

Acct ID: 561918 MTL: 072W18AA09500 Date: 11/3/25 Appr: KK Prop Class: 161 RMV Prop Class: 161
Situs: 3223 COMBER CT NE SALEM OR 97305 MaSaNh: 14 00 005 Unit: 134152 Pull Tag Year: 2025

Last Date Appraised: 08/30/2011 Appraiser: DAVID WENRICK Tag: Y N Tag info: 2026 - Tags/Permit (MS REPLACEMENT)

Owner: GRACE POINT CONTRACTING LLC Last Sales Date: 05/02/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 68580

RMV Land: 98060 RMV Imp: 72320 RMV Total: 170380 MAV: 68580 MSAV: 0 SAV: 0

Comment: Land: 2 LOC ADJ 5% DEV LOT VALUE; Imp: DC MOD INCL SHED/CURTIAN WALL

ADD NEW MS W/ EXCEPTION

OSDs

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

Land

Site: 1 Code Area: 24620 Size: 3268 Sqft Use Code: 001 Zone: RS SAV Use: Exception: 0
Class: Value Source: Residential Description: RMV: 83060 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: //2012-13 CYCLE WORK, REMOVE LAND SIZE ADJ & CHANGE LAND SCHEDULE TO 014U.//38X86 . 05-06: RECALC SETUP; APPR no.32 JP 5/28/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 454 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 924 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 39700
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	924	2	FB-1	1977	1977	BATH - 1, ROOF+, SKIRT, KIT-, HVAC+	Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 1 Code Area: 24620 Stat Class: 138 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100
Desc: Res other improvements Dimensions: RMV: 32620
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
Carport Detached	3	Unfinished	240	0	0	1976	1976	ROOF	Y N

Accessories

Description Leave YI, Change to Fair. Class Size SqFt Eff Yr Blt RMV Quantity

GARDEN SHED	3	AVERAGE	12	0	0	1988	1988	1525	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	AVERAGE	1	0	0	1976	1976	14638	1	Exception: Y N

WVMLS #828630 LAND WITH OLD MS SOLD FOR \$135,000.

and Molly Residential Lead Clerk

EMAIL SENT TO MINDY-MS CLERK

Prop ID # 612275 Prop Class _____
 MTL 072W18AA09500P1 Situs 3223 Comber Ct NE Salem, OR 97305
 Date _____ Appr _____ Tag? NO YES
 Sign off: Clerk: _____ Lead Clerk: _____ Appr: _____ Insp Level: 1 2 3 4

Segment MA MFH Stat Class: 456
 Roof: Roof Roof + SqFt: 1034
 Heat: HVAC HVAC +
 Plumbing: 2 Jettub Grdntub
 # of Fireplace(s): 0
 Interior comp: Cktp Crng Dsp DW
 H&F Oven s/d Micro BIREF Trash Other
 Kitchen Package Kitch - Kitch Kitch +
 Bedrooms: 3 Qlty 5-
 Yr Blt 2025 Eff Yr 2025 % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 DC Comments: Kitchen island/peninsula

Segment _____ Stat Class: _____
 Roof: Roof Roof + SqFt: _____
 Heat: HVAC HVAC +
 Plumbing: _____ Jettub Grdntub
 # of Fireplace(s): _____
 Interior comp: Cktp Crng Dsp DW
 H&F Oven s/d Micro BIREF Trash Other
 Kitchen Package Kitch - Kitch Kitch +
 Bedrooms: _____ Qlty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment MHSK Class _____ Lin Ft 135
 Skirting Wood Vinyl Fbrgl Metal
 Skirting + Cinder Block Brick
 Yr Blt 2025 Eff Yr 2025 % Good _____
 % Comp NEW Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Stat Class: _____
 Roof: Roof Roof + SqFt: _____
 Heat: HVAC HVAC +
 Plumbing: _____ Jettub Grdntub
 # of Fireplace(s): _____
 Interior comp: Cktp Crng Dsp DW
 H&F Oven s/d Micro BIREF Trash Other
 Kitchen Package Kitch - Kitch Kitch +
 Bedrooms: _____ Qlty _____
 Yr Blt _____ Eff Yr _____ % Good _____
 % Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561918 Parcel No.: 072W18AA09500
 Property Address: 3223 Comber Ct NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

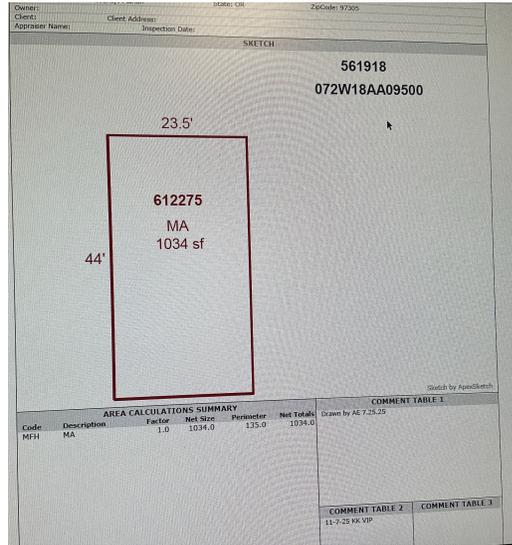
SKETCH

561918

072W18AA09500

23 1/2
23'

23' 6" X 44'
MEASURED



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1012.0	134.0	1012.0

COMMENT TABLE 1

Drawn by AE 7.25.25
VERIFIED 11.7.25 KK

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,012

Summary

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

Print Date:

9/22/2025

Acct ID: 612275

MTL: 072W18AA09500P1

Date: **11-4-25** Appr: **KK**

Prop Class: 019

RMV Prop Class: 019

Situs: 3223 COMBER CT NE SALEM, OR 97305

MaSaNh: 14 00 005

Unit: 150567

Year: ~~2025~~

2026

Last Date Appraised:

Appraiser: DAVID WENRICK

Tag: **Y** **N**

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

Owner: A3500

Last Sales Date:

Roll Type: MS

Cycle **Tag**

Sales Verification

Other: _____

Inspection level: **2** 3 4

LCB

TTO

INSP

AV: 0

RMV Land: 0

RMV Imp: 0

RMV Total: 0

MAV: 0

MSAV: 0

SAV: 0

Comment:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 441 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE

Dimensions:

RMV: 0

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

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



1	Account Number	B	561918
2	Design	Average_MS	
3	Siding	T111_or_metal_MS	
4	Trim	All_Sides_MS	
5	Overhang	Narrow_on_1_or_2_sides	
6	Windows & Doors	Transom_or_Sidelights_average_windows_MS	
7	Entry	No_entry_MS	
8	Roof	Gable_MS	
9	Floor	Low_end_carpet_vinyl_MS	
10	Kitchen Size	Average_kitchen_MS	
11	Cupboards	Wood_Doors_MS	
12	Counters	Formica_MS	
13	Kitchen features	Basic_kitchen_MS	
14	Bathroom Component	No_extras_MS	
15	Built ins	No_built_ins_MS	
16	Interior Walls	Tape_texture_MS	
17	Interior components	Trim_everywhere_MS	
18			
19			
20	CLASS	5-	
21		4.6	



**MLS# 834239
LISTED AT \$355,000
OR \$343/SF OF 64A
GRAVEL DRIVEWAY**

Manufactured home

Account: 561918

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

Doors: Res Steel Wooden Glass Slider Transom Sidelights

Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

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: _____

Kitchen Class: 4 5 6 7 + -

Bath:

Number: 2

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

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

Bath Class: 4 5 6 7 + -

Utility: ~~Cabinets~~ ~~Sink~~ ~~Other~~ _____

Overall Class: 4 5 6 7 + -

SKIRTING - PANEL