

Summary

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

Print Date: 9/26/2025

Acct ID: 353972 MTL: 063W24C002006 Date: 1/8/26 Appr: GAT Prop Class: 401 RMV Prop Class: 401

Situs: 2045 COLEMAN WAY NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 90976 Year: 2025

Last Date Appraised: 06/03/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (TAGS/PERMIT)

Owner: BLAIR,CRAIG JOSEPH & BLAIR,MARY MARGARET Last Sales Date: 04/07/2020 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 466510

RMV Land: 297520 RMV Imp: 602050 RMV Total: 899570 MAV: 466510 MSAV: 0 SAV: 0

Comment: 25-26: L2 06.03.25 GRH
22-23: L4 09.02.2021 GRH// LEVEL 2 1.13.21 JS29// LEVEL 4 C19 4-27-20 06WV

Add new swimming pool 100%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land

Site: 1	Code Area: 01410	Size: 2.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural at MKT	Description: TWO BENCH DRY	RMV: 247520	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 21-22: PER #29 ADD OSD FOR NEW RES//	21-22: #06 CYCLE C19, NO CHG //	19-20: DISQ FARM USE				

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 142	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 3407	% Complete: 100.00
Desc: Multi Story above grade	Dimensions:	RMV: 597790				
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	
First Floor	4	Finished	1768	0	HB-1	2020	2020	HVAC, ROOF, KIT, BTH - 1	Exception: Y N
Second Floor	4	Finished	1639	4	FB-2	2020	2020	ROOF, HVAC, BATH - 2, BATH+	Exception: Y N
Garage Attached	4	Finished	810	0	0	2020	2020	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2020	31458	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 341	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)	Dimensions: 16x12	RMV: 4260				
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	
Multi-Purpose Bldg	4	Finished	192	0	0	2021	2021	FAIR	Exception: Y N

Accessories

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



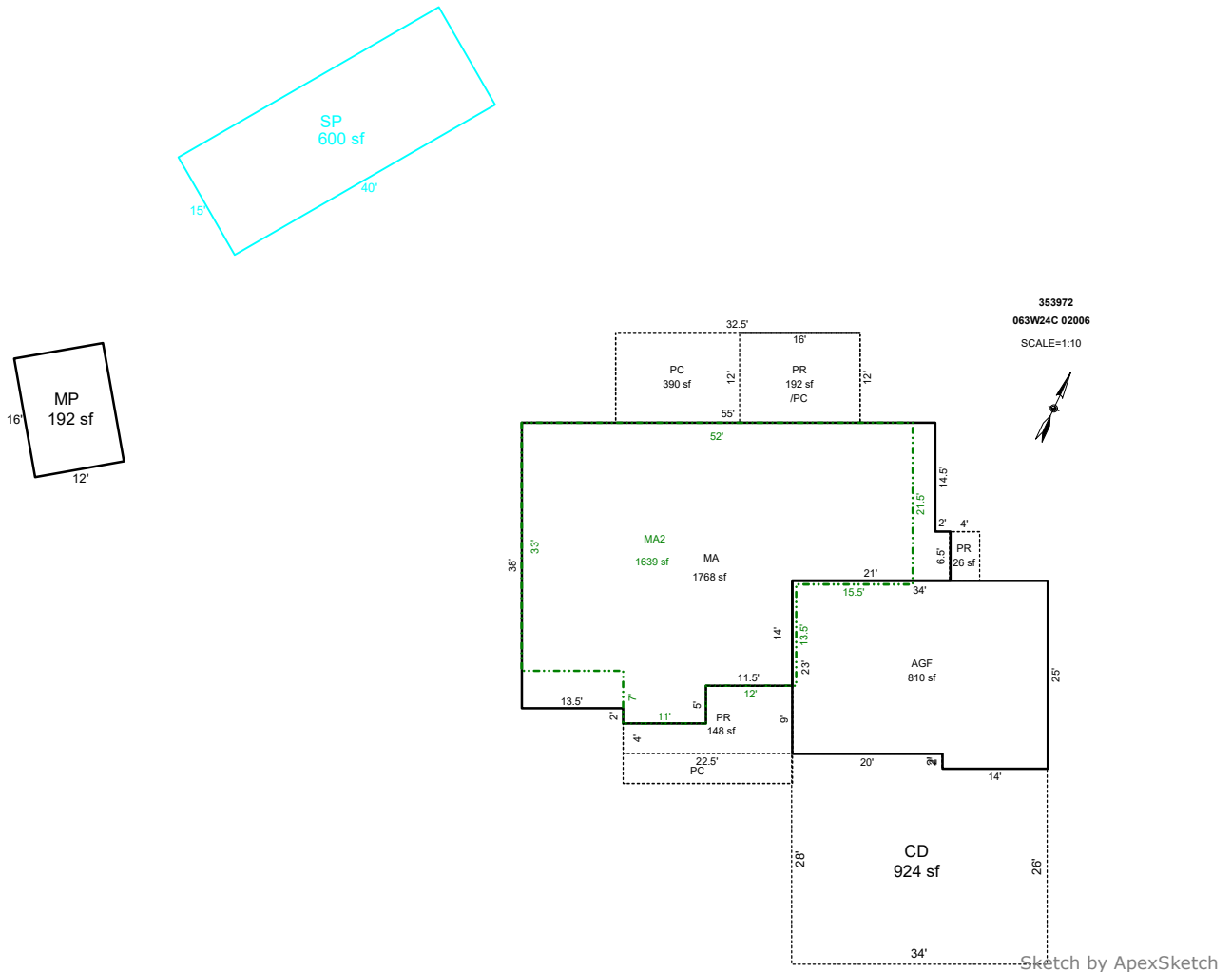
FEATURES	ACCESSORY IMPROVEMENTS / OUTBUILDINGS	
	TYPE <u>SP</u>	TYPE _____
BED _____	STAT / CLASS _____	STAT / CLASS _____
	SIZE _____	SIZE _____
<u>1/2 BTH</u>	<u>15X40</u>	
	FAIR	FAIR
	AVERAGE	AVERAGE
ECON _____	GOOD	GOOD
FUNC _____	EXCELLENT	EXCELLENT
	BATH _____	BATH _____
	YR BLT <u>2025</u>	YR BLT _____
	EFF YR <u>2025</u>	EFF YR _____
	% COMP <u>100</u>	% COMP _____
	EXCEPT <u>Y</u> N	EXCEPT <u>Y</u>
	MISC: _____	MISC: _____
BED _____	<u>Add 50% Function</u>	
	COMMENT: <u>outside</u>	COMMENT: _____
<u>1/2 BTH</u>	<u>pool</u>	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353972 Parcel No.: 063W24C 02006
 Property Address: 2045 COLEMAN WAY NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1767.5	194.0	1767.5
GLA2	MA2	1.0	1638.8	184.0	1638.8
CD	CD	1.0	924.0	124.0	924.0
GAR	AGF	1.0	810.0	118.0	810.0
MULTI P	MP	1.0	192.0	56.0	192.0
P/P	PR	1.0	147.5	63.0	
	PR	1.0	26.0	21.0	
	PC	1.0	390.0	89.0	
	PR	1.0	192.0	56.0	
	PC	1.0	237.5	71.0	993.0
SWIMMI	SP	1.0	600.0	110.0	600.0
	Net LIVABLE	cnt	0	(rounded)	3,406
	Net BUILDING	cnt	2	(rounded)	1,002

COMMENT TABLE 1

SKETCHED BY PHU 12.24.20: 555-20-005455
 UPDATED BY WILLIAMS 1/27/26

COMMENT TABLE 2

9/2/21 T47 L4 TAGS
 GRH 6/3/25
 GRH 1/8/26

COMMENT TABLE 3

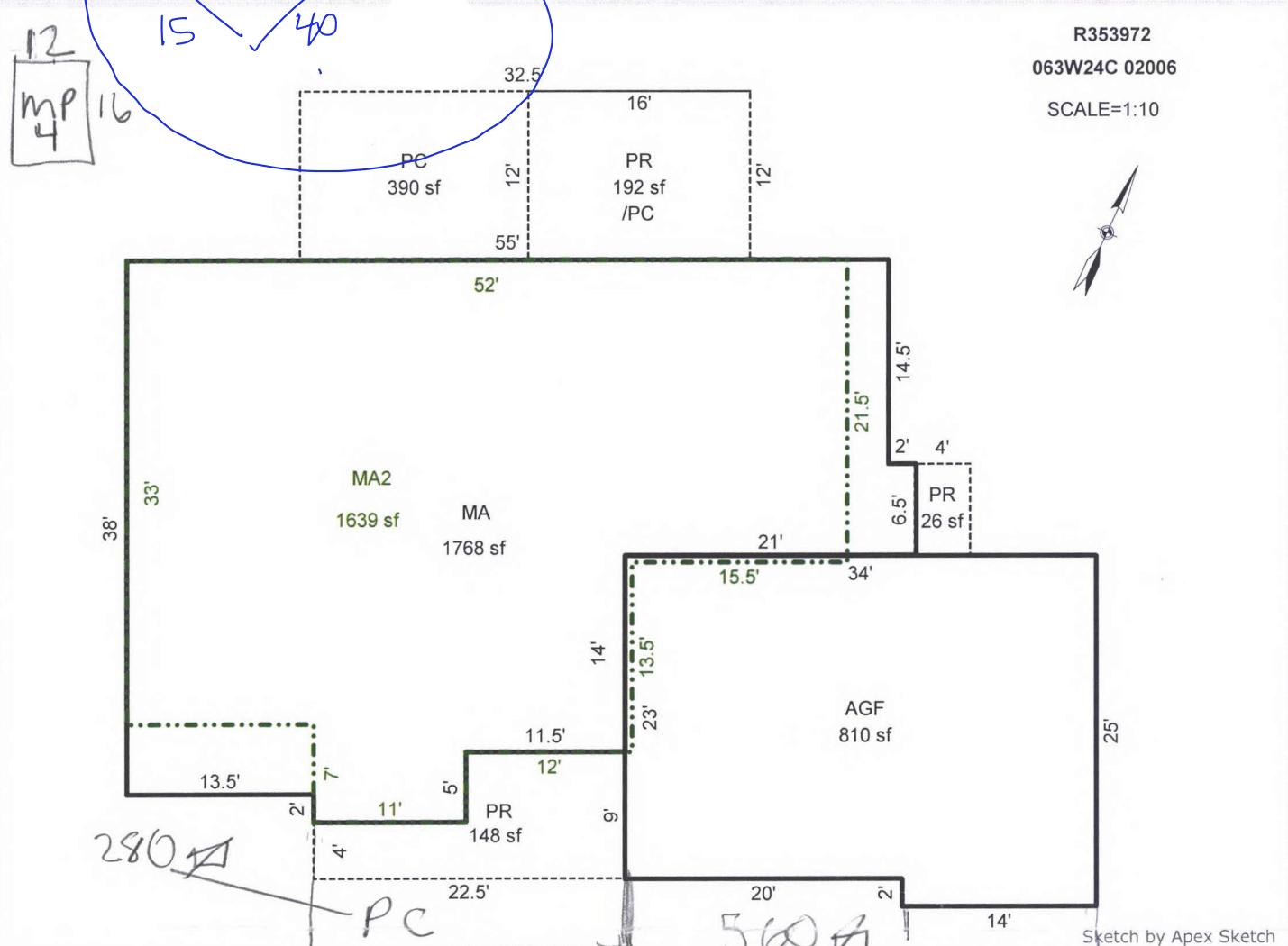
CYCLE L2
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R353972 Parcel No.: 063W24C 02006
 Property Address: 2045 COLEMAN WAY NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
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SKETCH



R353972
 063W24C 02006
 SCALE=1:10



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1767.5	280	1767.5
GLA2	MA2	1.0	1638.8	184.0	1638.8
GAR	AGF	1.0	810.0	118.0	810.0
P/P	PR	1.0	147.5	63.0	
	PR	1.0	26.0	21.0	
	PC	1.0	390.0	89.0	
	PR	1.0	192.0	56.0	755.5

COMMENT TABLE 1

SKETCHED BY PHU 12.24.20: 555-20-005455

Handwritten notes: 364, 26, 924, 20, 34, 14, CD.

COMMENT TABLE 2

COMMENT TABLE 3

9/12/21 T47 L4 TAGS
 GRH 6/3/25 cycle 02 L2
 GRH 1/8/26 TAGS L3

Net LIVABLE cnt 2 (rounded) 3,406