

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date:

9/29/2025

Acct ID: 561659 MTL: 083W20C000802 Date: 02.24.26 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2659 NEHALEM ST S SALEM OR 97306 MaSaNh: 06 06 002 Unit: 123850 Year: 2025

Last Date Appraised: 11/14/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: COMPTON CHARAY Y Last Sales Date: 04/29/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 324670
 RMV Land: 264550 RMV Imp: 491630 RMV Total: 756180 MAV: 324670 MSAV: 0 SAV: 0
 Comment: 25-26: L3 11.14.24 GRH

MLS: 825723
 DOM:67
 SALE CODE: 30

UPDATE INV

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.41 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 214550 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

CHANGE EYB TO 1999 UPDATED ROOF, WINDOWS

Bldg: 1 Code Area: 92430 Stat Class: 142 + Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 2481 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 486350
 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	1911	2	FB-1/ HB-1	1996	1996	FP - 1, HVAC+, KIT+, BTH - 1, BATH - 1, ROOF	Y N
Attic	4 +	Finished	570	2	FB-1	1996	1996	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	517	0	0	1996	1996	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	142	1996	8885	0	Y N
YARD IMPROVEMENTS GOOD	4	0	1996	36808	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 5280
 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
Multi-Purpose Bldg	5	Finished	192	0	0	2018	2018	AVG	Y N

Accessories

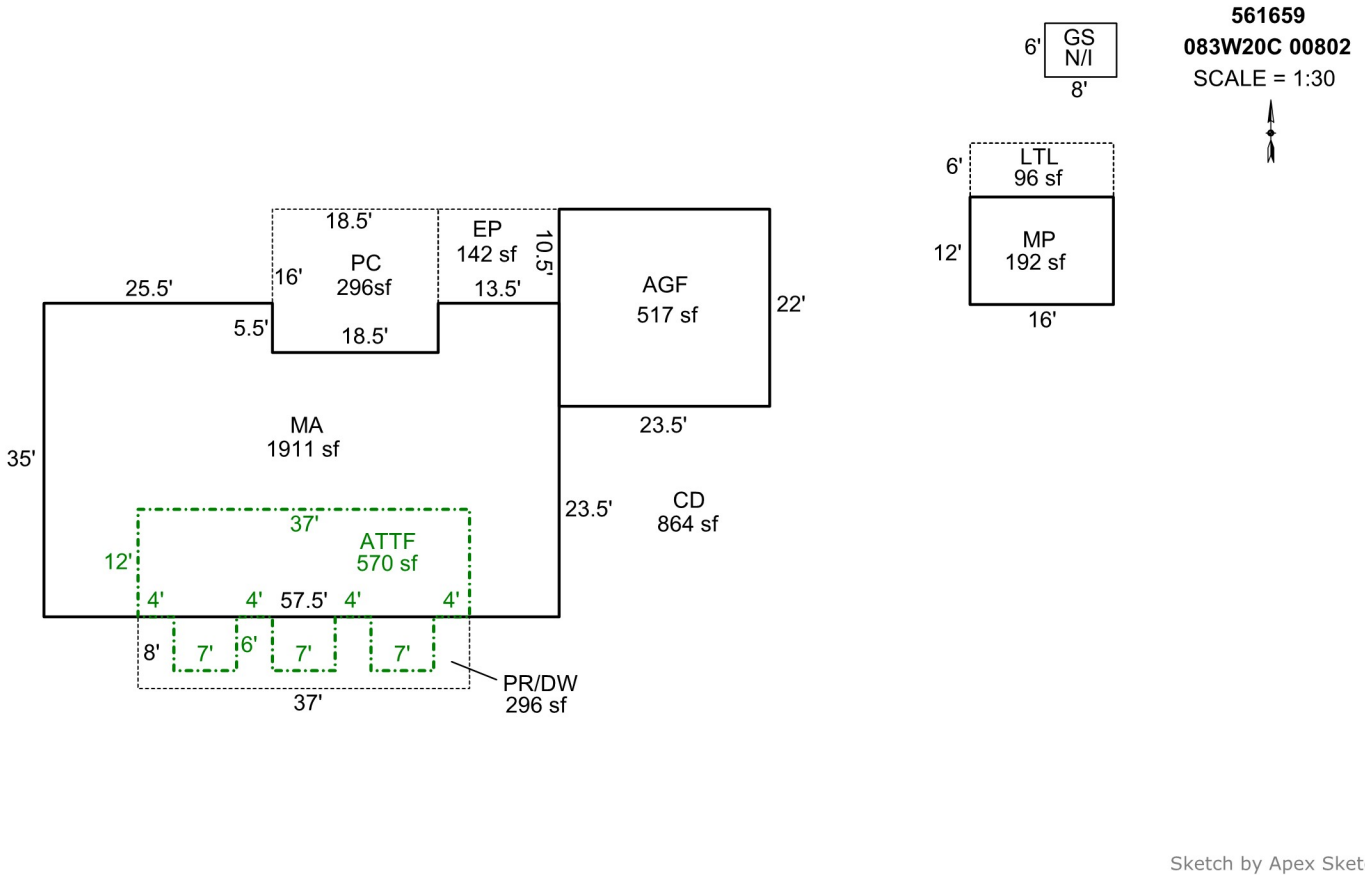
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561659 Parcel No.: 083W20C 00802
 Property Address: 2659 NEHALEM ST S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	LTL	1.0	96.0	44.0	288.0
GLA1	MA	1.0	1910.8	196.0	1910.8
GLA2	ATTF	1.0	570.0	134.0	570.0
GAR	AGF	1.0	517.0	91.0	517.0
P/P	PC	1.0	296.0	69.0	
	EP	1.0	141.8	48.0	
	PR/DW	1.0	296.0	90.0	733.8
	Net LIVABLE	cnt	2 (rounded)		2,481
	Net BUILDING	cnt	2 (rounded)		288

COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/9/13
 UPDATED BY JRONDEMA 5/21/18
 UPDATED BY CJURAN 04/29/2024 24-000849 EP

COMMENT TABLE 2

COMMENT TABLE 3