	FOUR HILL IRR	29.0	008SI	---
R30009	1982	SIX HILL	6.3	008SF	---
<u>R30019</u>	<u>1982</u>	<u>4HF</u>	<u>0.21</u>	<u>008SI</u>	

Total Acres: 35.51

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
R30009	I-1	UB			

Values

Land: SYSCALC Imp: 90350 MAV: 53,620 Exception Code: LLA

Completed By: MH #31 Date: 7/2/2020

Reviewed By: _____ Date: _____ / Clerk: Chun Date: 7/27/20

Work Order Processing Form

Acct #: R30009 Map/Tax: 082W19 00500 Year: 2018 - 2019

Log #(s) Involved: GIS 20180024, 20180025

Account Details

Prop Class: 551 Nbhd Code: SALE, RUR Franchise Area: 24
Code Area: 02400190 Maint Area: _____ Zone: SA Prop Code: A90
Part Total: Yes or No Fire Patrol: Yes or No

Final Land Segs

Account From	Liab Yr	Land Type/Soil Class	# of Acres	Land Sch	Adjustments
<u>R30009, R30019</u>	<u>1982</u>	<u>Four Hill IRR</u>	<u>29.00</u>		
<u>R30009, R30019</u>	<u>1982</u>	<u>Six Hill</u>	<u>5.36</u>		
<u>TOTAL LGL AC</u>			<u>34.36</u>		

Improvements Added

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type

Ending Values

Land: SYSCALC Imp: Exception: Exception Code: LCA

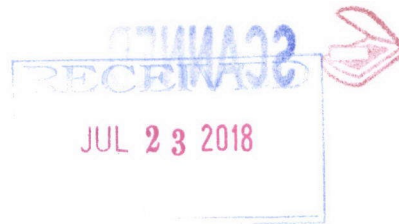
Remarks: GIS 20180024 conveys 9.02 AC from R30009 to R30019 and GIS 20180025 conveys 16.19 AC from R30019 to R30009. Final Land Segs for R30009 are shown above

Completed by: S.R. #94 Date: 5/24/18
Supervisor: MH Date: 6/8/18 / Clerk: Chris Date: 6/20/18



7/16/2018

CORP INC CONSTRUCTION &
ANNOTTI JRLT &
PO BOX 12606
SALEM, OR 97309



Dear Seller:

The Marion County Assessor is required by law to value all property at real market value (ORS 308.232). This is defined as what it would sell for in cash terms paid by an informed buyer to an informed seller, each acting without compulsion in an arm's length transaction (ORS 308.205). Real estate sales are the best evidence of real market value.

Therefore, would you please take a few minutes to fill in the questionnaire on the back of this letter with regard to your recent transaction?

HOW WILL THE INFORMATION BE USED?

We do not use the information you provide to directly revalue your property. Instead, we use it to develop and refine a model for predicting sales prices of all properties of the same type (i.e., homes, manufactured and mobile homes, land, as applicable) in Marion County. This helps us to value properties consistently, and in keeping with market changes.

Please note that under Oregon law the sale of property does not automatically result in reassessment of the property. We revalue property at the same time as all properties of the same type in that area or neighborhood, or because physical or legal changes have occurred with that particular property, or occasionally because our records have been corrected regarding true characteristics of the property.

WHY THESE SPECIFIC QUESTIONS?

Several of the questions are to determine whether your transaction was reflective of "market" value and, therefore, useful for our studies. Other questions help us make adjustments for special circumstances. For example, selling prices sometimes include more than just the land and buildings, such as furniture or vehicles. We seek to determine what was paid only for those items that are taxable.

Thank you for taking time to fill out and return the questionnaire. For questions regarding this, or any other assessment matter, please give us a call.

Sincerely,
Data Analyst Section
Van Khieu (503) 584-4706
John Crouch (503) 588-5133

Confirmation of Real Property Sale

CORP INC CONSTRUCTION &
ANNOTTI JRLT &
PO BOX 12606

SALEM, OR 97309

Additional Properties:

Situs Address:



Deed No.: 40880053
Account No.: R30009
Sale Price: \$250,000
Sale Date: 06/14/2018
Ratio: 95
Rural Seller
Appraiser: 24

1. Total sales price: \$ 250,000

2. Date sales price was agreed upon: _____

3. Did this transaction involve any of the following? Please check all that apply.

- buyer owns adjoining property estate sale partial interest conveyed trade or exchange auction
 distress sale buyer or seller a charitable organization buyer and seller related by business or family

4. If the buyer paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ _____

5. Were any of the following included in the sales price entered in question 1? Please check all that apply.

- equipment/machinery livestock crops/timber mobile home furniture
 other: _____

Total value, known or estimated, of all items checked: \$ _____

6. Was the property listed on the open market (real estate broker, online, newspaper, etc.) at the time of purchase?

- yes no don't know

7. Vacant land transaction only: Were any of the following on site at time of purchase? Please check all that apply.

- electric service water/well sewer/septic mobile home pad pavement curbs/gutters

other improvements or structures _____

If not already on site at time of transaction, has approval for a septic tank been granted? yes no

8. If farmland, is land rented? yes no

If "yes", number of acres rented: _____ Rent per acre per year: \$ _____

9. Your opinion of condition of the structures at time of sale: poor fair average good excellent

Please describe if "poor" or "fair": _____

Your Name: Don Annotti

Phone #: 503-931-1559 Email: DON@CORPINC CONSTRUCTION, COM

A county appraiser may contact you for additional details or clarification. Thank you!

RECEIVED

AUG 08 2018

MARION COUNTY
ASSESSOR

COATES, JAMES E

R30009	082W19 00500	25.89
R30014	082W19A 01800	23.42
R30019	082W19A 01900	4.77
R30018	082W19B 00100	44.42
R30016	082W19B 01500	3.91
		<hr/> <hr/>
		102.41

Specially Assessed Land Appraisal Card

Account: R30009

Map Tax Lot: 082W19 00500

Name: CORP INC CONSTRUCTION &ANNOTTI
JRLT & PO BOX 12606 SALEM, OR
97309

Acres: 34.36

Franchise: 24

Related Accounts:

LSU

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
Y82	ASU	3340	FOUR HILL IRR	23.69	008SI	153,110	40,720	16,080	R30009.1

Y82	ASU	3600	FARM WOODLOT	1.50	WOOD	1,200	750	490	R30009.2
-----	-----	------	--------------	------	------	-------	-----	-----	----------

Inspection Date: 4/16/18

Remarks: Farm use ok - Tag for 1-1-19 for
poss. new GB

4/20/18
(31)

Specially Assessed Land Appraisal Card

Account: R30009

Map Tax Lot: 082W19 00500

Name: CORP INC CONSTRUCTION &ANNOTTI
JRLT & PO BOX 12606 SALEM, OR
97309

Acres: 34.36

Franchise: 24

Related Accounts:

Event Code	Date	Comment	R30009	R30009
FARMSALE	10/16/2017	OCT 2017: THIS SPECIALLY ASSESSED PROPERTY CHANGED HANDS, PLEASE CHECK FOR CURRENT FARM/FOREST USE IN APRIL 2018		
2017FARM	2/15/2017	FEB 2017 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS		



R30009 GB 01.10.19

Summary Lead Appr: **WW 2.13.25** Clerk: _____ Lead Clerk: _____ Appr: **MDL Input** Print Date: 9/24/2024

Acct ID: 530009 MTL: 082W190000500 Date: **1/7/25** Appr: **MDL** Prop Class: 551 RMV Prop Class: 501
Situs: 6222 COATES DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 149107 Year: **2024**
2025

Last Date Appraised: 12/28/2023 Appraiser: MATT LORD Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Residence)
Owner: MCKAY, JAMES D & MCKAY, MARRIANNE L Roll Type: R
Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 141505
RMV Land: 425800 RMV Imp: 159910 RMV Total: 585710 MAV: 106800 MSAV: 34705 SAV: 56845
Comment: 24-25: L4 12.28.23 MDL **23-008493 NSFD ; NO ACCESS Attached email from owner**

Notations

25-26: 50% complete

Farming ok grape vines

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs **Chris 3/17/25 L4 send inq letter, unable to determine use on 6.7 acres in NE portion**

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE AVG	30000	92590	0

Land **✓**

Site: 1 Code Area: 92590 Size: 29.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 304730 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 1982 / OSD FOR UB 22-23 REMOVE IRR CORRECT SOILS 20-21: #06 CYCLE, ADD OSD / 17-18: SV #73 NO CHG, UPDATE PART TOTALS / 02400190: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR /03-04:(F)03-0443:SEGREGATION FROM R30009 CREATING R332582

Site: 2 Code Area: 92590 Size: 4.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 49280 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 1982

Site: 3 Code Area: 92590 Size: 1.13 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 11790 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2024

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 92590 Stat Class: 107 Year Blt: Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 14050
 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

ADD to NSFD

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	6	2136	2018	11513	0	

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92590 Stat Class: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2976 % Complete: 100
 Desc: Utility Building **UB** **LB** Dimensions: 48x62 RMV: 74050
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

Utility Building 6 Finished 2976 0 0 2018 2018 AVG Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 71810
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Level
ONE Imp

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
GP Building Attic	4	Finished	984	0	FB-2	2018	2018	BATH - 2 <i>As 1/2017</i>	Exception: Y N
GP Building Attic	4	Finished	356	0	0	2018	2018		Exception: Y N

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

ACCOUNT # 530009 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR MSL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA
 AREA 1924 EFF AREA 1924 BED 1
 ROOF A + HVAC +
 1.5 BATH PKG: Aub BATH 1 BATH + 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50% % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS YE F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE Hc
 STAT / CLASS 5
 SIZE 14x17
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 2022
 % 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 152 QLTY + - FLOOR MA2
 AREA 2086 EFF AREA 2086 BED 2
 ROOF + HVAC +
 1.5 BATH PKG: 1 BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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: _____

STAT 152 QLTY + - FLOOR ABE
 AREA 1014 EFF AREA 1014 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 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: _____

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	55%	
3%		Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR _____ Date 1/7/25 YR For 25-26 % COMP 50%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

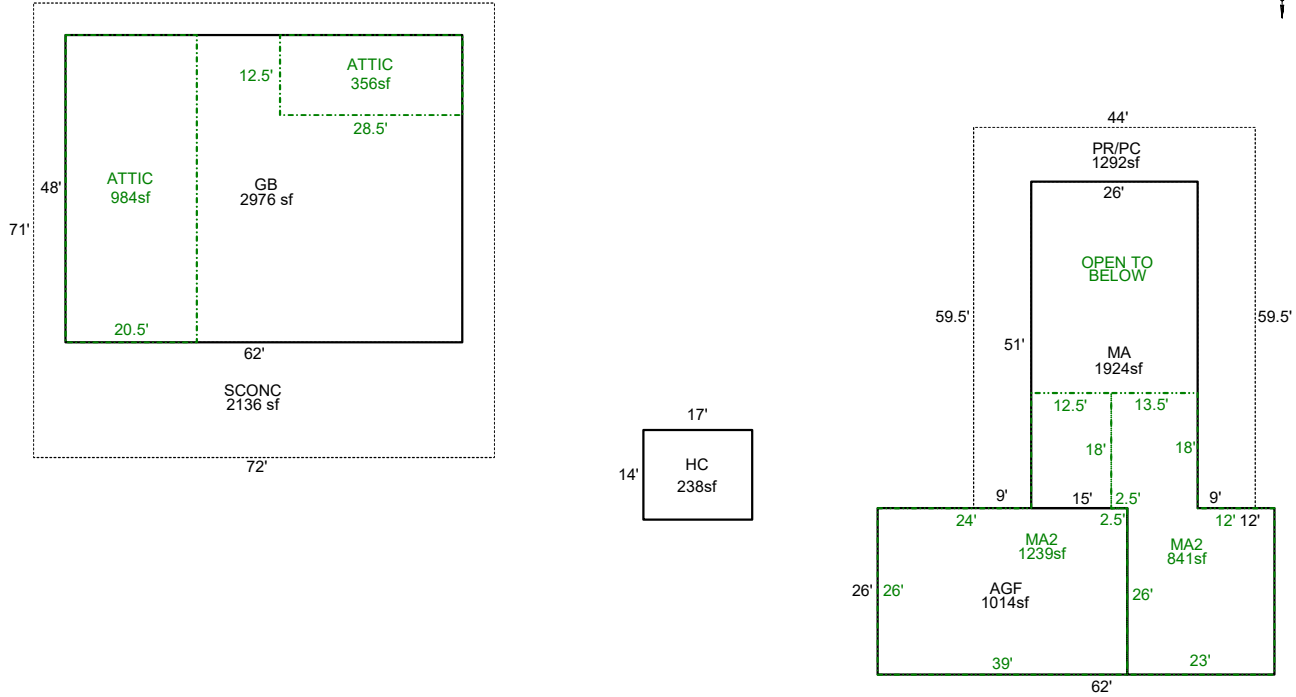
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530009 Parcel No.: 082W19 00500
 Property Address: 6222 COATES DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2976.0	220.0	
	HC	1.0	238.0	62.0	3214.0
GLA1	MA	1.0	1924.0	230.0	1924.0
GLA2	MA2	1.0	1239.0	166.0	
	MA2	1.0	841.0	139.0	2080.0
MA2	ATTIC	1.0	984.0	137.0	
	ATTIC	1.0	356.3	82.0	1340.3
GAR	AGF	1.0	1014.0	130.0	1014.0
P/P	SCONC	1.0	2136.0	286.0	
	PR/PC	1.0	1292.0	309.0	3428.0
	Net LIVABLE	cnt	2 (rounded)		5,344
	Net BUILDING	cnt	2 (rounded)		3,214

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 3/8/19
 UPDATED BY CJURAN 12/11/2023 23-008493 MA
 UPDATED BY CLOBERG 02/12/25

COMMENT TABLE 2

1/10/19 #35 NM
 MDL 10/09/24

COMMENT TABLE 3

TAGS L2



R30009 GB 01.10.19




1/7/25

Matthew Lord

From: Marianne McKay <mmckaydesigns@gmail.com>
Sent: Friday, January 17, 2025 8:51 AM
To: Matthew Lord
Subject: Re: 6222 Coates Dr se Salem, OR 97317

You don't often get email from mmckaydesigns@gmail.com. [Learn why this is important](#)

 **WARNING:** This email originated outside of Marion County.
DO NOT CLICK links or attachments unless you trust the sender and know the content is safe.

I'm good with email.

Completed:
Roof
Framing
Windows
Rough plumbing
Weather wrap on outside of house
Drainage around house for gutters

On Fri, Jan 17, 2025 at 8:47 AM Matthew Lord <MLord@co.marion.or.us> wrote:

Hello Marianne,

I need to know what was completed as of 1/1/2025. Even though the house is not complete it is still taxable for the partial completion. I can come out to the property, or you can give me an idea what percentage of the house was complete as of 1/1/25. Either way works for me.

Best Regards,

Matt Lord

Marion County Assessor's

Rural Appraiser

503-588-7967

mlord@co.marion.or.us

Acct ID: 530009 MTL: 082W190000500 Date: **12/20/23** Appr: **MDL** Prop Class: 551 RMV Prop Class: **55T 501**
 Situs: 6222 COATES DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 26484 Year: 2024

Last Date Appraised: 03/17/2020 Appraiser: MATT LORD Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: MCKAY, JAMES D & MCKAY, MARRIANNE L Roll Type: R

Cycle Tag Sales Verification Other: **Alcok** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 136562

RMV Land: 415620 RMV Imp: 157370 RMV Total: 572990 MAV: 106800 MSAV: 29762 SAV: 46998

Comment: **23-008493 USFD 3BD HBA** INPUT 12/28/23 MDL

Notations **NO start ✓ 1/1/25**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	30000	92590	0

Land

Site: 1	Code Area: 92590	Size: 29.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 331940	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1982 / 22-23 REMOVE IRR CORRECT SOILS 20-21: #06 CYCLE, ADD OSD / 17-18: SV #73 NO CHG, UPDATE PART TOTALS / 02400190: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR /03-04:(F)03-0443:SEGREGATION FROM R30009 CREATING R332582						
Site: 2	Code Area: 92590	Size: 4.97 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL	RMV: 53680	Exception: Y	N	
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1982						

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 92590	Stat Class: 107	Year Blt:	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements	Dimensions:	RMV: 11510				
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
PATIO	6	2136	2018	11513	0
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92590	Stat Class: 352	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 2976	% Complete: 100
Desc: Utility Building (UB)	Dimensions: 48x62	RMV: 74050				
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
Utility Building	6	Finished	2976	0	0	2018	2018	AVG
Exception: Y N								

Accessories

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

Bldg: 2	Code Area: 92590	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions:	RMV: 71810				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

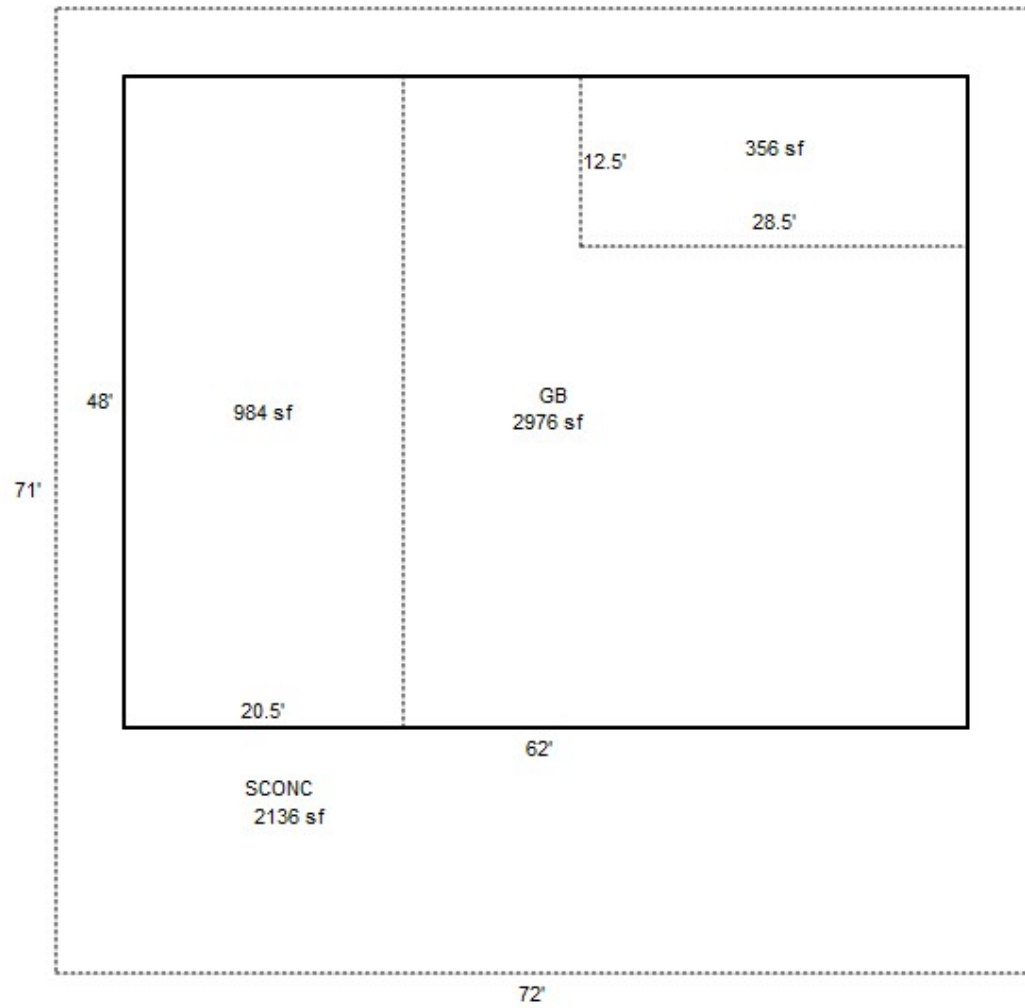
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
GP Building Attic	4	Finished	984	0	FB-2	2018	2018	BATH - 2
Exception: Y N								
GP Building Attic	4	Finished	356	0	0	2018	2018	
Exception: Y N								

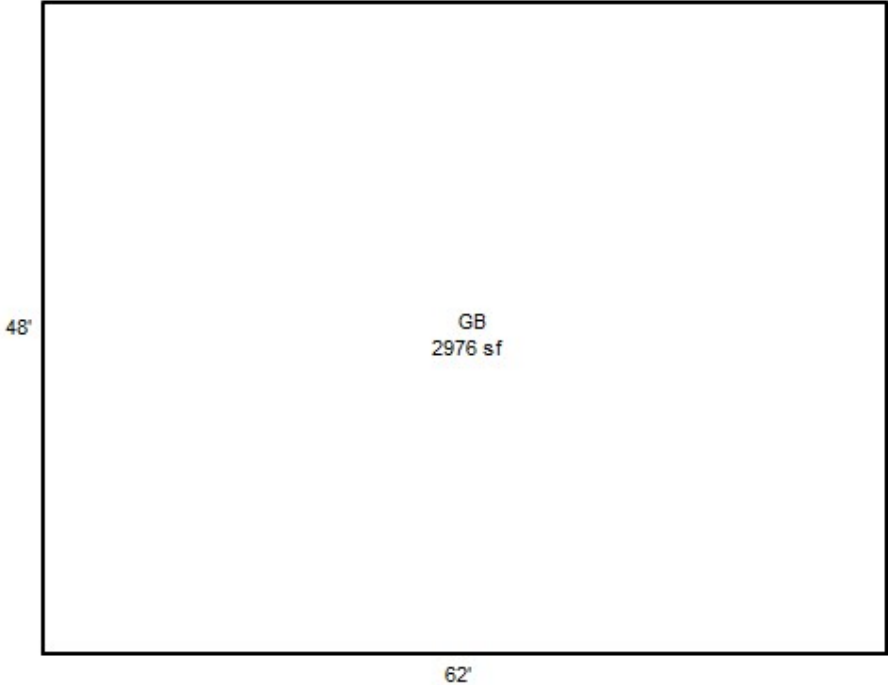
Accessories

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

R30009
082W19 00500
SCALE=1:20



R30009
082W19 00500
SCALE=1:20



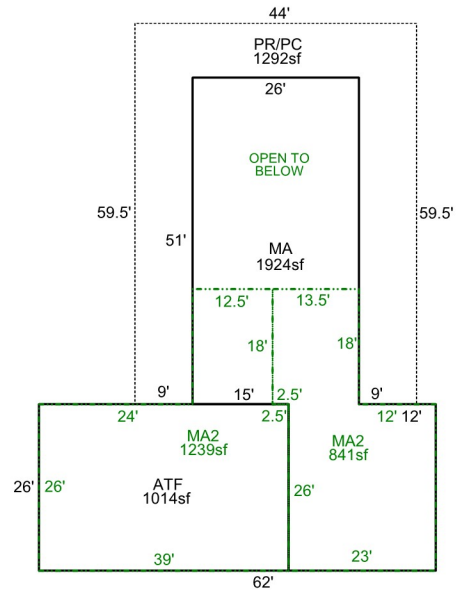
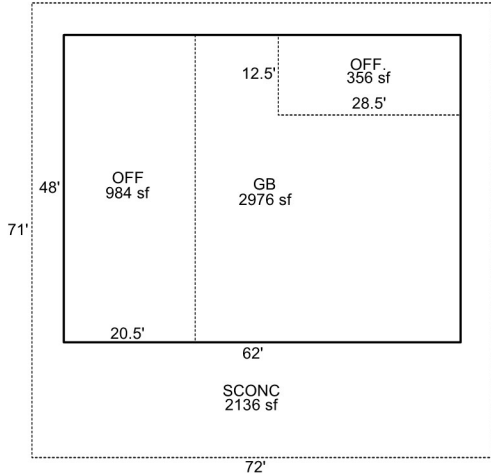
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530009 Parcel No.: 082W19 00500
 Property Address: 6222 COATES DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

530009
082W19 000500
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2976.0	220.0	2976.0
GLA1	MA	1.0	1924.0	230.0	1924.0
GLA2	MA2	1.0	1239.0	166.0	
	MA2	1.0	841.0	139.0	2080.0
GAR	ATF	1.0	1014.0	130.0	1014.0
P/P	SCONC	1.0	2136.0	286.0	
	PR/PC	1.0	1292.0	309.0	3428.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 6/15/18
 UPDATED BY JRONDEMA 3/8/19
 UPDATED BY CJURAN 12/11/2023 23-008493 MA

COMMENT TABLE 2

1/10/19 #35 NM

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 4,004
 Net BUILDING cnt 1 (rounded) 2,976



R30009 GB 01.10.19

Assessor Monthly Issued Permit Report

For 11/1/2023 to 11/30/2023

PERMIT#: 555-23-008493-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 10/9/2023
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 11/1/2023
 CATEGORY: Comprehensive EXPIRES: 5/7/2024

OFFICE: MC
 PARCEL#: 082W19 00500 R30009
 ACRES: 34.17
 SUBDIV: PP 2020-050
 LOT/BLOCK: FR 1 /
 ADDRESS: 6222 COATES DR SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	MCKAY, JAMES D & MCKAY, MARRIANNE L	PO BOX 4460 SALEM, OR 97302	503-851-7422
OWNER	MCKAY, JAMES D & MCKAY, MARRIANNE L	PO BOX 4460 SALEM, OR 97302	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	MCKAY, JAMES D & MCKAY, MARRIANNE L	PO BOX 4460 SALEM, OR 97302	503-851-7422

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: NSFD - 3 BDRMS / 4 BATH
 VALUATION: \$756,832.65
 STORIES: 2
 BATHS: 4 KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 5978

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3913 Sq Ft
U Utility, misc.	VB	1001 Sq Ft
U Utility, misc. - half rate	VB	1064 Sq Ft