

Summary Lead Appr: \_\_\_\_\_ Clerk: **lak 1.21.26** Lead Clerk: **MBH 1/21/26** Appr: **kk 02.11.2026** Print Date: 9/22/2025

Acct ID: 561916 MTL: 072W18AA09300 Date: **11-4-26<sup>25</sup>** Appr: **KK** Prop Class: 161 RMV Prop Class: 161  
 Situs: 3253 COMBER CT NE SALEM OR 97305 MaSaNh: 14 00 005 Unit: 134150 Year: 2025  
 Last Date Appraised: 08/30/2011 Appraiser: DAVID WENRICK Tag: **B** Tag info: **2026 - Tags/Permit (MS PLACEMENT)**  
 Owner: GRACE POINT CONTRACTING LLC Last Sales Date: 05/02/2025 Roll Type: R  
 Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: **2** 3 4 LCB TTO INSP AV: 71200  
 RMV Land: 98060 RMV Imp: 80090 RMV Total: 178150 MAV: 71200 MSAV: 0 SAV: 0  
 Comment: Land: 1; Imp: DC MOD INCL SHED/CURTAIN 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: 4730 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: 55X86 . 05-06: RECALC SETUP; APPR no.32 JP 5/27/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 454 Year Blt: 1977 Eff Year Blt: 1980 Sq.Ft: 1008 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 45510  
 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	1008	2	FB-2	1977	1980	BATH - 2, SKIRT, ROOF+, HVAC+, KIT-	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: 1986 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 34580  
 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	<b>GONE</b>	3	Unfinished	240	0	0	1976	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED <b>delete</b>	3	100	1986	0	0	Y N
GARDEN SHED <b>delete</b>	3	120	1984	1488	0	Y N
YARD IMPROVEMENTS <b>delete</b>	3	1	1986	15601	1	Y N

Leave YI change to fair. No gone form for GS, added as IO.

And Molly, Residential Lead Clerk

**EMAIL SENT TO MINDY-MS CLERK**

Prop ID # 612274 Prop Class \_\_\_\_\_  
 MTL 072W18AA09300P1 Situs 3253 Comber Ct NE Salem, OR 97305  
 Date 11-4-2025 Appr KK Tag? NO YES  
 Sign off: Clerk: 25 Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Insp Level: 1 2 3 4

Segment MA MFH Stat Class: 457  
 Roof: Roof Roof + SqFt: 1296  
 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 Qty  
 Yr Blt 2025 Eff Yr 2025 % Good \_\_\_\_\_  
 % Comp 100 Func ✓ Econ -  
 Except Code NEW Lump Sum \_\_\_\_\_  
 DC Comments: Dbl lav, WIC, Kitch. Island, Pantry

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: \_\_\_\_\_ Qty  
 Yr Blt \_\_\_\_\_ Eff Yr \_\_\_\_\_ % Good \_\_\_\_\_  
 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments \_\_\_\_\_

Segment MHSK Class 5 Lin Ft 150  
 Skirting Wood Vinyl Fbrgl Metal  
 Skirting + Cinder Block Brick  
 Yr Blt 2025 Eff Yr 2025 % Good 100  
 % 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: \_\_\_\_\_ Qty  
 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					

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

9/22/2025

LAK 1.21.26

11-4-25 KK

Acct ID: 612274 MTL: 072W18AA09300P1 Date: \_\_\_\_\_ Appr: \_\_\_\_\_ Prop Class: 019 RMV Prop Class: 019

Situs: 3253 COMBER CT NE SALEM, OR 97305 MaSaNh: 14 00 005 Unit: 150566 Year: 2025

Last Date Appraised: \_\_\_\_\_ Appraiser: DAVID WENRICK Tag: Y **N** Tag info: 2026 - Tags/Permit (MS PLACEMENT)

Owner: A3499 Last Sales Date: \_\_\_\_\_ Roll Type: MS

Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **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



WVMLS # 834231  
# 369,900 \$289/SF

NO AC TI-II  
PLYWOOD SKIRT  
8' FLAT CEILING  
CARPET VINYL  
PAVED DRIVEWAY

ClassingCalculator2		Manuf Calc
Account Number		561916
Design	Average_MS	
Siding	T111_or_metal_MS	
Trim	All_Sides_MS	
Overhang	Narrow_on_1_or_2_sides	
Windows & Doors	Residential_Steel_MS	
Entry	No_entry_MS	
Roof	Gable_MS	
Floor	Low_end_carpet_vinyl_MS	
Kitchen Size	Average_kitchen_MS	
Cupboards	Wood_Doors_MS	
Counters	Formica_MS	
Kitchen features	Island_MS	
Bathroom Component	No_extras_MS	
Built ins	No_built_ins_MS	
Interior Walls	Tape_texture_MS	
Interior components	Trim_everywhere_MS	
CLASS	5-	
	4.64	

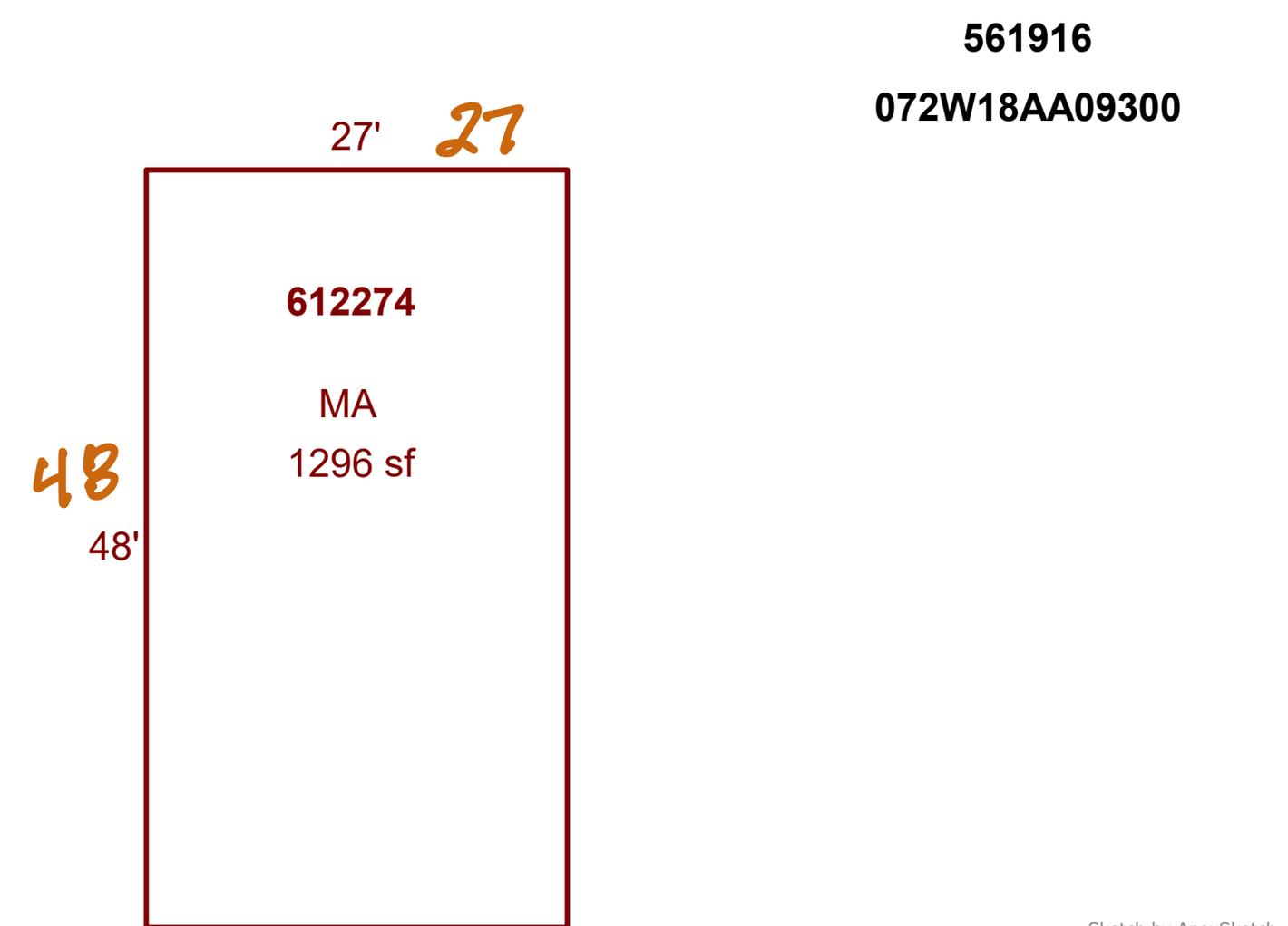
EMAIL SENT TO MINDY-MS CLERK

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 561916 Parcel No.: 072W18AA09300  
 Property Address: 3253 Comber Ct NE  
 City: Salem County: Marion State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1296.0	150.0	1296.0

### COMMENT TABLE 1

Drawn by AE 7.25.25  
*VERIFIED KK 11/4/25*

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,296
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Manufactured home

Account: 561916

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: CARPET

Kitchen Class: 4 5 6 7 + -

Bath:

Number: 2

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 + -  
5-

Res

DW

~~612275~~  
612274

MH-Copy to Mindy

# Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-25-004357-MD STATUS: Permit Issued  
PERMIT TYPE: Residential APPLIED: 6/11/2025  
SUB-TYPE: Manufactured Dwelling ISSUED: 6/25/2025  
CATEGORY: Comprehensive EXPIRES: 12/22/2025

OFFICE: MC  
PARCEL#: 072W18AA09300 R61916  
ACRES: 0.11  
SUBDIV: SURFWOOD VILLA PHASE II  
LOT/BLOCK: 12 / 17  
ADDRESS: 3253 COMBER CT NE SALEM, OR 97305

**MANUFACTURED HOME INFORMATION**

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

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	GRACE POINT CONTRACTING LLC	375 N 1ST ST WOODBURN, OR 97071	5039020162
CCB	GRACE POINT CONTRACTING LLC	375 N 1ST ST WOODBURN, OR 97071	5039020162
OWNER	GRACE POINT CONTRACTING LLC	375 N 1ST ST WOODBURN, OR 97071	
SITE CONTACT	GRACE POINT CONTRACTING LLC	375 N 1ST ST WOODBURN, OR 97071	5039020162

CONST CAT: Manufactured Dwelling  
WORK TYPE: Replacement  
WORK DESC: REPLACEMENT MD 3 BDRM 2 BATH  
VALUATION: \$0.00

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	1280 Sq Ft

Scanned  
mw 7/9/25

# NEW ACCOUNTS WORKSHEET FOR MANUFACTURED STRUCTURE (Aptos Narrow font)

DATE: 6-26-25 NEW ACCT #: 612274 ALPHA NUMBER: A3499

Placed BEFORE JAN 1<sup>ST</sup>: YES Means it will have an ACTIVE STATUS, will BE taxed in the current tax year  
or NO INACTIVE STATUS Per Request from MCPW or CITY OF SALEM issued 6-25-25 Number 25-004357  
Per request from BCD APPLICATION for TRIP PERMIT &/or OWNERSHIP DOC \_\_\_\_\_

Placed AFTER JAN 1<sup>ST</sup>: 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: 3253 Comber Ct NE, Salem 97305  
If located in Park, PARK NAME: Surfwood Villa PH#, SPACE #: \_\_\_\_\_

MAINTENANCE CODE: MA/14 SA/DONH/005 TAX CODE: 24620  
(Same as land unless in a park) (Should be the same as the land)

MTL: 072W18AA09300 Circle PROPERTY CLASS: 019 or 049

APPRAISERS Initials: OW Placed on land ACCT #: 561916

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).

Groupdir/Assessor/MH/Worksheets, New Acct WS To be placed before Jan 1, ~~2025~~ 2026