

Summary

Lead Appr: *WW 2/18/26* Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 12/26/2025

Acct ID: 558721 MTL: 082W15C002600 Date: *1-7-26* Appr: *WW* Prop Class: 551 RMV Prop Class: 451
Situs: 6538 LIPSCOMB ST SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 118583 Year: 2026

Last Date Appraised: 12/17/2019 Appraiser: MATT LORD Tag: Y N Tag info: *aglx 12x24*
Owner: *Q* KELTZ, CHRISTOPHER E Last Sales Date: 04/24/2017 Roll Type: R
Cycle *Q* Tag Sales Verification Other: _____ Inspection level: 1 2 *Q* 3 4 LCB TTO INSP AV: 250409
RMV Land: 420600 RMV Imp: 308860 RMV Total: 729460 MAV: 212710 MSAV: 37699 SAV: 69322

Comment:

New ager not started Retag

farm horses training boarding

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	55000	05590	0

Land

Site: 1 Code Area: 05598 Size: 1.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 62500 Exception: Y N
 Adjustment(s): GSOIL, VWAR Fire Patrol: Description:
 Comments: Liability year - 1976 / 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //05-06: CHG OF RECALCULATION LAND TABLE PER #29

one horses

Site: 2 Code Area: 05590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 69410 Exception: Y N
 Adjustment(s): GSOIL, VWAR Fire Patrol: Description:
 Comments: Liability year - 2009 / 14-15: PER #90 CHG 1.27 AC FROM 2 BENCH DRY TO FOUR BENCH DRY, CHG FOUR HILL TO BENCH//15-16: 07/08/2015 KH 90 ADJUSTED SOIL TYPES. /02-03: REAPPRAISAL

Site: 4 Code Area: 05590 Size: 2.53 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 125000 Exception: Y N
 Adjustment(s): GSOIL, VWAR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 5 Code Area: 05590 Size: 2.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 108690 Exception: Y N
 Adjustment(s): GSOIL, VWAR Fire Patrol: Description:
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 1975 Eff Year Blt: 1990 Sq.Ft: 1080 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 139610
 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	3	Finished	1080	0	0	1975	1990	FP - 1, ROOF, HVAC, BATH - 1, KIT-	Y N
Garage Attached	3	Finished	400	0	0	1975	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	88	1988	397	1	Y N
PATIO	3	200	1988	902	1	Y N
ROOF EXTENSION OR PATIO COVER	3	88	1988	2093	1	Y N
ROOF EXTENSION OR PATIO COVER	3	200	1988	4756	1	Y N

413A

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1280 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x32 RMV: 7920
 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	1280	0	0	1988	<i>2004</i> 1988	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 728 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 28x26 RMV: 4810
 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
General Purpose Bldg	5	Finished	728	0	0	1988	1988	FAIR

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 341 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 4500
 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	5	Finished	192	0	0	2014	2014	FAIR

Accessories

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

Bldg: 6 Code Area: 05590 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x20 RMV: 4810
 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	5	Finished	240	0	0	2016	2016	FAIR

Accessories

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

Bldg: 7 Code Area: 05590 Stat Class: 316 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 7200 % Complete: 100.00
 Desc: Arenas (HA) Dimensions: 60x120 RMV: 124740
 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
Horse Arena	5	Finished	7200	0	0	2018	2018	FAIR

Accessories

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

Bldg: 8 Code Area: 05590 Stat Class: 353 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 120 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 12x10 RMV: 600
 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
Machine Shed	5	Finished	120	0	0	1988	1988	FAIR

Accessories

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

Bldg: 9 Code Area: 05590 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 180 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 480
 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
Lean-to Light Duty	5	Finished	180	0	0	2005	2005	FAIR

Accessories

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

Bldg: 10	Code Area: 05590	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 400	% Complete: 100.00		
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 2220		
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	5	Finished	400	0	0	1988	1988	Exception: Y N

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

Bldg: 11	Code Area: 05590	Stat Class: 355	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 2880	% Complete: 100.00		
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 18450		
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
Lean-to Heavy Duty	5	Finished	2880	0	0	2018	2018	Exception: Y N

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

Bldg: 12	Code Area: 05590	Stat Class: 353	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 144	% Complete: 100.00		
Desc: Machine Shed (MS)			Dimensions:			RMV: 720		
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
Machine Shed	5	Finished	144	0	0	1988	1988	Exception: Y N

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-008326	85585	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	12 X 24 AGEX FOR LIVESTOCK SHELTER, NO PLUMBING

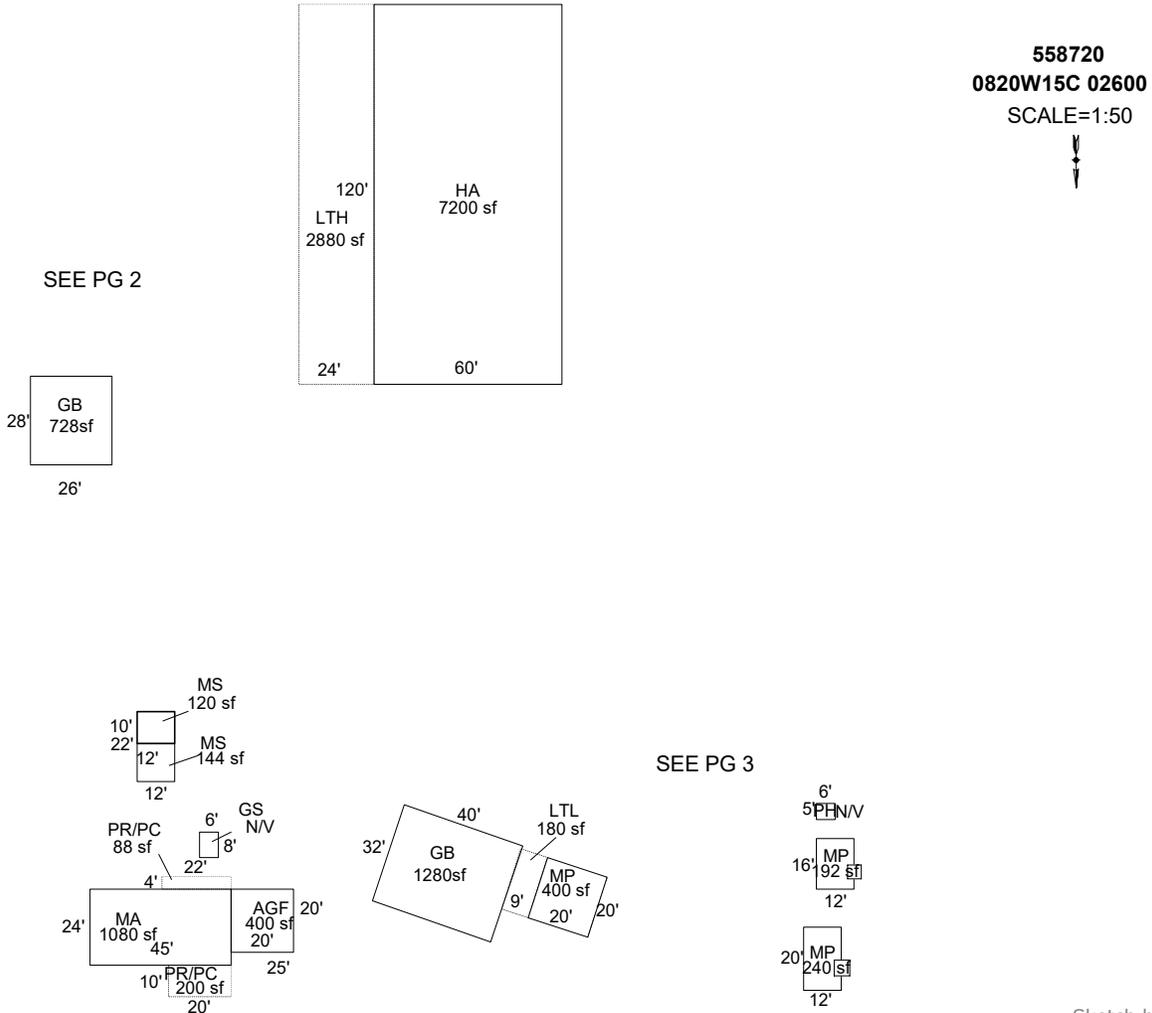


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558720 Parcel No.: 082W15C 02600
 Property Address: 6538 LIPSCOMB STREET SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1280.3	144.0	
	MP	1.0	400.0	80.0	
	MS	1.0	120.0	44.0	
	GB	1.0	728.0	108.0	
	MS	1.0	144.0	48.0	
	LTL	1.0	180.0	58.0	
	PH	1.0	30.0	22.0	
	MP	1.0	192.0	56.0	
	MP	1.0	240.0	64.0	
	HA	1.0	7200.0	360.0	
	LTH	1.0	2880.0	288.0	13394.3
GLA1	MA	1.0	1080.0	138.0	1080.0
GAR	AGF	1.0	400.0	80.0	400.0
P/P	PR/PC	1.0	200.0	60.0	
	PR/PC	1.0	88.0	52.0	288.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		13,794

COMMENT TABLE 1

2/22/17 BY CW
 UPDATED BY JRONDEMA 4/20/17 7/5/17 4/3/18 8/3/1
 UPD BY PHU 06.04.20
 UPD BY WWILLIAMS 1/6/26

COMMENT TABLE 2

8.11.17 RT 102 SV NV
 02.13.19 NM #35
 12.17.19 WV #06: TAGS

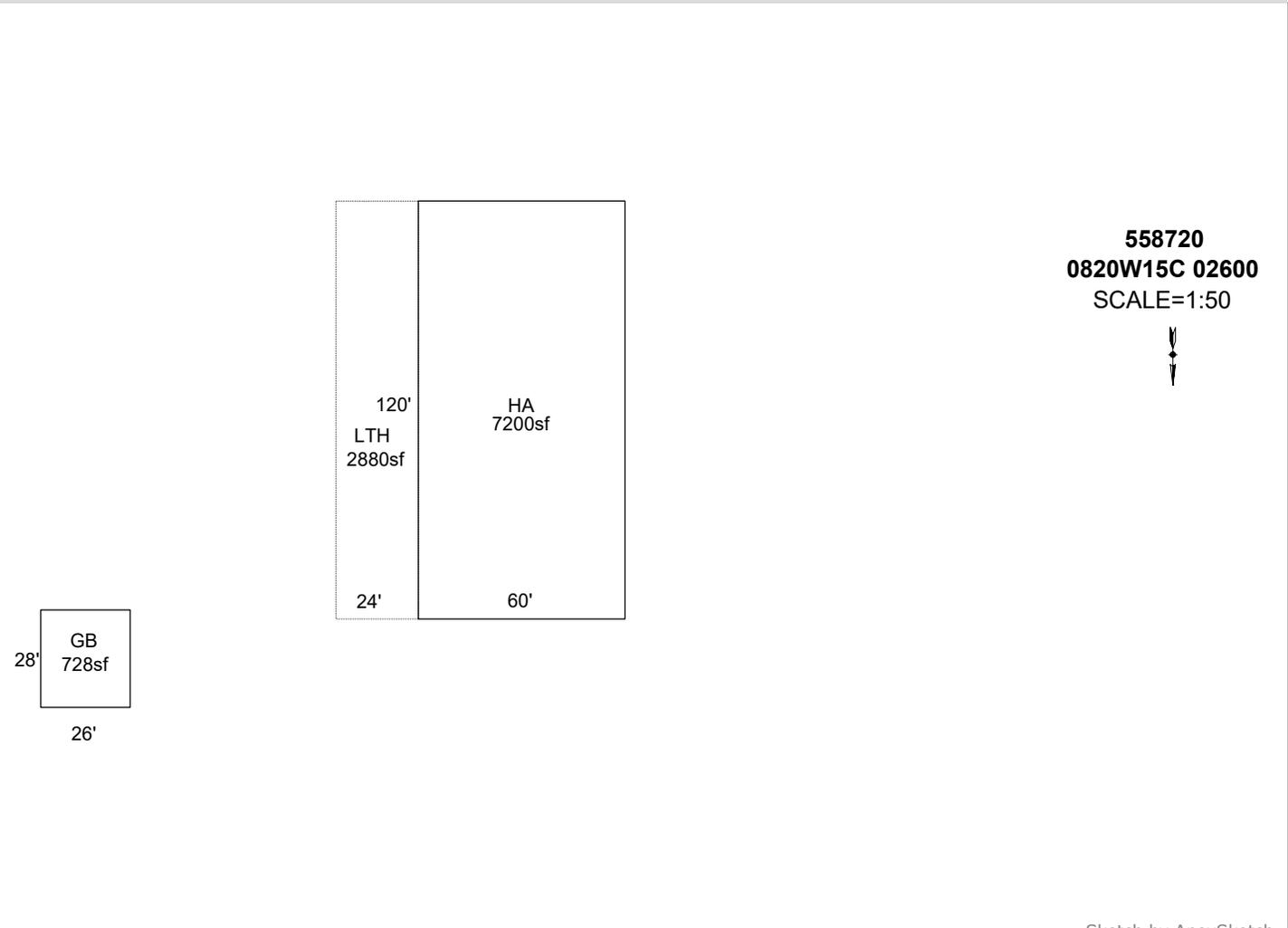
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558720 Parcel No.: 082W15C 02600
 Property Address: 6538 LIPSCOMB STREET SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	728.0	108.0	
	LTH	1.0	2880.0	288.0	
	HA	1.0	7200.0	360.0	10808.0
	Net BUILDING	cnt	0 (rounded)		10,808

COMMENT TABLE 1

2/22/17 BY CW
 UPDATED BY JRONDEMA 4/20/17 7/5/17 4/3/18 8/3/1
 UPD BY PHU 06.04.20
 UPD BY WWILLIAMS 1/6/26

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8.11.17 RT 102 SV NV
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 12.17.19 WV #06: TAGS

COMMENT TABLE 3

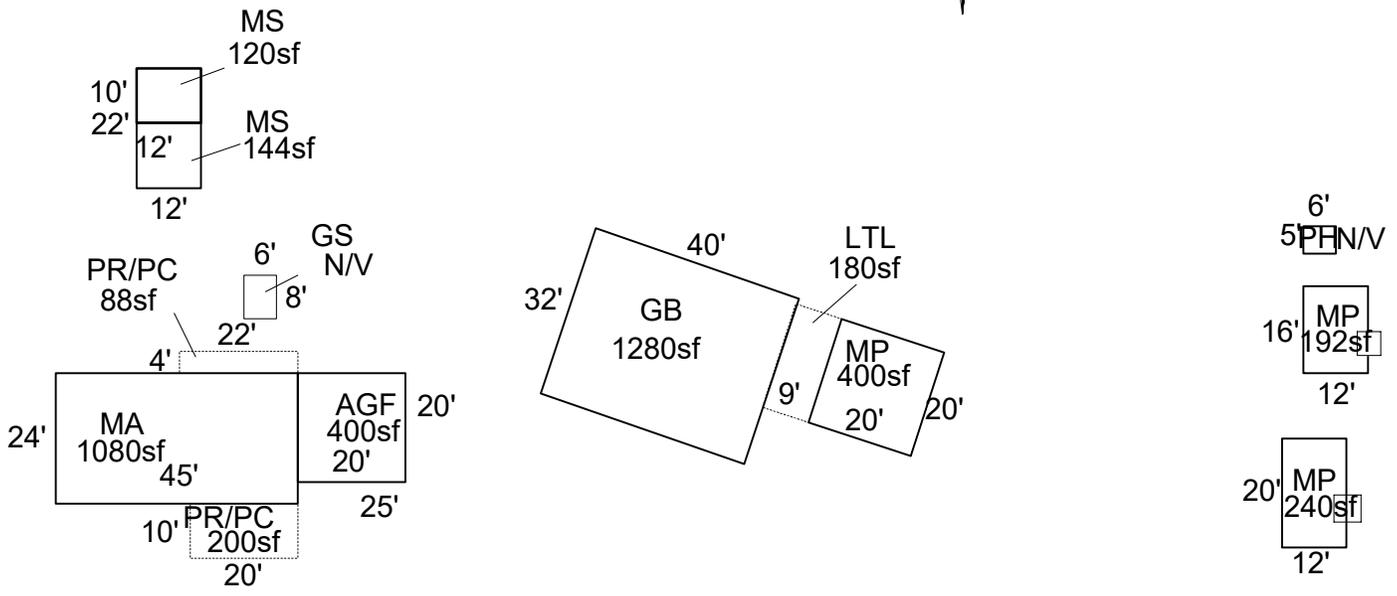
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558720 Parcel No.: 082W15C 02600
 Property Address: 6538 LIPSCOMB STREET SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558720
0820W15C 02600
 SCALE=1:50



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	1280.3	144.0	
	LTL	1.0	180.0	58.0	
	MS	1.0	144.0	48.0	
	MP	1.0	400.0	80.0	
	MS	1.0	120.0	44.0	
	PH	1.0	30.0	22.0	
GLA1	MP	1.0	240.0	64.0	2586.3
	MA	1.0	1080.0	138.0	1080.0
GAR	AGF	1.0	400.0	80.0	400.0
P/P	PR/PC	1.0	200.0	60.0	
	PR/PC	1.0	88.0	52.0	288.0
	Net LIVABLE	cnt	0 (rounded)		1,080
	Net BUILDING	cnt	1 (rounded)		2,986

2/22/17 BY CW
 UPDATED BY JRONDEMA 4/20/17 7/5/17 4/3/18 8/3/1
 UPD BY PHU 06.04.20
 UPD BY WWILLIAMS 1/6/26

COMMENT TABLE 2

COMMENT TABLE 3

8.11.17 RT 102 SV NV
 02.13.19 NM #35
 12.17.19 WV #06: TAGS