

Summary

APEX

lak 12.18.25

MBH 12/19/25

kk 1.6.25

Lead Appr:

Clerk:

Lead Clerk:

Appr:

Print Date:

9/22/2025

Acct ID: 551344

MTL: 072W07BA01000

Date: 10.23.25

Appr: KK/ZH

Prop Class: 101

RMV Prop Class: 101

Situs: 4089 WARD DR NE SALEM OR 97305

MaSaNh: 14 00 000

Unit: 114475

Pull Tag

Year: 2025

Last Date Appraised: 02/22/2019

Appraiser: DAVID WENRICK

Tag: Y

Tag info: 2026 - Tags/Permit (MS PLACEMENT)

Owner: HILL, NICHOLL

Last Sales Date: 06/26/2024

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 201350

RMV Land: 138940

RMV Imp: 249700

RMV Total: 388640

MAV: 201350

MSAV: 0

SAV: 0

Comment:

ADD ADU SEGMENT

NEED ADU SEGMENT

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24620	0

Land

Site: 1

Code Area: 24620

Size: 11210 Sqft

Use Code: 001

Zone: RS

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 123940

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 05-06: RECALC SETUP;LB 52; 05-10-04.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24620

Stat Class: 141

Year Blt: 1961

Eff Year Blt: 1975

Sq.Ft: 1460

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 249700

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

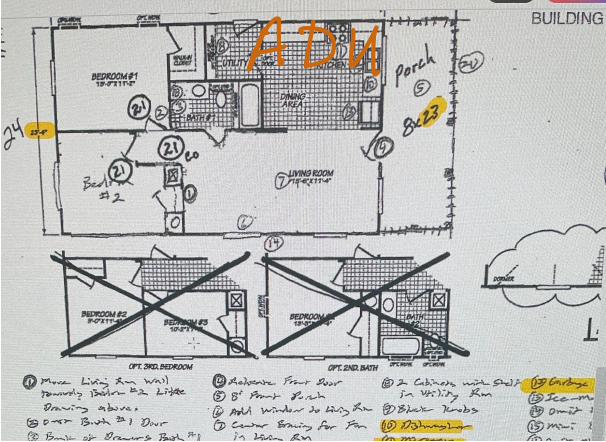
Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1460	3	FB-1/ HB-1	1961	1975	BATH - 1, BTH - 1, KIT-, ROOF, HVAC, FP - 2	Exception: Y N
Garage Attached	4	Finished	560	0	0	1961	1975	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	4	100	1961	0	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1975	22470	1	Exception: Y N



Account Number	551344
Design	Average_MS
Siding	T111 or metal_MS
Trim	All Sides_MS
Overhang	Average_on 1 or 2 sides
Windows & Doors	Transom or Sidelights_average_windows_MS
Entry	Large_covered_MS
Roof	Gable_MS
Floor	Medium_weight_carpet_wood_MS
Kitchen Size	Minimal_MS
Cupboards	Wood_Doors_MS
Counters	Formica_MS
Kitchen features	Basic_kitchen_MS
Bathroom Component	No_extras_MS
Built ins	No_built_ins_MS
Interior Walls	Tape_texture_MS
Interior components	Trim_everywhere_MS
CLASS	5-
	4.62

EMAIL SENT TO MINDY-MS CLERK

Prop ID #
MTL
Date
Sign off:

612159
072W07BA01000P1
10-23-25
Clerk:

Appr
KK
Lead Clerk:

Prop Class
Situs

4087 Ward Dr NE Salem, OR 97305

(ADU)

Tag?
1 2 3
Insp Level:

Segment
Roof:
Heat:
Plumbing:
of Fireplace(s):
Interior comp:
H&F
Oven s/d
Kitchen Package
Bedrooms:
Yr Blt
% Comp
Except Code
DC Comments:

MA
Roof
HVAC
1
0
Cktp
Crng
Micro
Kitch -
2
2025
100 NEW
NEW
WIC

MFH
Roof +
HVAC +
Jettub
Grdntub
BIREF
Trash
Other
Kitch +
Qlty
% Good
Econ
Lump Sum

Stat Class: 456
SqFt: 893
5-
5-
NEW

Segment
Roof:
Heat:
Plumbing:
of Fireplace(s):
Interior comp:
H&F
Oven s/d
Kitchen Package
Bedrooms:
Yr Blt
% Comp
Except Code
Comments:

Roof
HVAC
Roof +
HVAC +
Cktp
Crng
Micro
BIREF
Kitch -
Kitch
Eff Yr
Func
Lump Sum

Stat Class:
SqFt:
Jettub
Dsp
Trash
Kitch +
Qlty
% Good
Econ
Lump Sum

Segment
Skirting
Skirting +
Yr Blt
% Comp
Except Code
Comments:

MHSK
Wood
Vinyl
Cinder Block
2025
100
NEW

Class
Fbrgl
Metal
Brick
% Good
Econ
Lump Sum

Stat Class:
SqFt:
Jettub
Dsp
Trash
Kitch +
Qlty
% Good
Econ
Lump Sum

Segment
Roof:
Heat:
Plumbing:
of Fireplace(s):
Interior comp:
H&F
Oven s/d
Kitchen Package
Bedrooms:
Yr Blt
% Comp
Except Code
Comments:

Roof
HVAC
Roof +
HVAC +
Cktp
Crng
Micro
BIREF
Kitch -
Kitch
Eff Yr
Func
Lump Sum

Stat Class:
SqFt:
Jettub
Dsp
Trash
Kitch +
Qlty
% Good
Econ
Lump Sum

Segment					Land anc
Class					OSDN
Dimensions/Size					-
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built					
Eff. Year					
Condition					Check side
% Complete					
Lump Sum					
Exception Code					OSD

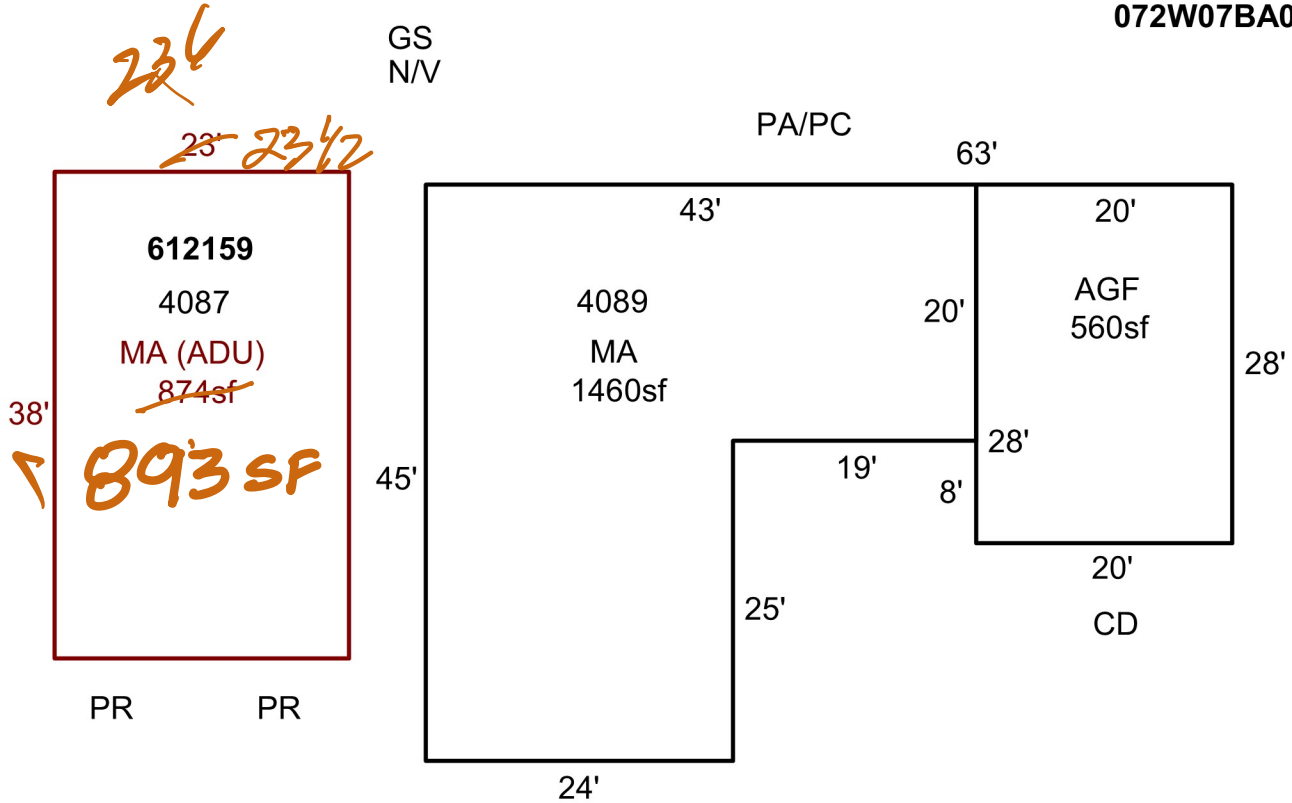
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 551344 Parcel No.: 072W07BA01000
 Property Address: 4087/4089 WARD DR NE
 City: SALEM County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

551344
072W07BA01000



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	1460.0	176.0	1460.0
GAR	AGF	1.0	560.0	96.0	560.0
MFH	MA (ADU)	1.0	874.0	122.0	874.0

893 sf

COMMENT TABLE 1

DRAWN BY PST 5/06/09
Updated by AE 6.18.25

VERIFIED 10-23-25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,334

NEW ACCOUNTS WORKSHEET FOR MANUFACTURED STRUCTURE (Aptos Narrow font)

DATE: 6-9-25 NEW ACCT #: 612159 ALPHA NUMBER: A3496

Placed BEFORE JAN 1ST: YES Means it will have an ACTIVE STATUS, will BE taxed in the current tax year
or NO INACTIVE STATUS

Placed AFTER JAN 1ST: YES Means it will have INACTIVE STATUS, will NOT be taxed in the current tax year
or NO it will be taxed in the current and have an ACTIVE STATUS

SITUS ADDRESS: 4087 Ward Dr NE 97305

If located in Park, PARK NAME: _____, SPACE #: _____

MAINTENANCE CODE: MA/14 SA/00NH/000 TAX CODE: 24620
(same as land unless in a park) (Should be the same as the land)

MTL: 072W07BA01000 Circle PROPERTY CLASS: 019 or 049

APPRAISERS Initials: DW Placed on land ACCT #: 551344

TAG MS: ✓ TAG LAND: ✓ (if not in a park)

Put on TAG SPREADSHEET: ✓

Create NOTATION FOR I/A STATUS on MS account ✓ (if inactive for the current tax year).

Manufactured home

Account: 612159

Tag color RED

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More ROOF+

Doors: Fes Steel Wooden Glass Slider ~~Transom~~ ~~Sidelights~~

Trim: Front only All sides CMU BLOCK SKIRT

Exterior Class: 4+5 6 7 + -

Heat: FA BB HP AC

COVRD FRONT DECK w/ SOFFIT
LAMINATE CTOPS

Interior:

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Extra rooms _____

Kitchen:

Island: Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: _____

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: CARPET

Kitchen Class: 4 5 6 7 + -

Bath:

Number: 1

Master: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Other: Sinks: 1 2 Shower Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Bath Class: 4 5 6 7 + -

Utility: Cabinets Sink Other: _____

Overall Class: 4 5- 6 7 + -

Assessor Monthly Issued Permit Report
For 5/1/2025 to 5/31/2025

PERMIT#: 555-25-002871-MD
PERMIT TYPE: Residential
SUB-TYPE: Manufactured Dwelling
CATEGORY: Comprehensive

STATUS: Permit Issued
APPLIED: 4/18/2025
ISSUED: 5/1/2025
EXPIRES: 10/28/2025

OFFICE: MC
PARCEL#: 072W07BA01000
ACRES: 0.26
SUBDIV: JAN REE GARDENS
LOT/BLOCK: 7 / 3
ADDRESS: 4087 WARD DR NE SALEM, OR 97305

MANUFACTURED HOME INFORMATION

LOCATION: Private Lot
MANF DATE:
MODEL:
SERIAL #:

RELATIONSHIP	NAME	ADDRESS	PHONE
(QP) QUALIFIED PERSON	DESIGNS IV		503 932-5473
APPLICANT	HILL, NICHOLL	4089 WARD DR NE SALEM, OR 97305	971-218-0313
OWNER	HILL, NICHOLL	1904 5TH ST NE SALEM, OR 97301	971 218-0313
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	HILL, NICHOLL	4089 WARD DR NE SALEM, OR 97305	971-218-0313

CONST CAT: Manufactured Dwelling

WORK TYPE: New

WORK DESC: ADU - 2BD/1BTH MD

VALUATION: \$1.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1 Sq Ft