

Summary Lead Appr: WW 11/6 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MSL Impact Print Date: 9/29/2025

Acct ID: 559243 MTL: 082W23B004300 Date: 10/25/25 Appr: MNL Prop Class: 401 RMV Prop Class: 401  
 Situs: 6162 WALINA CT SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 126101 Year: 2025

Last Date Appraised: 07/15/2014 Appraiser: MATT LORD Tag: Y N Tag info: \_\_\_\_\_  
 Owner: LEDRIDGE, ELESIA ANN Last Sales Date: 08/25/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 405370  
 RMV Land: 289630 RMV Imp: 416390 RMV Total: 706020 MAV: 405370 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

30

OSDs 26-27 Sales MLS 830497 DOM 66

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

**Land**

Site: 1 Code Area: 05558 Size: 2.05 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BDS Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 239630 Exception: Y N  
 Adjustment(s): 650:1 Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 2002-03 REAPPRAISAL. //04-05: LAND SCHEDULE CHANGE FOR RECALCULATION BY #29\_

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1988 Sq.Ft: 2377 % Complete: 100.00  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 400740  
 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	2377	4	FB-3	1976	1988	KIT+, FP - 1, HVAC+, ROOF, BATH - 3	Y N
Garage Attached	4	Finished	506	0	0	1976	<del>1983</del> 1988	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>CONCRETE DRIVEWAY</del> <u>part of YI</u>	4	1210	1976	2988	1	Y N
<del>ROOF EXTENSION OR PATIO COVER</del>	4	140	2010	3776	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1988	35096	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1632 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 68x24 RMV: 15650  
 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
General Purpose Bldg	5	Finished	1632	0	0	1997	1997	FAIR	Y N

**Accessories**

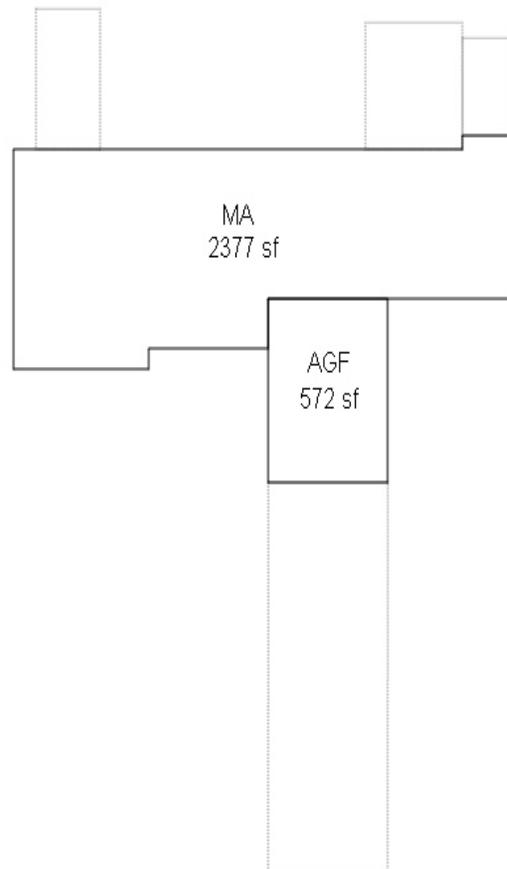
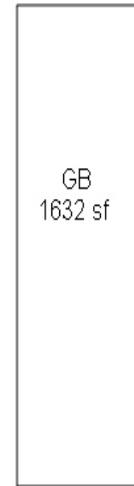
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

**R59243**  
**082W23B 04300**



See Page 2 for Res Dimension

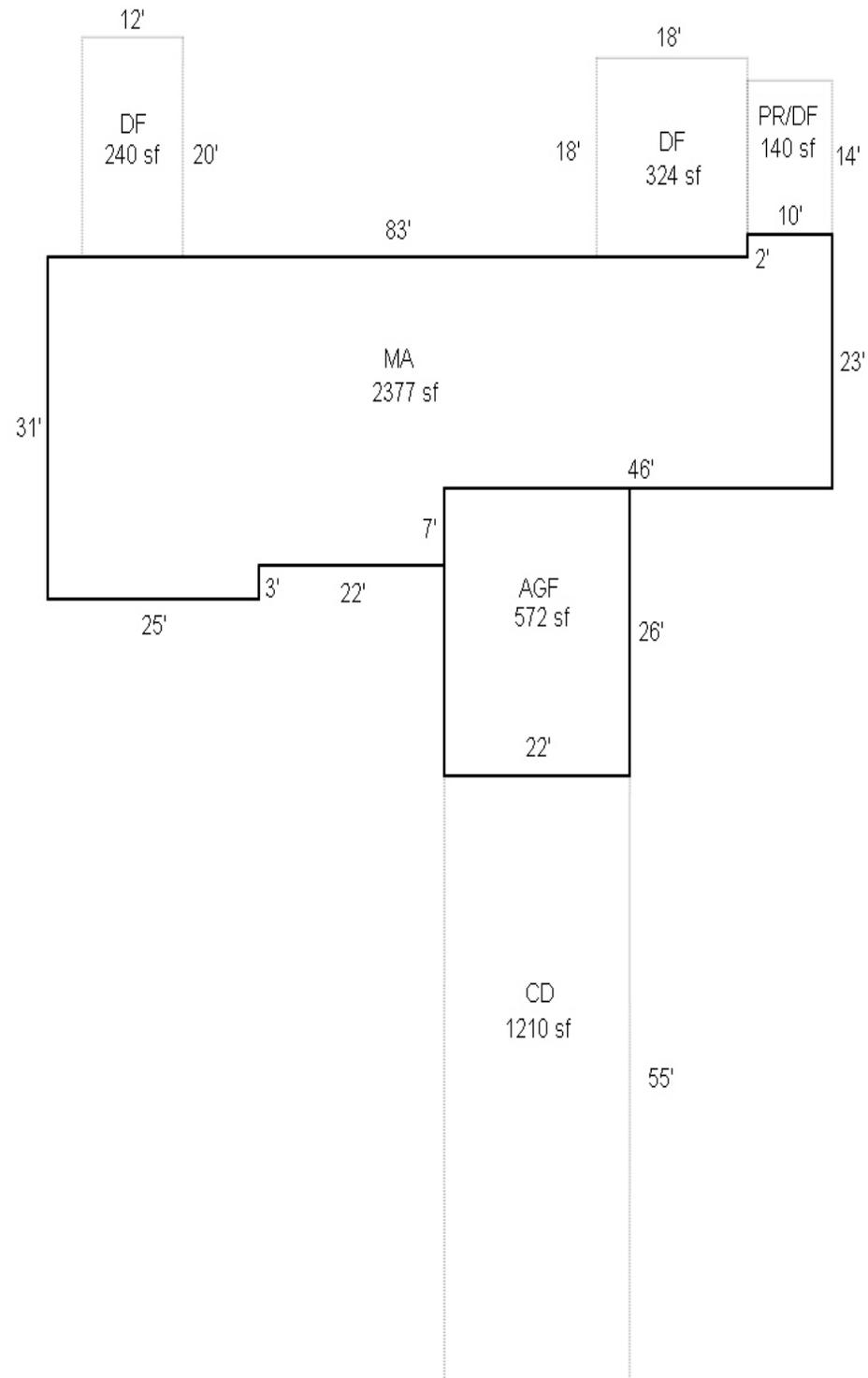
24'



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See Page 1 for All Bldgs





082W23B 04300  
401 01D F41  
00560050

R59243

CAIN, TODD W & LAURA L  
2.05 Acres  
6162 WALINA CT SE

1/30/02

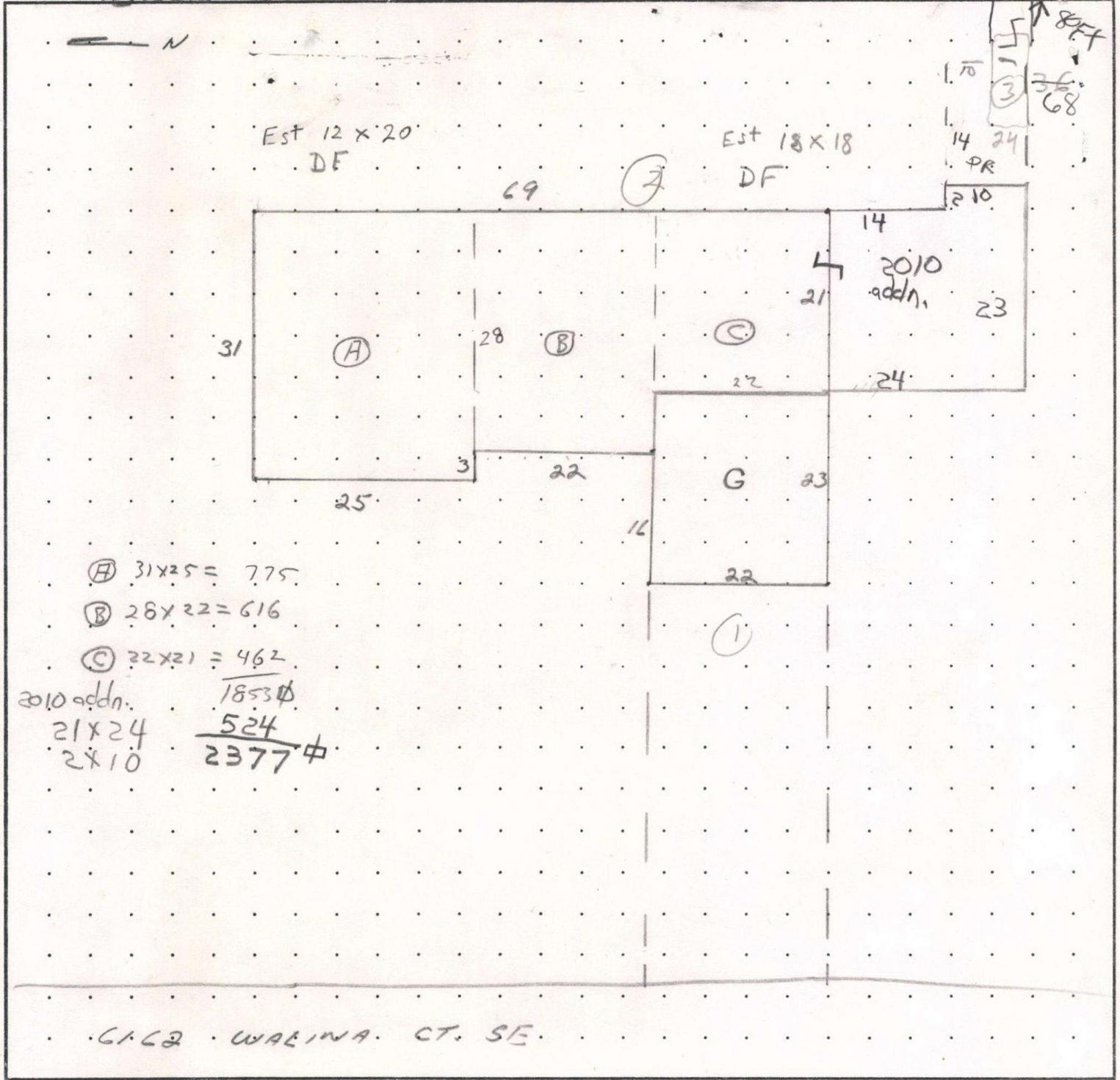
R59243 0-000-77450-01801-000

BUILDING DIAGRAM AND OUTBUILDINGS

74300-180

ACCT. NO. 16062-019

MAP NO. 23 - <sup>B</sup> Fr-2W 4300



(A) 31 x 25 = 775  
 (B) 28 x 22 = 616  
 (C) 22 x 21 = 462  
 2010 addn.  
 21 x 24 = 504  
 2 x 10 = 20  
 524  
 2377 #

G162 WALINA CT. SE.

MEASUREMENT VERIFIED		REMARKS: B 1976
DATE	BY	
3-28-77	9	
2-2-84	WV. 61	V.
3/2/92	52	1853
6-4-02	CS 25	NV limited access back/dogs
1/3/11	#36	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W23B 04300

File No R59243

SUBJECT

Property Address 6162 WALINA CT SE

City SALEM

State OR

Zip 97317

Owner

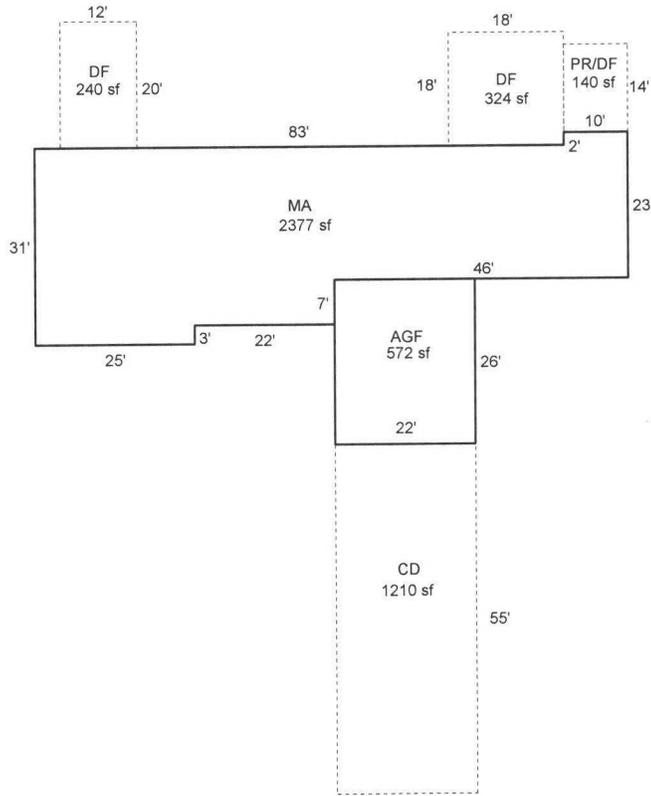
Client

Appraiser Name

IMPROVEMENTS SKETCH

R59243  
082W23B 04300

See Page 1 for All Bldgs



Scale: 1 = 30

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2377	252	2377
AGF	AGF	1.00	572	96	572
P/P	CD	1.00	1210	154	
	PR/DF	1.00	140	48	
	DF	1.00	240	64	
	DF	1.00	324	72	1914
<b>Net LIVABLE Area (rounded w/ factors)</b>					<b>2377</b>

### Comment Table 1

APEX BY CE 1/25/11

### Comment Table 2

### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

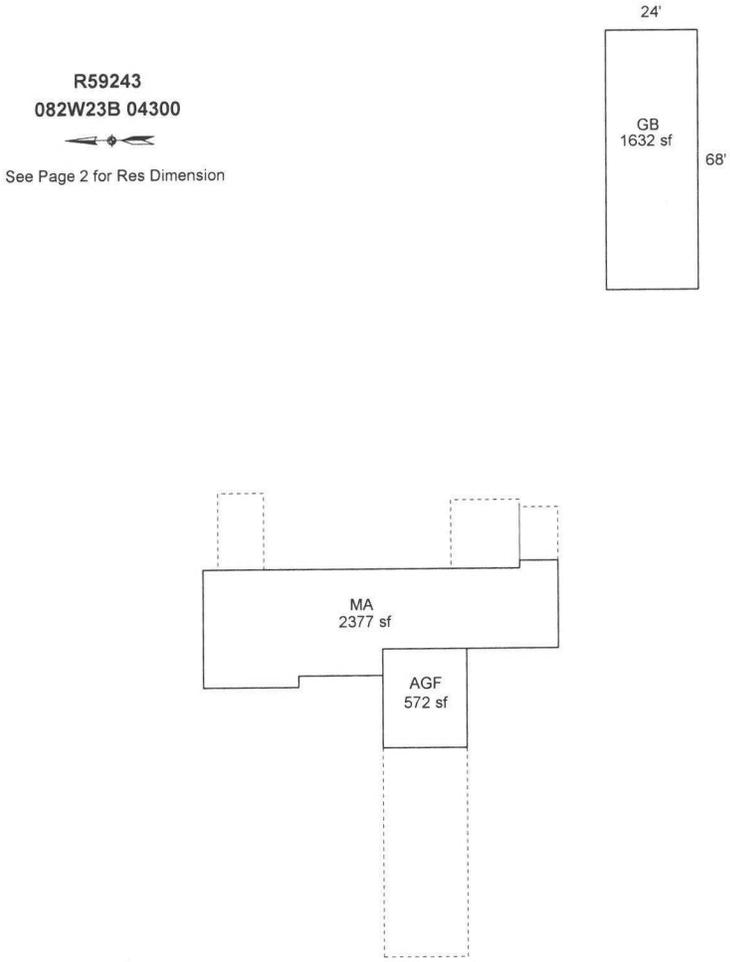
Parcel No 082W23B 04300

File No R59243

SUBJECT

Property Address	6162 WALINA CT SE		
City	SALEM	State	OR
		Zip	97317
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: 1 = 50

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2377	252	2377
GBA1	GB	1.00	1632	184	1632
AGF	AGF	1.00	572	96	572
P/P	CD	1.00	1210	154	
	PR/DF	1.00	140	48	
	DF	1.00	240	64	
	DF	1.00	324	72	1914
Net LIVABLE Area (rounded w/ factors)					2377
Net BUILDING Area (rounded w/ factors)					1632

Comment Table 1	
APEX BY CE 1/25/11	
Comment Table 2	Comment Table 3

R59243 082W23B 04300 Appr #: 36 Date 7/15/14 Prop Class 401 Prop Code F41  
 Situs Address 6162 WALINA CT SE 97317 Franchise Code 36 Year For: 2014-2015  
 Owner CORESON, THOMAS R &

Notes: No change Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 101,030 RMV Imp: 179,630 RMV Total: 280,660 M50 Total: 280,660

Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 2377 Eff Area 2377  
 Length Width Roof Cover COMP Plumbing BATH3 Heat HP  
 Fireplace SGL-P Inter. Comp: RNG;DW;H&F;DSP Bedrooms 4  
 Year Built 1976 Eff. Year Built 1988 Cond. P F A G E  
 Adj Codes RLCM4 Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 130,660  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg.Type AGF Seg. # 1.2 Method: R05 Class 4 Area 506 Eff Area 506  
 Length 23 Width 22 Roof Cover COMP Plumbing Heat  
 Fireplace Inter. Comp: Bedrooms  
 Year Built 1976 Eff. Year Built 1983 Cond. P F A G E  
 Adj Codes RLCM4 Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 19,380  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type CD Seg. # 1.3 Method: R05 Class Area 1210 Eff Area 1210  
 Length 55 Width 22 Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1976 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,470  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg.Type YI4G Seg. # 1.4 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: 7,000  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg.Type PR Seg. # 1.5 Method: R05 Class Area 140 Eff Area 140  
 Length 10 Width 14 Foundation POST Ex. Wall 8FT Roof Cover COMP  
 Roof Style GABLE Floor Plumbing  
 Year Built 2010 Eff. Year Built: 2010 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 4,020  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Out Buildings**

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 1632 Eff Area 1632  
 Length 68 Width 24 Foundation CONC Ex. Wall 10FT;BKENA Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1997  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 15,100  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R59243 082W23B 04300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F41  
 Situs Address 6162 WALINA CT SE 97317 Franchise Code 36 Year For: 2014-2015  
 Owner CORESON, THOMAS R &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 101,030 RMV Imp: 179,630 RMV Total: 280,660 M50 Total: 280,660

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	008S	2.05		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

**ROUTING SLIP**

Date 7/20/14 Clerk Chris

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 \_\_\_\_\_





R59243

2010 addn.

1/3/11



R59243

1/3/11

