

Summary

Lead Appr: WW 10/30 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/29/2025

Acct ID: 530022 MTL: 082W19A001501 Date: 10/15/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 6232 SALEM VIEW DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 26497 Year: 2025

Last Date Appraised: 04/02/2012 Appraiser: MATT LORD Tag: Y (N) Tag info:
Owner: EWING, THOMAS Last Sales Date: 02/21/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 345930
RMV Land: 300740 RMV Imp: 450880 RMV Total: 751620 MAV: 345930 MSAV: 0 SAV: 0
Comment:

(19) Estate Sale

OSDs

25.26 Sales

MCS #819611 Down 213

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.63 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT 4HD .77 Description: RMV: 240740 Exception: Y N
Adjustment(s): VWFR 6HD .86 FSo-1 Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2143 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 438710
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	2143	3	FB-2	1997	1997	KIT+, HVAC+, BATH - 2, FP - 1, ROOF	Y N
Garage Attached	4	Finished	756	0	0	1997	1997		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1997	27927	1	Y N

Bldg: 2 Code Area: 92430 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: RMV: 12170
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
No floor data available									

Part of YI

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4300	2001	11481	1	Y N

Bldg: 3 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: RMV: 0
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
No floor data available									

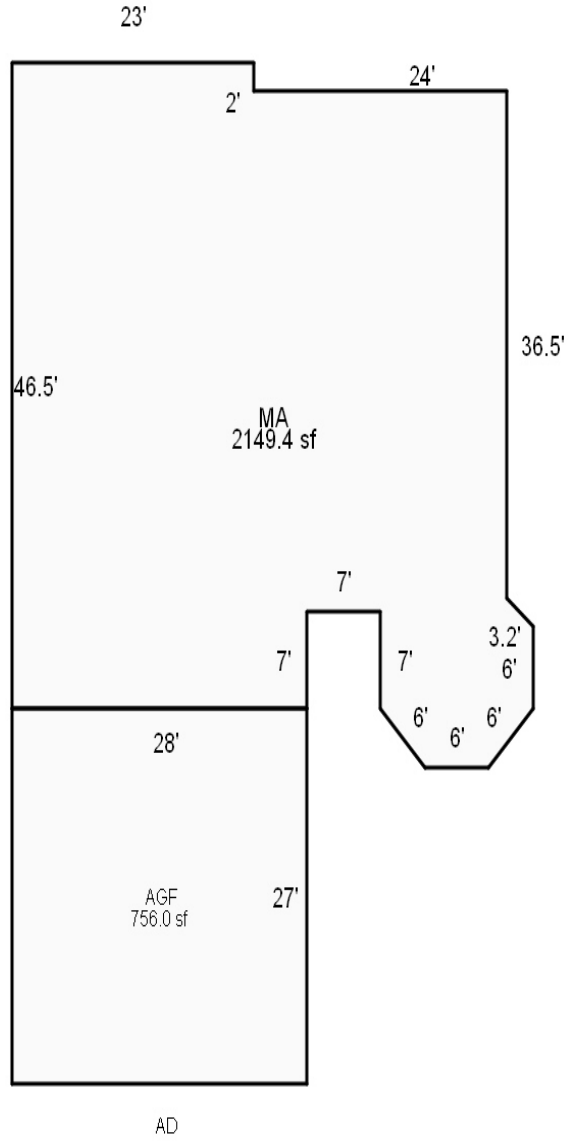
REMOVE

Accessories

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

Retaining
Wall

R30022
082W9A 01501





082W19A 01501
401 01D F51
02400230

R30022

JOSEPH, JERALD E

1.63 Acres

6232 SALEM VIEW DR

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

TAX LOT:



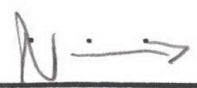
23
 24'0
 2

 49'6
 1
 28
 7
 4
 6
 4

 49'
 12
 73'6

 2
 36'6
 2
 6
 4
 -11'0
 + 34

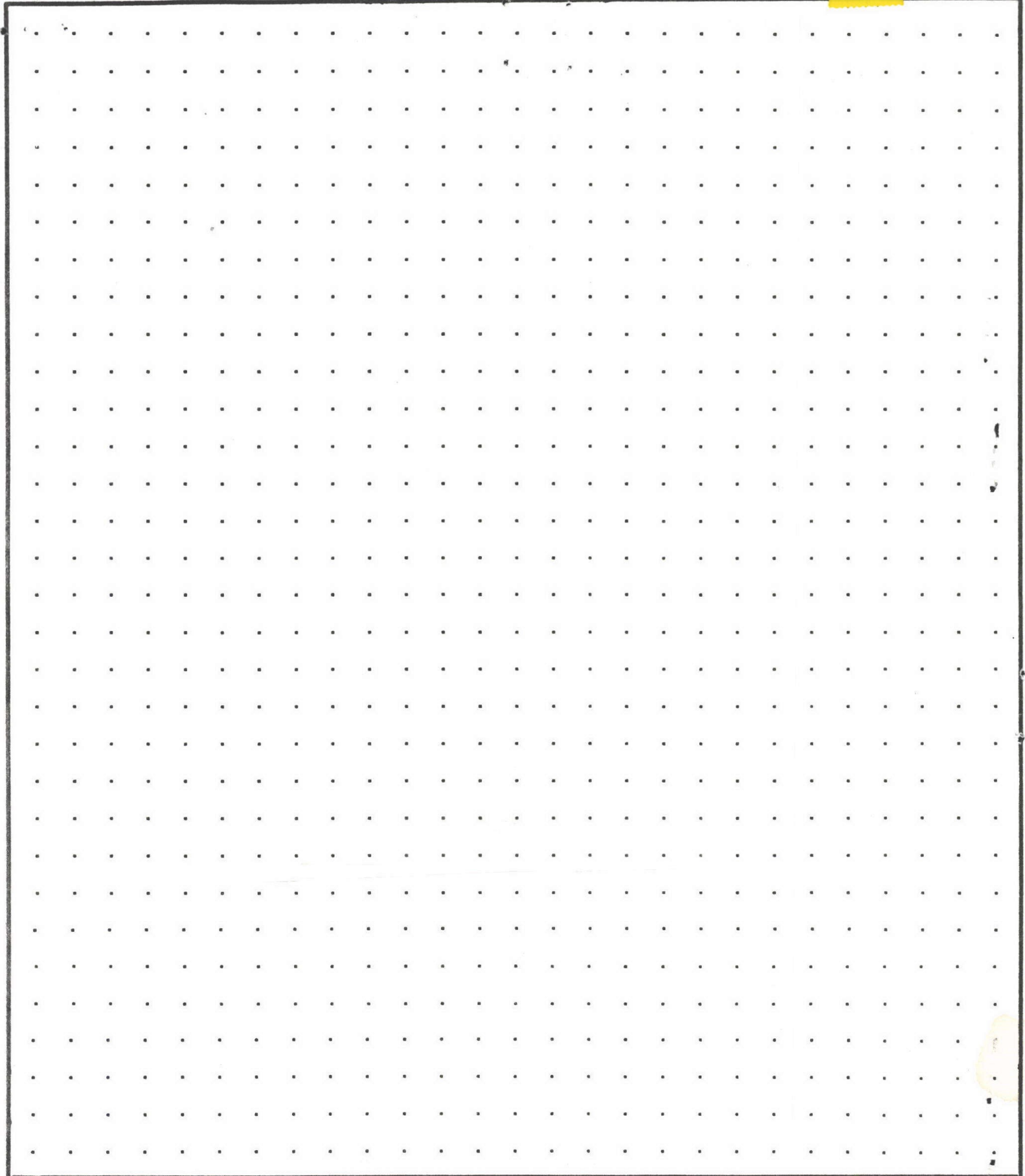
 73'6



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES			
DATE	BY	REMARKS:	BUILDER:	Date	Amt.		
4-2-12	73			cycle			



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W 19A 01501

File No R30022

SUBJECT

Property Address 6232 Salem View Dr SE

City Salem

State OR

Zip 97317

Owner

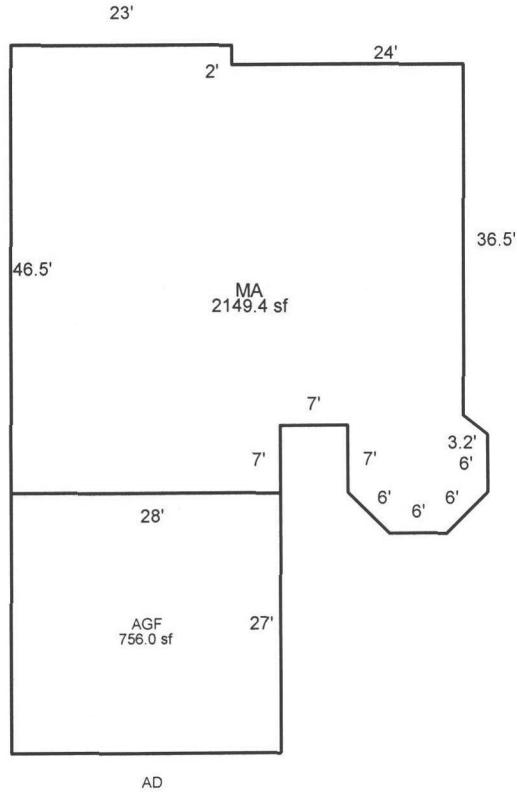
Client

Appraiser Name

IMPROVEMENTS SKETCH

Retaining Wall

R30022
082W9A 01501



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2149.4	208.2	2149.4
GAR	AGF	1.00	756.0	110.0	756.0

Comment Table 1

Apex 5/15/2012 Jane

Comment Table 2

Comment Table 3

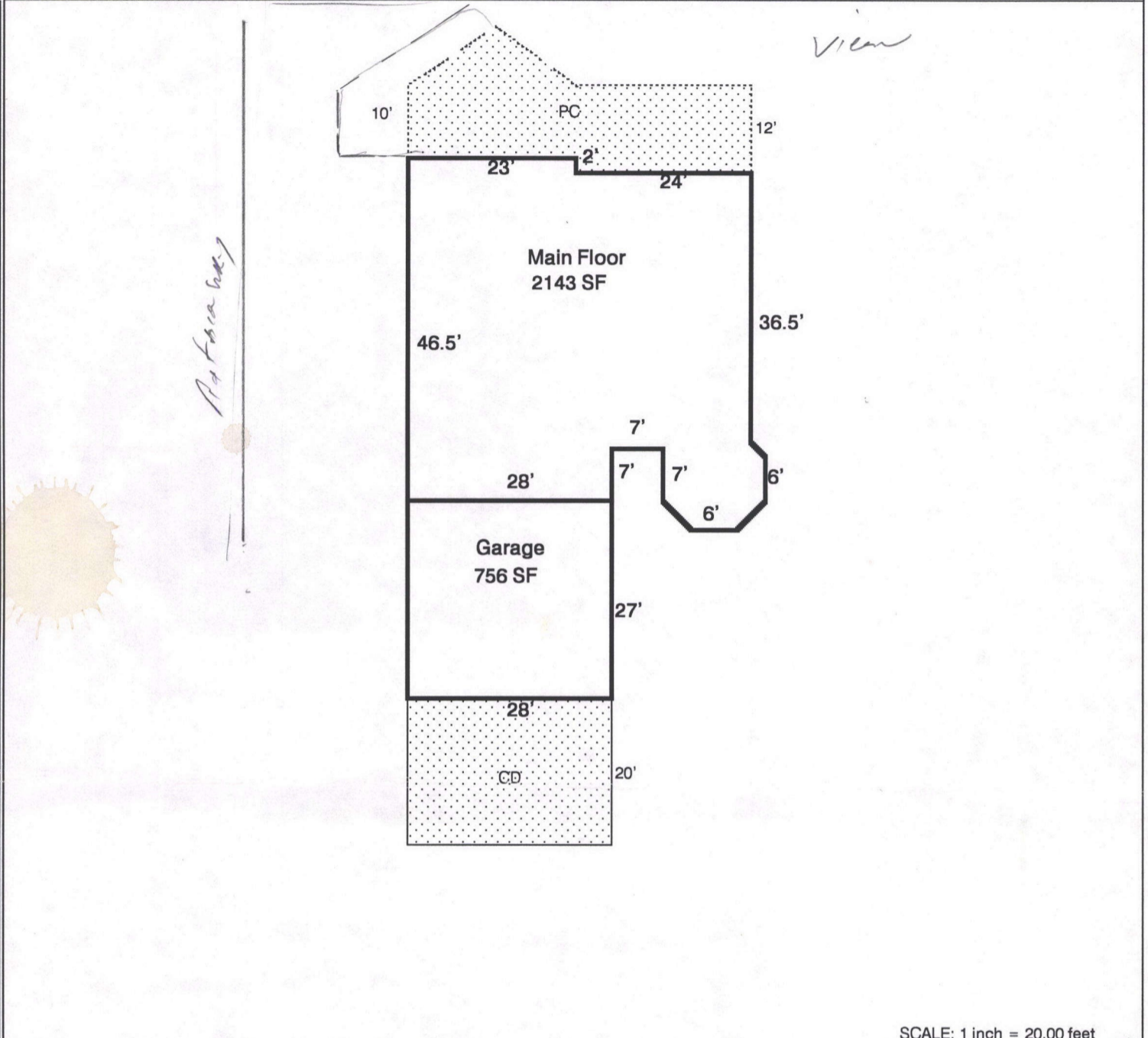
Net LIVABLE Area (rounded w/ factors) 2149

SKETCH/AREA TABLE ADDENDUM

File No. 57418-151

SUBJECT	Property Address	6232 Salem View Dr		
	City	State	County	Marion
	Borrower	82W-19A-01501		
	Lender/Client			

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	Main Floor	2142.50	2142.50
P/P	PC	610.00	610.00
GAR	Garage	756.00	756.00
OTH	CD	560.00	560.00
TOTAL LIVABLE (rounded)			2143

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
23.00	X	50.50	1161.50
24.00	X	48.50	1164.00
2.00	X	12.00	24.00
-7.00	X	11.00	-77.00
-28.00	X	4.00	-112.00
-2.00	X	4.00	-8.00
-2.00	X	4.00	-8.00
-1.00	X	2.00	-2.00
TOTAL LIVABLE (rounded)			2143

CALCULATIONS ADDENDUM

File No: 57418-151

SUBJECT

Property Address	6232 Salem View Dr		
City	State	County	Marion
Borrower		82W-19A-01501	
Lender/Client			

INDIVIDUAL AREA CALCULATIONS

Main Floor (GLA1)				
23.00	X	50.50	=	1161.50
24.00	X	48.50	=	1164.00
2.00	X	12.00	=	24.00
-7.00	X	11.00	=	-77.00
-28.00	X	4.00	=	-112.00
-2.00	X	4.00	=	-8.00
-2.00	X	4.00	=	-8.00
-1.00	X	2.00	=	-2.00
Total for Area :				2142.50

PC (P/P)				
12.00	X	20.00	=	240.00
11.00	X	20.00	=	220.00
24.00	X	12.00	=	288.00
-23.00	X	2.00	=	-46.00
-6.00	X	8.00	=	-48.00
-5.50	X	8.00	=	-44.00
Total for Area :				610.00

Garage (GAR)				
28.00	X	27.00	=	756.00
Total for Area :				756.00

CD (OTH)				
28.00	X	20.00	=	560.00
Total for Area :				560.00

R30022 082W19A 01501 Appr #: 73 Date 4-2-12 Prop Class 401 Prop Code F51
 Situs Address 6232 SALEM VIEW DR SE Franchise Code 73 Year For: 2012-2013
 Owner JOSEPH, JERALD E

Notes: Spoke to Owner Tags Cycle Sales Verification n/c Other: _____

RMV Land: 177,390 RMV Imp: 173,960 RMV Total: 351,350 M50 Total: 235,610
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 2143 Eff Area 2143
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat HP
 Fireplace PREFB-P Inter. Comp: CKTP-E;DSP;DW;OVEN-S Bedrooms 3
 Year Built 1997 Eff. Year Built 1997 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 128,060
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type AGF Seg. # 1.2 Method: R05 Class 4 Area 756 Eff Area 756
 Length 28 Width 27 Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1997 Eff. Year Built 1997 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 27,190
 Lump Sum ___ Except Code/Year n/c Comments _____

Accessory Improvements

Seg.Type YI4A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type AD Seg. # 2.1 Method: R05 Class Area 4300 Eff Area 4300
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 2001 Eff. Year Built: 2001 Cond. P F A G E % Comp ___ Econ ___ RMV: 10,210
 Lump Sum ___ Except Code/Year n/c Comments _____

Seg.Type RW Seg. # 3.1 Method: F;LS Class Area Eff Area 0
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 2,500
 Lump Sum ___ Except Code/Year n/c Comments _____

Out Buildings

R30022 082W19A 01501 Appr #: _____ Date _____ Prop Class 401 Prop Code F51
 Situs Address 6232 SALEM VIEW DR SE Franchise Code 73 Year For: 2012-2013
 Owner JOSEPH, JERALD E

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 177,390 RMV Imp: 173,960 RMV Total: 351,350 M50 Total: 235,610

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

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	1.63	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDG.RUR			

Eff Acres Companion Accounts

Date 5/15/12 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____



4-2-12 R30022 MA





187 1 1