

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDL Impact | Print Date: 9/29/2025

WW 10/31

10/20/25

Acct ID: 532812 MTL: 083W24A003200 Date: 10/20/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 6182 31ST AVE SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 24700 Year: 2025

Last Date Appraised: 07/13/2012 Appraiser: MATT LORD Tag: Y (N) Tag info:
 Owner: MONSON, BRYAN R Last Sales Date: 06/20/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 291840
 RMV Land: 288270 RMV Imp: 291540 RMV Total: 579810 MAV: 291840 MSAV: 0 SAV: 0
 Comment: (30)

OSDs 25-26 SALS MLS 829006 DOM 36

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92590	0

Land

Site: 1 Code Area: 92590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2 BDIS Value Source: Rural at MKT Description: RMV: 238270 Exception: Y N
 Adjustment(s): GSO:1 Fire Patrol: Description:
 Comments: 00-01: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 142 Year Blt: 1973 Eff Year Blt: 2000 Sq.Ft: 1579 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 291540
 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	1111	2	FB-1	1973	<u>2000</u>	<u>W, R, K, B, F, P</u> ROOF, FP - 1, HVAC+, BATH - 1, KIT-	Exception: Y N
Attic	4	Finished	468	0	0	1973	<u>1973</u>		Exception: Y N
Garage Detached	<u>576</u>	Low Cost	656	0	0	1973	<u>1973</u>	ROOF	Exception: Y N

MOVE DG TO OWN STAT

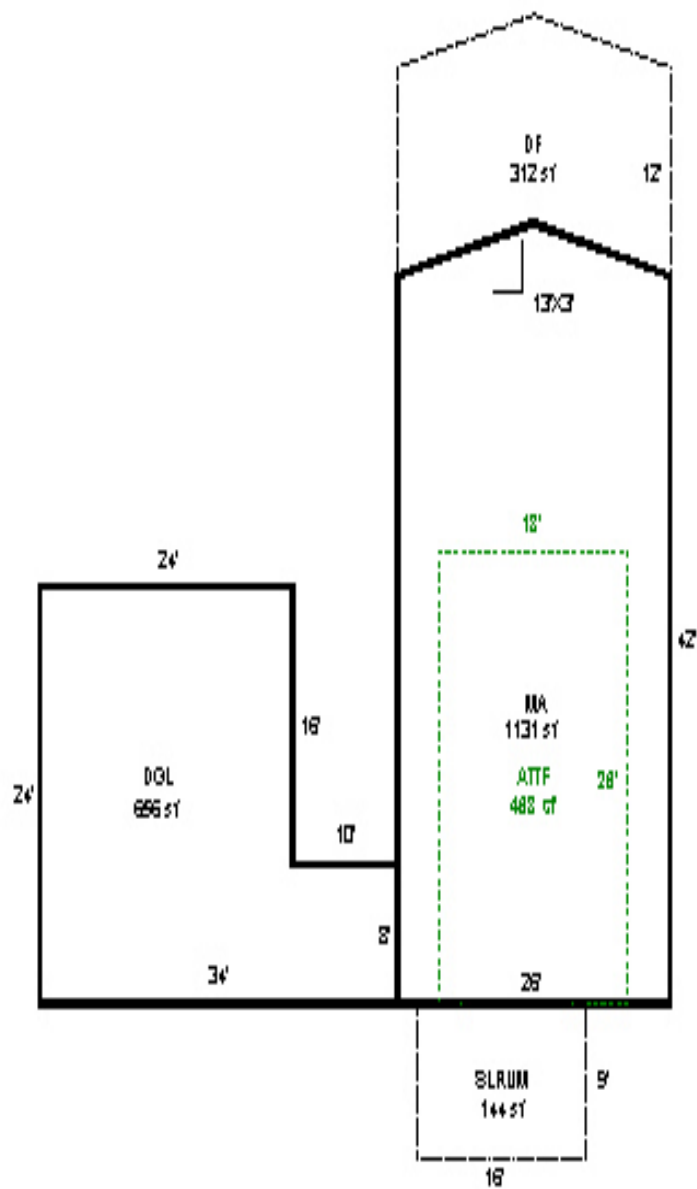
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	144	1973	1500	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1973	24075	1	Exception: Y N

APEX UPDATED

083W24A 03200

R32812





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6182 31ST AV SE
SALEM, OR 97301

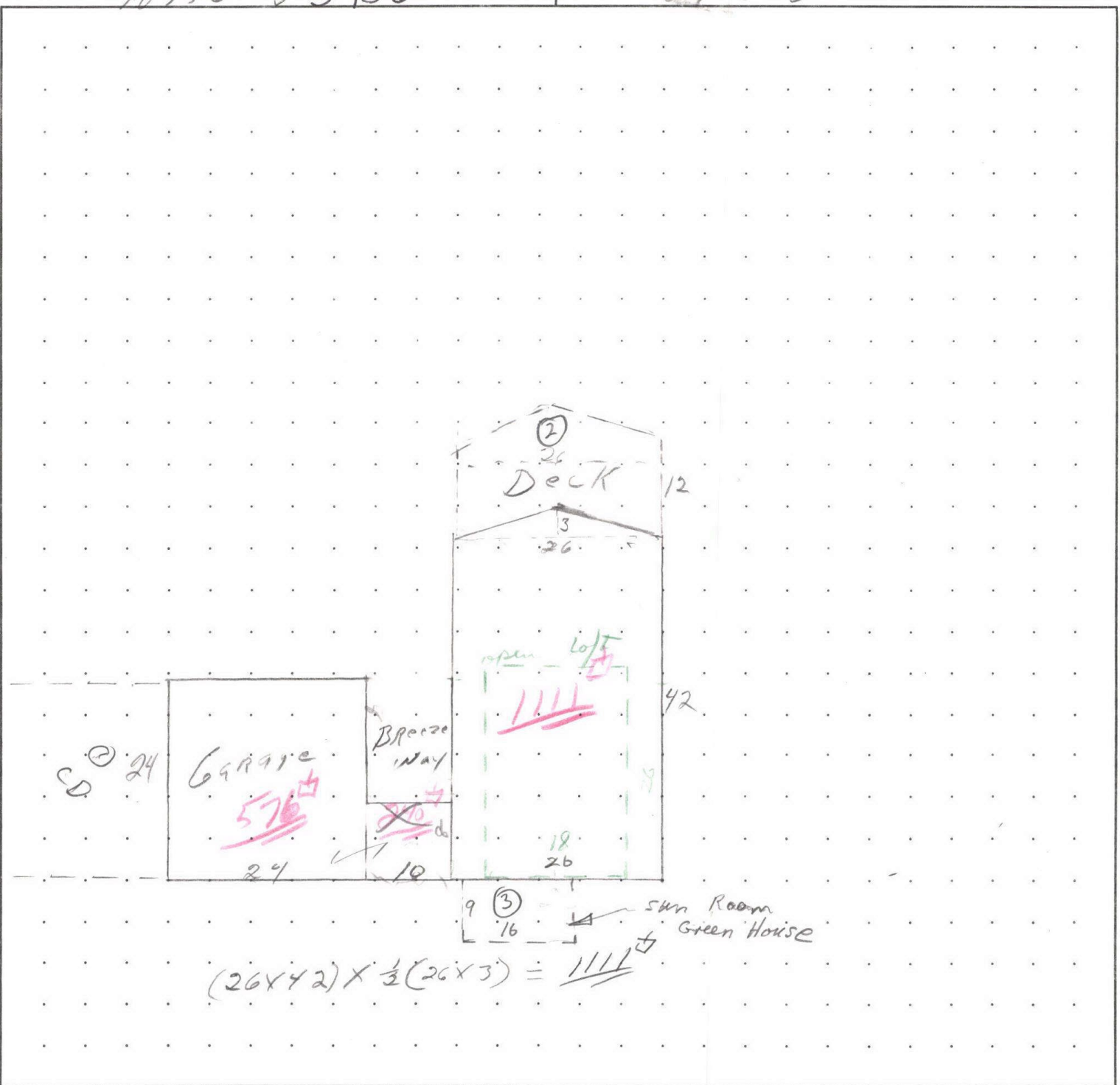
401

92400190

1-08-3-24-0-4980-4435-00
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 18953-3 59560

MAP NO. 24-8-3W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-28-74	ARB	
7-16-82	Reyes	
6-14-90	DN 76	
6-2-00	AR 4	
7-13-12	73-ME cycle	

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W24A 03200

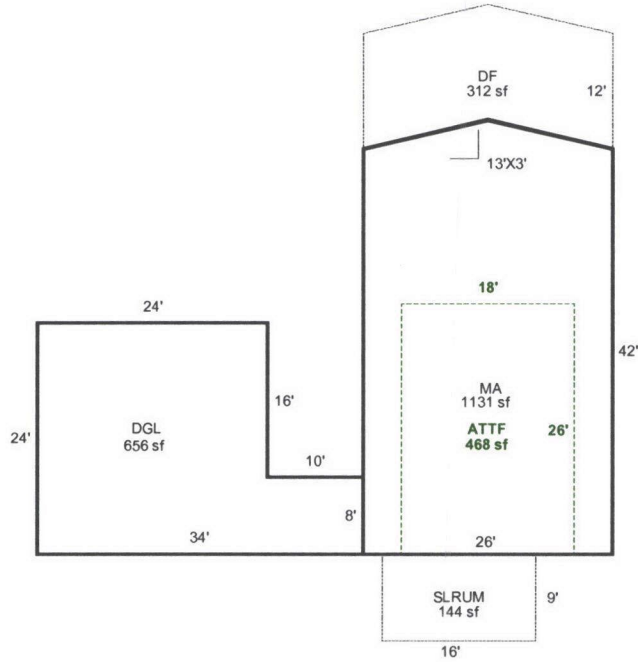
File No R32812

SUBJECT	Property Address 6182 31ST AV SE		
	City SALEM	State OR	Zip 97317
	Owner		
	Client		
	Appraiser Name		

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R32812



IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1131	137	1131
ATTF	ATTF	1.00	468	88	468
P/P	DF	1.00	312	77	
	SLRUM	1.00	144	50	456
GAR	DGL	1.00	656	116	656
Net LIVABLE Area					1599
(Rounded w/ Factors)					

Comment Table 1	
APEXED BY NRC 07/23/2009	
Comment Table 2	Comment Table 3

R32812 083W24A 03200 Appr #: 73 Date 7-13-12 Prop Class 401 Prop Code R42
 Situs Address 6182 31ST AV SE Franchise Code 73 Year For: 2012-2013
 Owner MARCELLA L KIRKPATRICK TR &

Notes: NOH Tags Cycle Sales Verification Other: _____

RMV Land: 162,090 RMV Imp: 110,830 RMV Total: 272,920 M50 Total: 198,770
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1111 Eff Area 1111
 Length Width Roof Cover SHAKE Plumbing BATH1 Heat HP
 Fireplace SGL-P Inter. Comp: RNG;DW Bedrooms 2
 Year Built 1973 Eff. Year Built 1973 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 66,670
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 4 Area 468 Eff Area 468
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1973 Eff. Year Built 1973 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 18,420
 Lump Sum _____ Except Code/Year _____ 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 _____ Comments _____

Out Buildings

Seg.Type SLRUM Seg. # 1.4 Method: F;LS Class Area 144 Eff Area 144
 Length 16 Width 9 Foundation CONC Ex. Wall Roof Cover GLASS
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,500
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type DGL Seg. # 1.5 Method: R05 Class 4 Area 656 Eff Area 656
 Length 24 Width 24 Foundation Ex. Wall Roof Cover BLTUP
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1973 Eff. Yr. Blt: 1973
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___ RMV: 18,240
 Lump Sum _____ Except Code/Year _____ Comments _____

R32812 083W24A 03200 Appr #: _____ Date _____ Prop Class 401 Prop Code R42
 Situs Address 6182 31ST AV SE Franchise Code 73 Year For: 2012-2013
 Owner MARCELLA L KIRKPATRICK TR &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 162,090 RMV Imp: 110,830 RMV Total: 272,920 M50 Total: 198,770

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	2.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

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 _____



R 32812

7-13-12

MA





