

Summary

Lead Appr: WW 11/24

Clerk:

Lead Clerk:

Appr: MDL Input

Print Date: 9/26/2025

Acct ID: 604961

MTL: 082W23A001802

Date: 10/7/25

Appr: MDL

Prop Class: 409

RMV Prop Class: 409

Situs: 6235 SUNSHINE WAY SE SALEM OR 97317

MaSaNh: 07 06 000

Unit: 114301

Year: 2025

Last Date Appraised: 11/20/2024

Appraiser: MATT LORD

Tag: Y N

Tag info: 2026 - %COMPLETE (Completion)

Owner: CUEVAS, JOSE RACIEL

Last Sales Date: 03/05/2024

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 229470

RMV Land: 288550

RMV Imp: 268240

RMV Total: 556790

MAV: 77620

MSAV: 0

SAV: 0

Comment: 25-26: L3 MDL 11.20.24 TAG

24-25: L4 MDL 5.16.24 SV

GATED

OSDs

26-27 MFH 100% complete

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	23860

Land

Site: 0

Code Area: 05558

Size: 2.01 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4BDSS

Value Source: Rural at MKT

Description: FOUR BENCH DRY SPECIAL SOUTH

RMV: 238550

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 22-23: Traffic adjustment removed due to market study

2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 468

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 2400

% Complete: 90.00

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

Dimensions: 60x40

RMV: 235900

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 112560

Adjust:

Adjust RMV: 0

Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	2400	4	FB-3	2024	2024	HVAC, KIT, ROOF, SKIRT, BATH - 3, BATH+, FP - 1
Exception: Y N								

Accessories

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

Improvements - Accessory Buildings

Bldg: 2

Code Area: 05558

Stat Class: 351

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 1500

% Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 50x30

RMV: 32340

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 15430

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1500	0	0	2024	2024	FAIR
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.: 604961

Parcel No.: 082W23A001802

Property Address: 6235 SUNSHINE WAY SE

City: Salem

County: Marion

State: OR

ZipCode: 97317

Owner:

Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

604961

082W23A001802

SCALE = 1:30



50

30'

GB
1500st
H = 14

250

60

MANF
2400s

40

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1500.0	160.0	1500.0
MANF	MANF	1.0	2400.0	200.0	2400.0

APEX BY CLOBERG 07/08/2024 24-003432 MA
UPDATED BY CLOBERG 09/19/24 24-005519 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,400
Net BUILDING	cnt	1	(rounded)	1,500

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 604961

Parcel No.: 082W23A001802

Property Address: 6235 SUNSHINE WAY SE

City: Salem

County: Marion

State: OR

ZipCode: 97317

Owner:

Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

604961

082W23A001802

SCALE = 1:30



50

30'

GB
1500st
H = 14

250

60'

MANF
2400sf
M610131

40°

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1500.0	160.0	1500.0
MANF	MANF	1.0	2400.0	200.0	2400.0

APEX BY CLOBERG 07/08/2024 24-003432 MA
 UPDATED BY CLOBERG 09/19/24 24-005519 GB
 UPDATED BY CLOBERG 02/24/25

COMMENT TABLE 2

MDL 11/20/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,400
Net BUILDING	cnt	1	(rounded)	1,500

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 604961	Parcel No.: 082W23A001802		
Property Address: 6235 SUNSHINE WAY SE			
City: Salem	County: Marion	State: OR	ZipCode: 97317
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH

604961
082W23A001802
SCALE = 1:30



60'

40'

MANF
2400sf

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CLOBERG 07/08/2024 24-003432 MA	
MANF	MANF	1.0	2400.0	200.0	2400.0		
						COMMENT TABLE 2	COMMENT TABLE 3
	Net LIVABLE	cnt	1	(rounded)	2,400		

Summary

Lead Appr: WW 2.18.25 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/24/2024

Acct ID: 604961 MTL: 082W23A001802 Date: 11/20/24 Appr: MDL Prop Class: 400 589 RMV Prop Class: 400 589

Situs: 6235 SUNSHINE WAY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 114301 Year: 2024 2025

Last Date Appraised: 05/16/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: CUEVAS, JOSE RACIEL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 75360

RMV Land: 188390 RMV Imp: 0 RMV Total: 188390 MAV: 75360 MSAV: 0 SAV: 0

Comment: 24-25: L4 MDL 5.16.24 SV MFH & LB (24-005519, 24-003432) LATED

Notations

25-26 90% complete MFH - ADD YI FOR 1.1.26 / LB 100% complete

No notation data available.

OSDs

No OSD data available.

Land

Site: 0 Code Area: 05558 Size: 2.01 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 48DS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 188390 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 22-23: Traffic adjustment removed due to market study 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MFA + LB

ACCOUNT # 604961 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR MA
 AREA 2400 EFF AREA 2400 BED 4
 ROOF + AV6 HVAC + AV6
 BATH PKG: 6000 BATH 3 BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - + AV6
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 90% % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS A F G A E
 SKIRT + LIN FT 200
 COMMENT: _____

ON # 610131

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE LB
 STAT / CLASS 5
 SIZE 30x50 H-14'
1500
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT 2024
 EFF YR 2024
 % 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: _____

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 _____

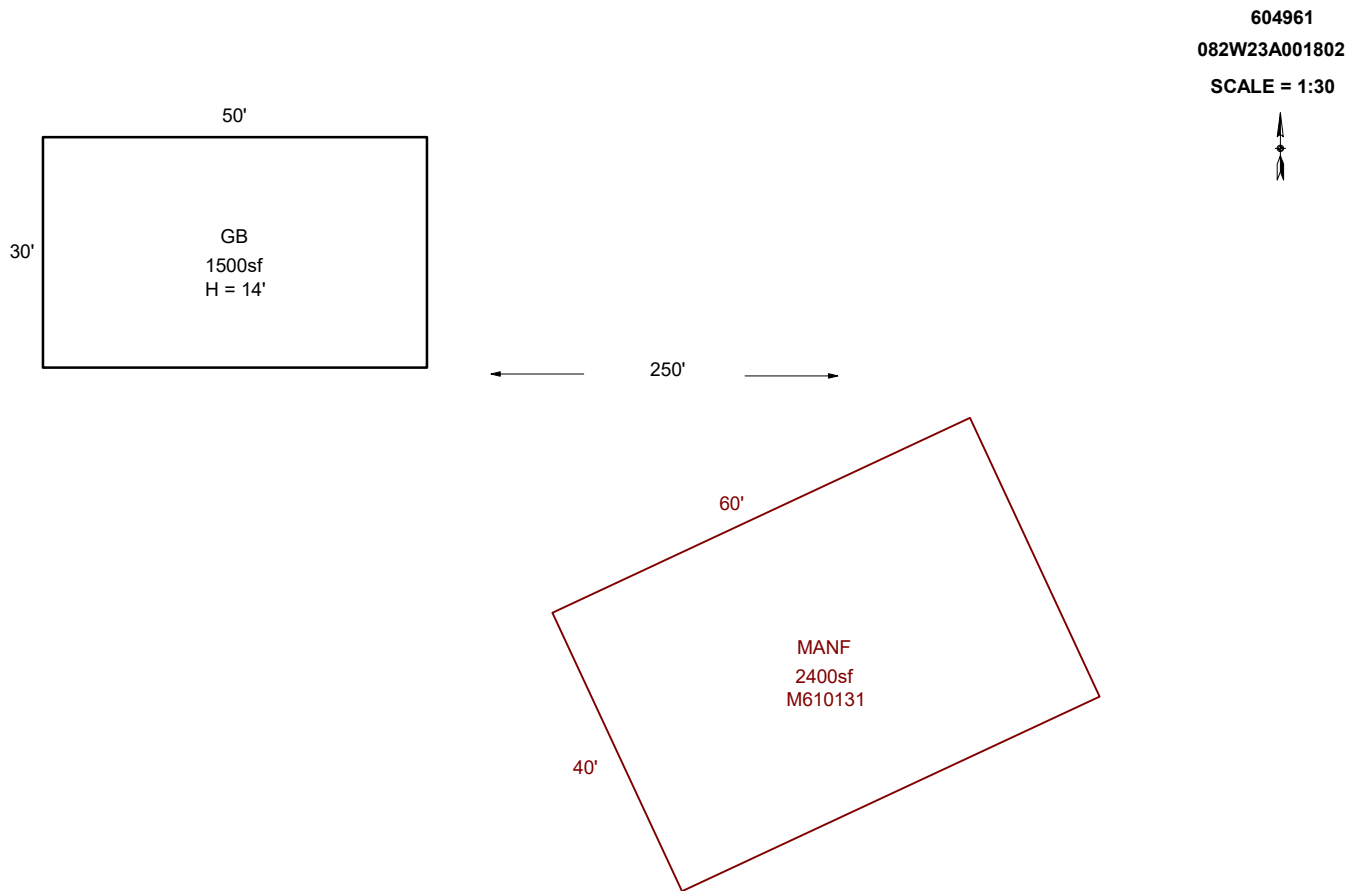
YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 604961		Parcel No.: 082W23A001802	
Property Address: 6235 SUNSHINE WAY SE			
City: Salem	County: Marion	State: OR	ZipCode: 97317
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CLOBERG 07/08/2024 24-003432 MA UPDATED BY CLOBERG 09/19/24 24-005519 GB UPDATED BY CLOBERG 02/24/25	
GBA1	GB	1.0	1500.0	160.0	1500.0		
MANF	MANF	1.0	2400.0	200.0	2400.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 11/20/24	TAGS L2
	Net LIVABLE	cnt	1	(rounded)	2,400		
	Net BUILDING	cnt	1	(rounded)	1,500		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 604961

Parcel No.: 082W23A001802

Property Address: 6235 SUNSHINE WAY SE

City: Salem

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State: OR

ZipCode: 97317

Owner:

Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH

604961

082W23A001802

SCALE = 1:30



50'

30'

GB
1500sf
H = 14'

250'

60'

40'

MANF
2400sf

610131

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1500.0	160.0	1500.0
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APEX BY CLOBERG 07/08/2024 24-003432 MA
UPDATED BY CLOBERG 09/19/24 24-005519 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,400
Net BUILDING	cnt	1	(rounded)	1,500



11/20/24



Assessor Monthly Issued Permit Report**For 8/1/2024 to 8/31/2024**

PERMIT#: 555-24-005519-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/17/2024
 SUB-TYPE: Structural ISSUED: 8/6/2024
 CATEGORY: Comprehensive EXPIRES: 2/3/2025

OFFICE: MC
 PARCEL#: 082W23A001802 R04961
 ACRES: 2.01
 SUBDIV: PP 2022-003
 LOT/BLOCK: 2 /
 ADDRESS: 6235 SUNSHINE WAY SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628
CCB	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628
OWNER	CUEVAS, JOSE RACIEL	724 N 31ST AVE CORNELIUS, OR 97113	
SITE CONTACT	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 30 X 50 POLEBARN FOR PERSONAL USE, NO PLMG

VALUATION: \$48,135.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1500

TOTAL SQ. FT.: 1500

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	1500 Sq Ft

Assessor Monthly Issued Permit Report

For 6/1/2024 to 6/30/2024

PERMIT#: 555-24-003432-MD

STATUS: Permit Issued

PERMIT TYPE: Residential

APPLIED: 5/2/2024

SUB-TYPE: Manufactured Dwelling

ISSUED: 6/18/2024

CATEGORY: Comprehensive

EXPIRES: 12/15/2024

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 082W23A001802 R04961

LOCATION: Private Lot

ACRES: 2.01

MANF DATE:

SUBDIV: PP 2022-003

MODEL:

LOT/BLOCK: 2 /

SERIAL #:

ADDRESS: 6235 SUNSHINE WAY SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628
CCB	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628
OWNER	CUEVAS, JOSE RACIEL	724 N 31ST AVE CORNELIUS, OR 97113	
SITE CONTACT	PACIFIC NW CONSTRUCTION & DEVELOPMENT INC	PO BOX 1127 MOLALLA, OR 97038	5039898628

CONST CAT: Manufactured Dwelling

WORK TYPE: New

WORK DESC: NEW 4 BDRM MH

VALUATION: \$1.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: