

Summary

Lead Appr: WW 10/30 Clerk: _____ Lead Clerk: _____ Appr: KOL Inpd Print Date: 9/29/2025

Acct ID: 558502 MTL: 082W16A001900 Date: 10/13/25 Appr: KOL Prop Class: 401 RMV Prop Class: 401
Situs: 5370 WITZEL RD SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 146395 Year: 2025

Last Date Appraised: 05/26/2022 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: SEWELL, TOBY Last Sales Date: 06/03/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 328260

RMV Land: 293020 RMV Imp: 354780 RMV Total: 647800 MAV: 328260 MSAV: 0 SAV: 0

Comment: 22-23: LEVEL 4 MDL 05/26/22 // LEVEL 3 7.21.21 JS29

30

OSDs

25-26 : SALES

MLS 826394

DOM 85

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

Land

Site: 1 Code Area: 05410 Size: 2.18 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 44D55 Value Source: Rural at MKT Description: RMV: 243020 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 143 Year Blt: 1967 Eff Year Blt: 1990 Sq.Ft: 1830 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 335550
 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	1206	2	FB-2	1967	1990	BATH - 2, ROOF, HVAC, FP - 1, KIT+	Y N
Basement	4	Finished	624	2	FB-1	1967	1990	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	506	0	0	1967	1990	ROOF	Y N

Accessories

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

Bldg: 2 Code Area: 05410 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 13570
 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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	4	440	1990	1187	1
DECK	4	339	1990	6190	1
PATIO	4	112	1990	511	1
ROOF EXTENSION OR PATIO COVER	4	84	1990	2022	1
ROOF EXTENSION OR PATIO COVER	4	120	1990	2888	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05410 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 572 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 26x22 RMV: 5410
 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	5	Finished	572	0	0	2005	2005	<u>Fair</u>	Y N

Accessories

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

Bldg: 4 Code Area: 05410 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 100 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 10x10 RMV: 250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

broke

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	100	0	0	2005	2005	Exception: Y N

Accessories

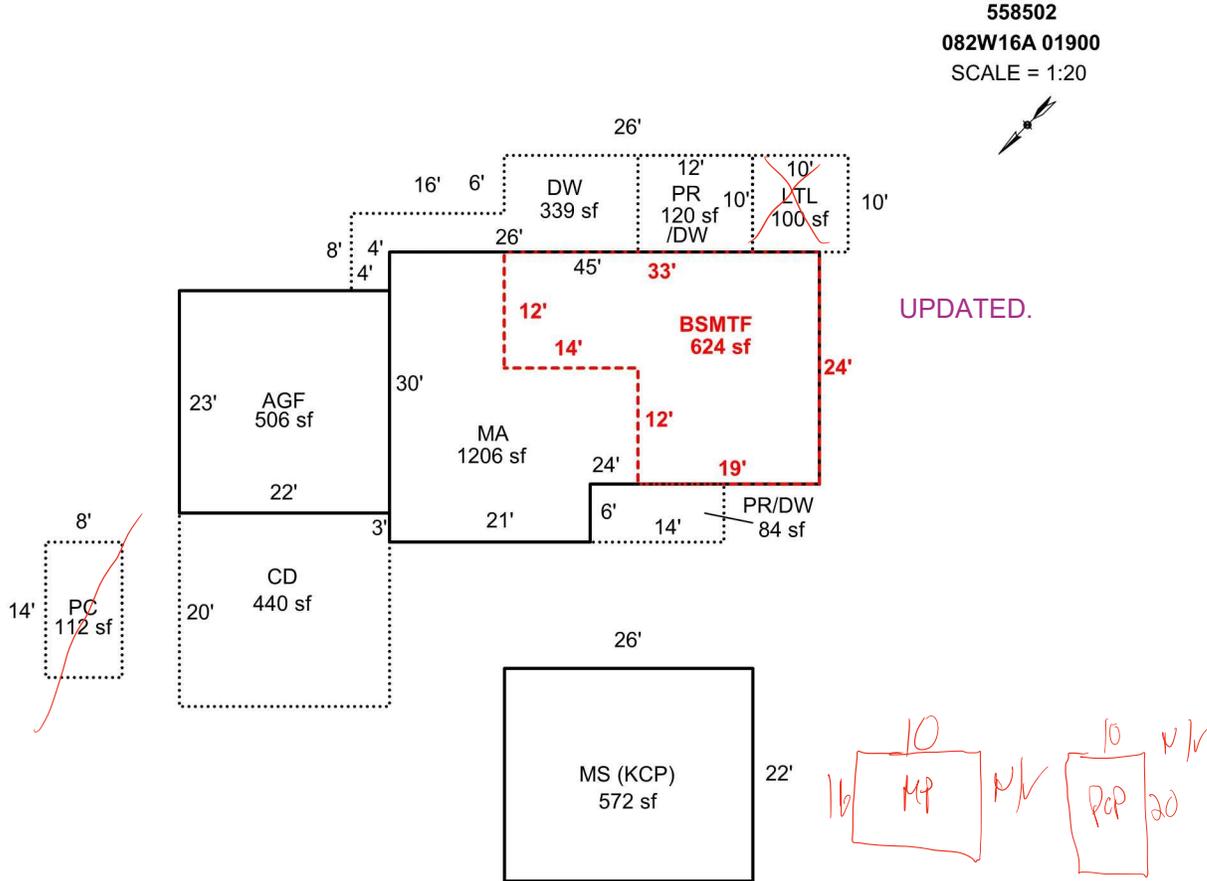
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558502 Parcel No.: 082W16A 01900
 Property Address: 5370 WITZEL RD SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	572.0	96.0	572.0
GBA3	LTL	1.0	100.0	40.0	100.0
GLA0	BSMTF	1.0	624.0	114.0	624.0
GLA1	MA	1.0	1206.0	150.0	1206.0
AGU	AGF	1.0	506.0	90.0	506.0
CD	PR/DW	1.0	84.0	40.0	
	DW	1.0	339.4	112.0	
	PR	1.0	120.0	44.0	543.4
Net LIVABLE		cnt	1 (rounded)		1,830
Net BUILDING		cnt	2 (rounded)		672

COMMENT TABLE 1

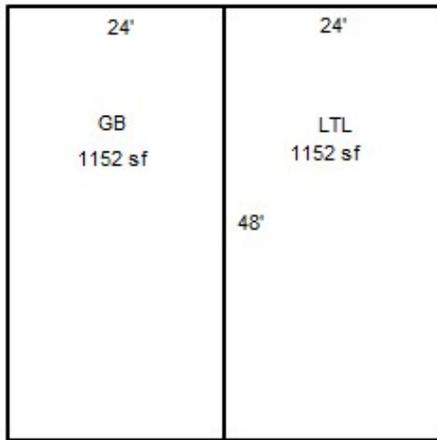
APEX BY CW 12/11/17
 UPDATED BY CHRIS 10/14/19
 UPDATED BY CJURAN 11/04/2021

COMMENT TABLE 2

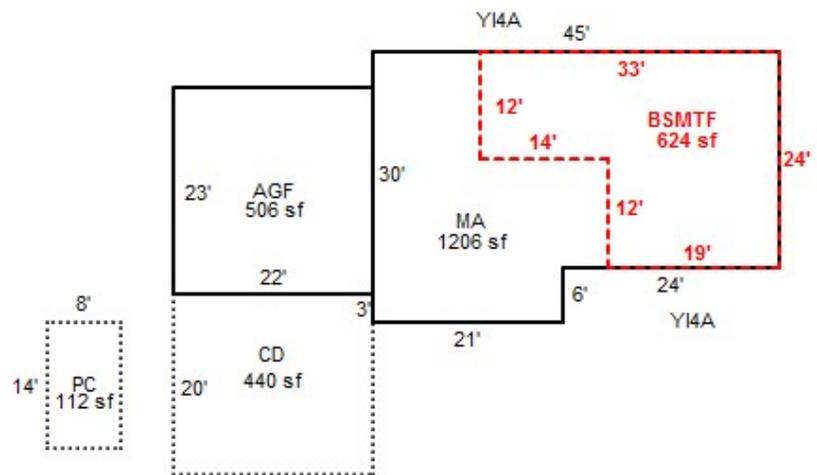
#29 JS 07/21/2021

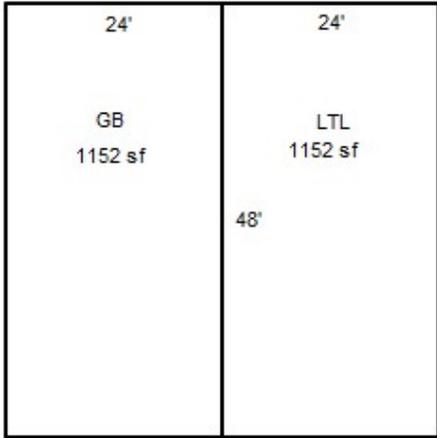
COMMENT TABLE 3

SV L3

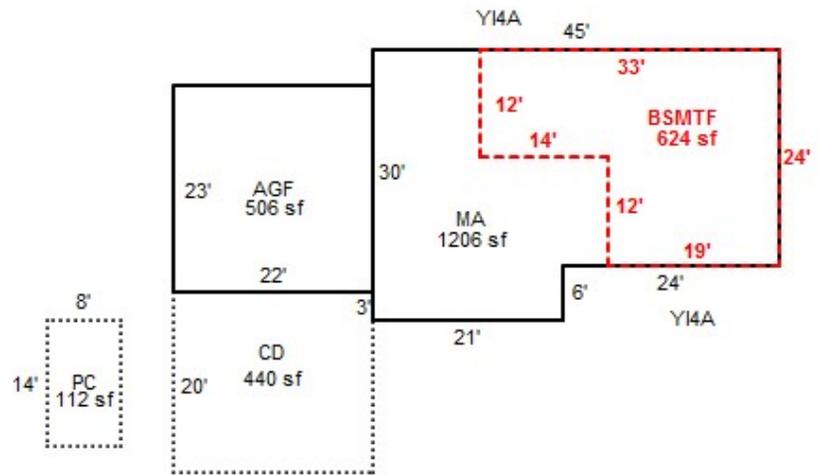


R58502
082W16A 01900
Scale=1:30





R58502
082W16A 01900
Scale=1:30

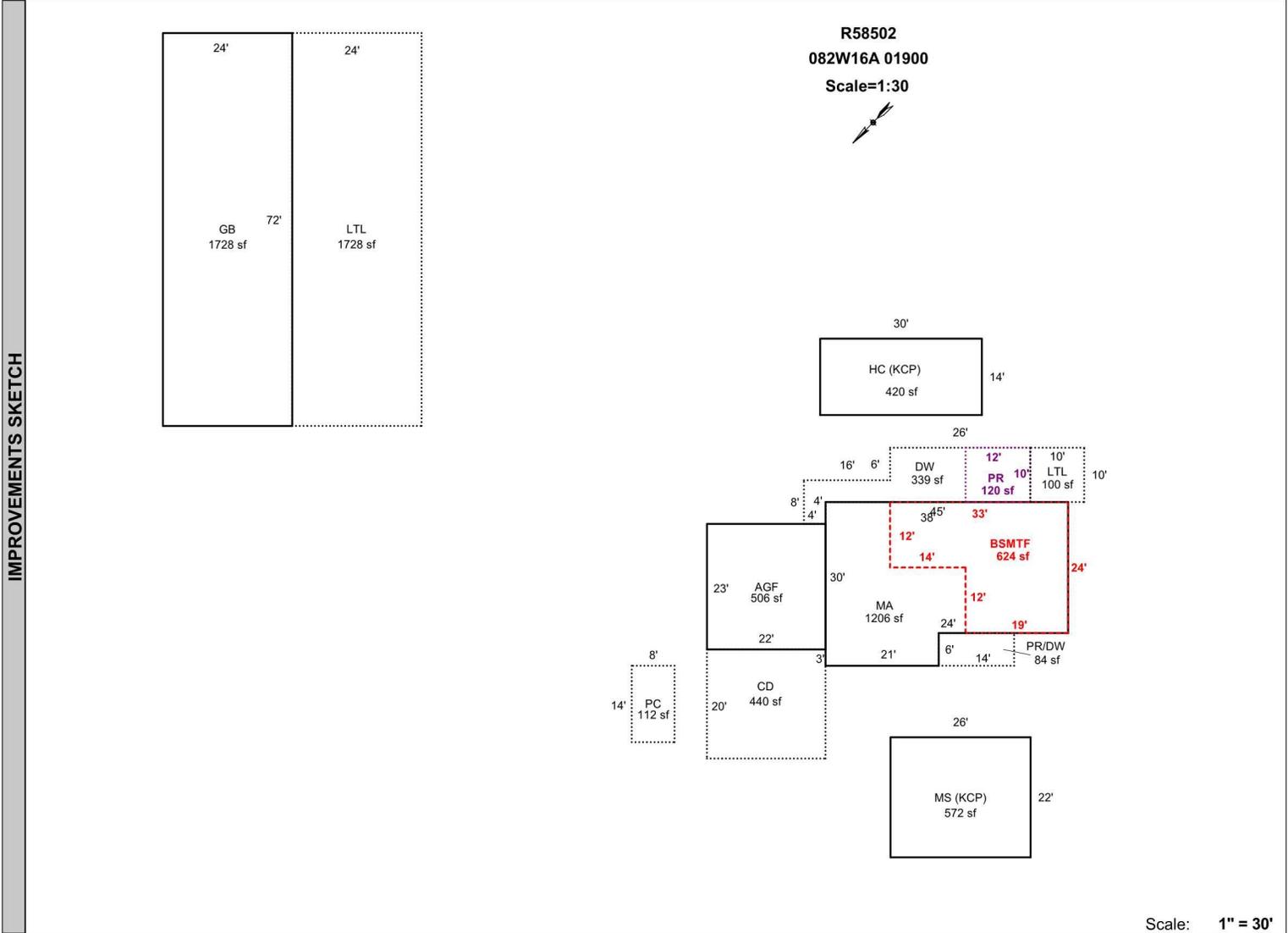


SKETCH/AREA TABLE ADDENDUM

Parcel No **082W16A 01900**

File No **R58502**

SUBJECT	Property Address 5370 WITZEL RD SE			
	City SALEM	County MARION	State OR	Zip 97317
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1206	150	1206
	GLA0	BSMTF	1.00	624	114	624
	GBA1	MS	1.00	572	96	
		HC (KCP)	1.00	420	88	992
	GBA2	GB	1.00	1728	192	1728
	GBA3	LTL	1.00	1728	192	
		LTL	1.00	100	40	1828
	AGU	AGF	1.00	506	90	506
CD	PR/DW	1.00	84	40		
	DW	1.00	339	112		
	PR	1.00	120	44	543	
	Net LIVABLE Area		(rounded w/ factors)		1830	
	Net BUILDING Area		(rounded w/ factors)		4548	

Comment Table 1	
APEX BY CW 12/11/17 UPDATED BY CHRIS 10/14/19	
Comment Table 2	Comment Table 3

R58502 MA

SV 7-21-21



9-5-19
R58502 MA



9-5-19

R58502 MS(kcp) 22x26



9-5-19

R58502 GB-LT



9-5-19

R58502 HC(ксп)30x14



082W16A 01900
401 01D F43
00500210

R58502

HEDGECOKE, THOMAS A & VELDA R-TR

6.83 Acres

5370 WITZEL RD SE

1/30/02

74060-160

BUILDING DIAGRAM AND OUTBUILDINGS

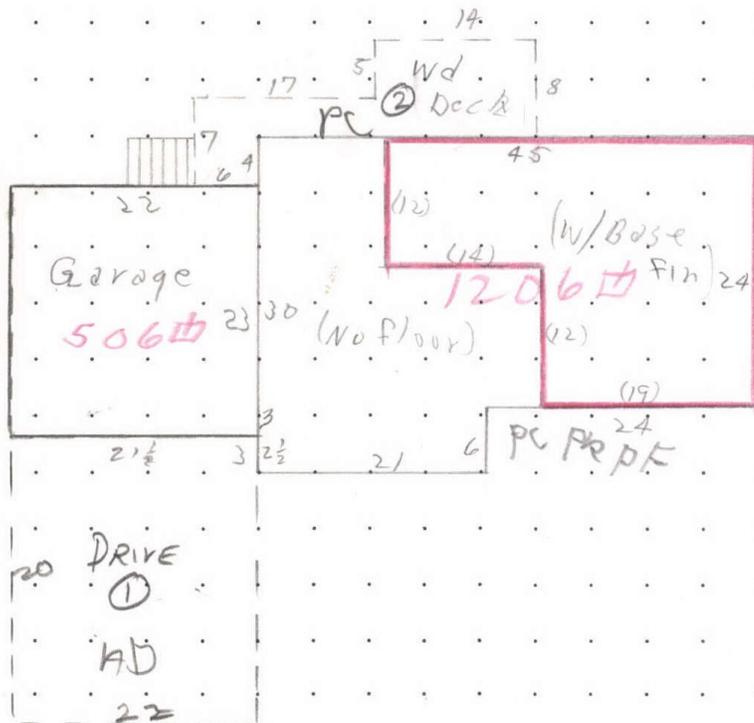
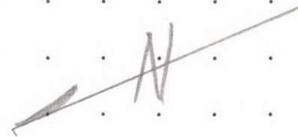
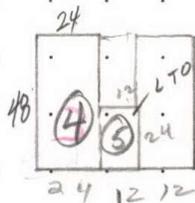
R5850Z

ACCT. NO.

15951-27

MAP NO.

16-8-2W



5370 WITZEL RD SE

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

68

JHOS

71

JHOS

75

4/11/75

1/18/84

4/2/84

11-1-91

Reyer

6/24/07

52

9-5-17 JZ

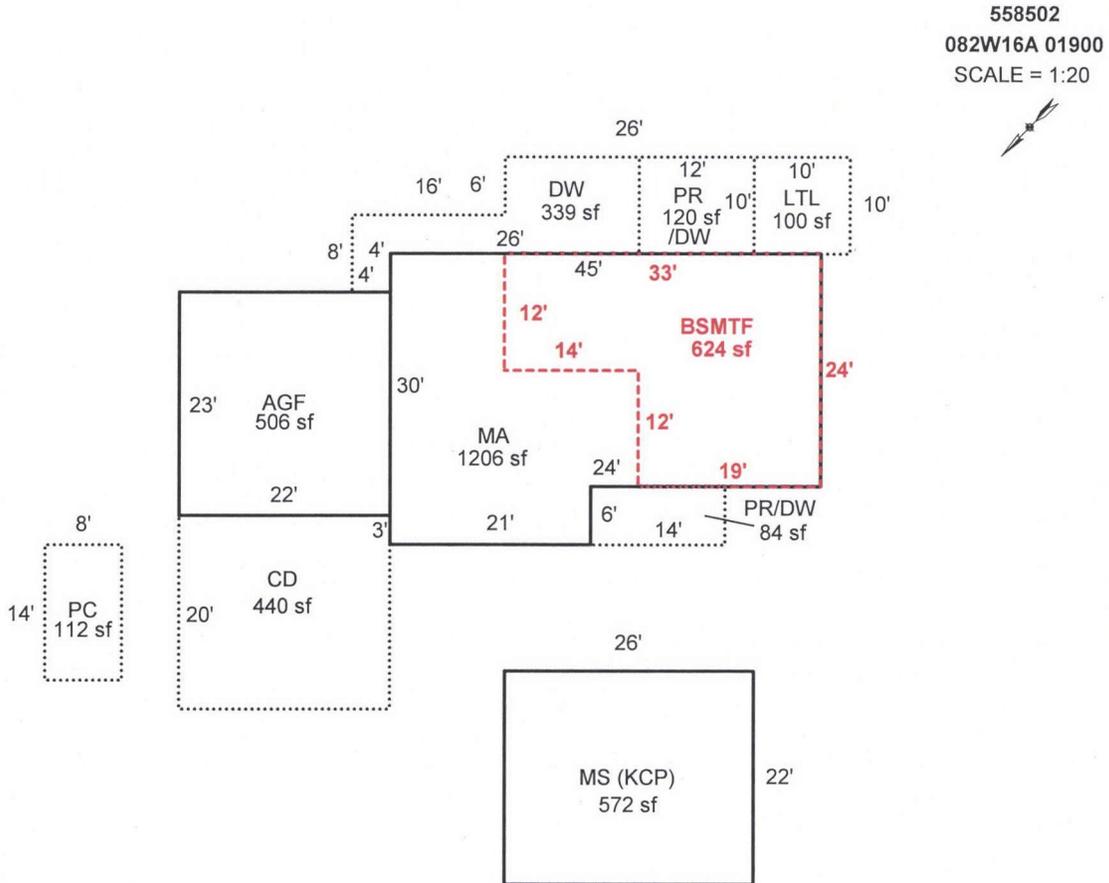
1080
 $1571 (24 \times 45) + (6 \times 21) = 1206 \#$
 $168 \quad 456$
 $12 \times 14 + 19 \times 24 = 624 \#$

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	572.0	96.0	572.0
GBA3	LTL	1.0	100.0	40.0	100.0
GLA0	BSMTF	1.0	624.0	114.0	624.0
GLA1	MA	1.0	1206.0	150.0	1206.0
AGU	AGF	1.0	506.0	90.0	506.0
CD	PR/DW	1.0	84.0	40.0	
	DW	1.0	339.4	112.0	
	PR	1.0	120.0	44.0	543.4

COMMENT TABLE 1

APEX BY CW 12/11/17
 UPDATED BY CHRIS 10/14/19
 UPDATED BY CJURAN 11/04/2021

COMMENT TABLE 2

#29 JS 07/21/2021

COMMENT TABLE 3

SV L3

Net LIVABLE	cnt	1	(rounded)	1,830
Net BUILDING	cnt	2	(rounded)	672

Appraisal Changes _____

Segment # R58502.1.1 Map/Taxlot 082W16A 01900
Type MA Appr. Meth F;R Class 4
Area 1206 Eff. Area 1206
Length Width Height
Foundation Exter.Wall
Inter. Finish ARCMP
Roof Cover ~~CLAY~~
Roof Style Flooring
Plumbing A;VAL\$200;BATH2
Heat FA
Fireplace SGL-E1;VAL\$2100
Inter. Comp. CBA;TPD;RNG;DW;H&F;DSP;BIVAL\$1290
Electric Bedrooms 2
Year Built 1967 Eff. Year Built 67
Condition P F A G E % Good _____ Qlty 4
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

Segment # R58502.1.2 Map/Taxlot 082W16A 01900
Type BSMTF Appr. Meth F;R Class 4
Area 624 Eff. Area 624
Length Width Height
Foundation Exter.Wall
Inter. Finish
Roof Cover
Roof Style Flooring
Plumbing
Heat Fb
Fireplace
Inter. Comp.
Electric Bedrooms
Year Built 1967 Eff. Year Built 67
Condition P F A G E % Good _____ Qlty 4
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

Segment # R58502.1.3 Map/Taxlot 082W16A 01900
Type AGF Appr. Meth F;I Class 4
Area 506 B 22 Eff. Area 506
Length 22 Width 23 Height
Foundation Exter.Wall
Inter. Finish ARCMP
Roof Cover ~~GAB;TH~~
Roof Style Flooring
Plumbing
Heat
Fireplace
Inter. Comp.
Electric Bedrooms
Year Built 1967 Eff. Year Built 67
Condition P F A G E % Good _____ Qlty 4
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

Segment # R58502.1.4 Map/Taxlot 082W16A 01900
Type CD Appr. Meth F;I Class 0
Area 440 Eff. Area 440
Length 20 Width 22 Height
Foundation Exter.Wall
Inter. Finish
Roof Cover
Roof Style TH Flooring
Plumbing
Heat
Fireplace
Inter. Comp.
Electric Bedrooms
Year Built Eff. Year Built _____
Condition P F A G E % Good _____ Qlty _____
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

Segment # R58502.1.5 Map/Taxlot 082W16A 01900
Type DF Appr. Meth F;I Class 0
Area 187 Eff. Area 187
Length 8 Width 11 Height
Foundation Exter.Wall
Inter. Finish
Roof Cover
Roof Style TH Flooring
Plumbing
Heat
Fireplace
Inter. Comp.
Electric Bedrooms
Year Built Eff. Year Built _____
Condition P F A G E % Good _____ Qlty _____
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

Segment # R58502.1.6 Map/Taxlot 082W16A 01900
Type PC Appr. Meth F;I Class 0
Area 112 Eff. Area 112
Length 8 Width 14 Height
Foundation Exter.Wall
Inter. Finish
Roof Cover
Roof Style TH Flooring
Plumbing
Heat
Fireplace
Inter. Comp.
Electric Bedrooms
Year Built Eff. Year Built _____
Condition P F A G E % Good _____ Qlty _____
% Compl _____ Func _____ Econ _____
Except. Code _____ Lump Sum _____
Comments _____

774A

Appr # _____ Date _____

Prop. Class 401 Prop. Code F43 Year For: 2002-03

Situs 5370 WITZEL RD SE

Appraisal Changes _____

CTL

Segment # **R58502.1.7** Map/Taxlot 082W16A 01900
 Type ~~PA~~ Appr. Meth F;I Class
 Area 1152 Eff. Area 1152
 Length 24 Width 48 Height
 Foundation FRAME Exter.Wall
 Inter. Finish
 Roof Cover METAL
 Roof Style Flooring DIRT
 Plumbing
 Heat
 Fireplace
 Inter. Comp.
 Electric Bedrooms
 Year Built Eff. Year Built 76
 Condition P F A G E % Good _____ Qlty _____
 % Compl _____ Func _____ Econ _____
 Except. Code _____ Lump Sum _____
 Comments _____

Segment # **R58502.2.1** Map/Taxlot 082W16A 01900
 Type GB Appr. Meth F;I Class 4
 Area 1152 Eff. Area 1152
 Length 24 Width 48 Height
 Foundation POST Exter.Wall *GAL*
 Inter. Finish *metal*
 Roof Cover METAL
 Roof Style *G2310* Flooring DIRT
 Plumbing
 Heat
 Fireplace
 Inter. Comp.
 Electric Bedrooms
 Year Built Eff. Year Built 76
 Condition P F A G E % Good _____ Qlty 4
 % Compl _____ Func _____ Econ _____
 Except. Code _____ Lump Sum _____
 Comments _____

MARKET LAND CARD

Appr # 52 Date 6/24/02 Year For: 2002-03 Schedule 0246 Method 6

Segment # **R58502.1** Map/Taxlot 082W16A 01900 Code Area 500210

Situs 5370 WITZEL RD SE Prop. Class 401 Neighborhood 92F 07M Prop. Code F43

Maint. Area 01D Utilities WATER-X, SEPTIC-X, BDRM-0

Access RD-P, RDCN-A, TRAF-L RPPVU Zoning AR

Type Land H RPHH Size Acres 6.83 Size Sq. Ft. Prop. Total Acres 6.83

Land Adj. Codes _____

Comments

OSD: Yes No OSD Name OS P. 07M R OSD Adjustment Codes _____

Eff. Size Part Total Accounts _____ Acres _____

Eff. Size	Part Total Accounts	Acres

Companion Accounts

REAPPRAISAL ROUTING SLIP

Date 7-5-02 Clerk JP Lead: 06 or 87

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

JP Data Entry Reviewed By/Comments OK

Corrections Made By/Comments _____

Appraiser Review of Values _____

Reviewed by Lead Appraiser/Comments 4-?

Needs Filing Exception Code (if needed) _____

R58502 082W16A 01900 Prop Class: 401 Prop Code: F43 Fran: 11 Appr #: 29 Date: 9-5-19

Situs Address 5370 WITZEL RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner HEDGECOKE LT & Pictom Other: _____

RMV Land: 279,050 RMV Imps: 206,690 RMV Total: 485,740 M50 Total: 279,310 For: 2019-2020

Notes: Apex - YES Add AC's (Keps) 60-LT #

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: RNG;DW;H&F;DSP Adj: RLCM4
Class: 4 Roof:
Area: 1206 Eff 1206 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____ ✓
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: SGL-E Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 111,130
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 624 Eff 624 Flooring: _____ ✓
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 50,930
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4 ✓
Class: 4 Roof:
Area: 506 Eff 506 Flooring:
Dimens: 23 x 22 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 27,780
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 Y14A 6 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: Adj: _____ ✓
Ex Wall: Fireplace: Year: Eff: RMV: 14,250
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: DW - 340 # / PR 12x10 / CD 20x22 L/S: _____
PR DW 14x6

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM ✓
Class: 4 Roof Style: GABLE
Area: 1152 Eff: 1152 Flooring: DIRT
Dimens: 48-72 x 24 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall METAL Fireplace: Year: Eff: 1976 Value: 1,900
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 LTL LEAN-TO-LIGHT
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM ✓
Class: 4 Roof Style:
Area: 1152 Eff: 1152 Flooring: _____
Dimens: 24 x 48-72 Plumbing: Electrical: % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex Wall Fireplace: Year: Eff: 1976 Value: 700
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R58502 082W16A 01900 Prop Class: 401 Prop Code: F43 Fran: 11 Appr #: _____ Date: _____

Situs Address 5370 WITZEL RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner HEDGE COKE LT & Pictom Other: _____

RMV Land: 279,050 RMV Imps: 206,690 RMV Total: 485,740 M50 Total: 279,310 For: 2019-2020

Notes: _____

Segment	MS	14C	LTC				Land
Class	S	S					
Dim/Size	26x22	30x14	10x10				
Foundation	FRAME	FRAME	PILT				
Exter Wall							
Wall Height	10'	14'	8'				
Inter Finish							
Roof Cover	BK	04	METAL				
Roof Style	GABLE	GABLE	SHED				
Flooring	VINYL	PKT	VINYL				
Plumbing							
Electric							
Misc.	UCP	UCP					
Yr Blt							
Eff Yr	2005	2005	2005				
Cond.							
% Good							
% Comp	100	100	100				
Lump Sum							
Except. Code	FJ	FJ	Io				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	6.83		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 9/16 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: 04 p 29 9-25-19

Return to appraiser after input Review by lead appraiser _____

Work Order Processing Form

Page 1 of 3

Acct #: 558502 Map/Tax: 082W16A 01900

Year 21 - 22

Log #(s) Involved: 21-9575 T# 146750

Remarks: (* soil class change) ACREAGE CORR PRIOR TO W/O BEGINNING ACREAGE 6.82

PARTITION PLAT 20-018

558502 GIVES 2.10 AC TO 361384/602208 AND 2.54 AC TO 361385 / 602209

NEW TOTALS: 558502 2.18 AC 361384 2.10 AC 361385 2.54 AC

Account Details

Zone: AR Prop Class: 401 Nbhd Code: 3ale.rur Franchise Area: 06

Code Area: 00500210 Prop Code: F43 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
<u>558502</u>		<u>Rural at Market</u>	<u>2.18</u>	<u>005</u>	
<u>558502</u>		<u>OSD</u>		<u>OSDA.RUR</u>	

Total Acres: _____

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>no changes</u>					

Values

Land: _____ Imp: _____ MAV: 149830 Exception Code: Sep M

Completed By: WU 06 Date: 8-9-21

Reviewed By: WU 00 Date: 8-9-21 / Clerk: Chux Date: 8/10/21





9-5-19

R58502 MS(kcp) 22x26



9-5-19

R58502 GB-LT



9-5-19

R58502 HC(ксп)30x14



9-5-19
R58502 MA

