

Acct ID: 561919 MTL: 072W18AA09600 Date: **12/16/25** Appr: **KK** Prop Class: 161 RMV Prop Class: 161
 Situs: 3213 COMBER CT NE SALEM OR 97305 MaSaNh: 14 00 005 Unit: 134562 **PULL TAG** Year: **2026**
 Last Date Appraised: 08/30/2011 Appraiser: DAVID WENRICK Tag: **Y N** Tag info: 2026 - Tags/Permit (Demolished)
 Owner: EDWARDS, CHRISTINE H Last Sales Date: 01/09/1996 Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP AV: 66860
 RMV Land: 98060 RMV Imp: 71210 RMV Total: 169270 MAV: 66860 MSAV: 0 SAV: 0
 Comment: Land: 1; Imp: DC MOD INCL SHED/CURTAIN WALL M47 = PICKUP NEW DF. ADDED \$860 TO NEW CONST ON RTCV.

UPDATE INVENTORY; OSD

OSDs

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

URBF

Land

Site: 1 Code Area: 24620 Size: 4250 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: 50X85 . 05-06: RECALC SETUP; APPR no.32 JP 5/27/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24620 Stat Class: 444 Year Blt: 1975 Eff Year Blt: **1970** Sq.Ft: 996 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 36910
 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	4	Finished	996	2	FB-1	1975	1970	KIT, ROOF, SKIRT, HVAC+, FP - 1, BATH - 1	Y N

(126120 has been canceled for 2026-27)

GONE

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: 34300
 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

~~Gone, see form~~

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED Delete, no form needed	3	70	1976	0	0	Y N
GARDEN SHED Delete, no form needed	3	120	1970	1358	0	Y N
GARDEN SHED Delete, no form needed	3	120	1980	1451	0	Y N
YARD IMPROVEMENTS AVERAGE Fair	3	1	1976 2025	14638	1	Y N

GONE FORM REMOVING (561919)

~~138/1 GS~~
~~138/1 GS~~
~~138/1 YI~~

Delete both GS with value, no need for gone form one was added as inventory only and both are below \$1,500.

No gone form needed for YI. Update YI3A to YI3F and YI EYB to 2025 for new MFS

SUBMITTED

2/27/2026

Gone form removing detached carport has been submitted



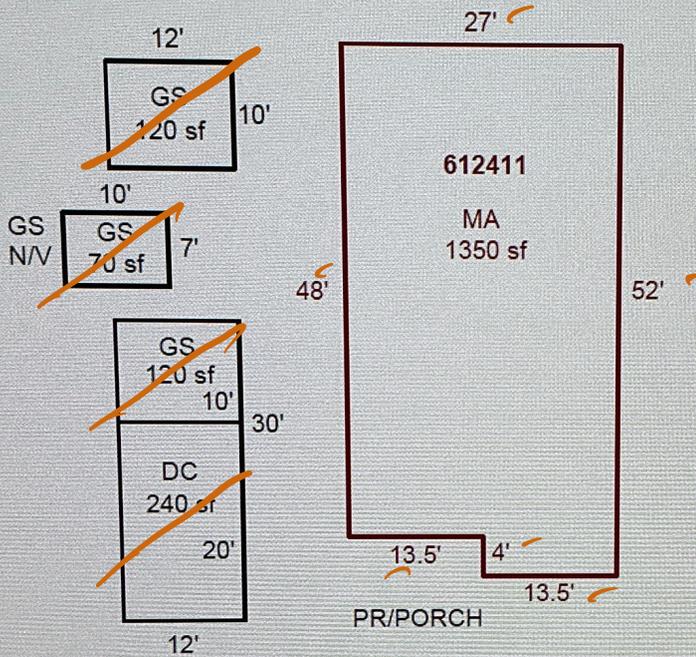
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 612411 Parcel No.: 072W18AA09600P1
 Property Address: 3213 Comber Ct NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

561919
072W18AA09600



PR/PORCH

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA	GS	1.0	120.0	44.0	
	GS	1.0	70.0	34.0	
	GS	1.0	120.0	44.0	310.0
GAR	DC	1.0	240.0	64.0	240.0
MFH	MA	1.0	1350.0	158.0	1350.0

COMMENT TABLE 1

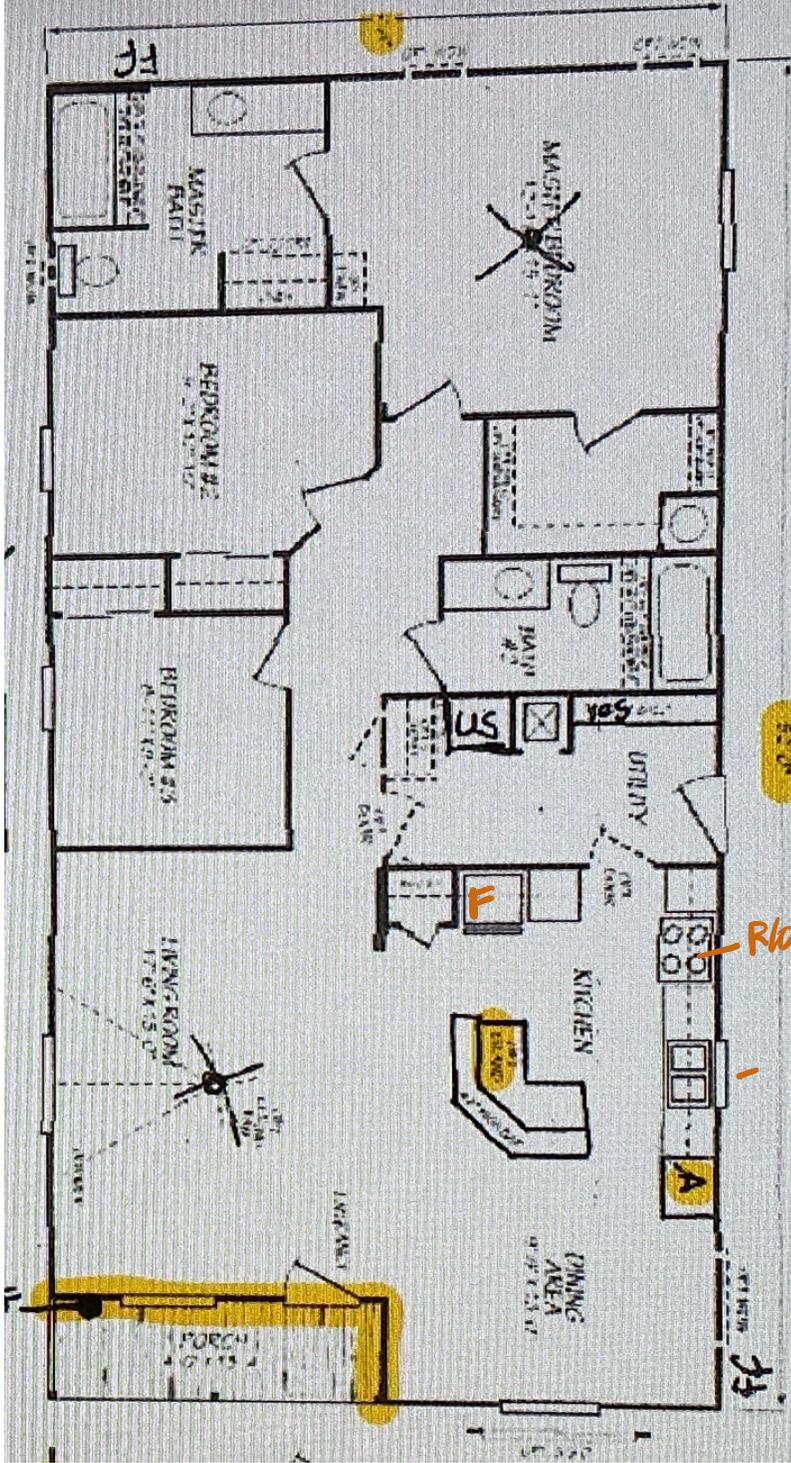
Drawn by AE 9.19.25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,350
Net BUILDING	cnt	3	(rounded)	310

either



Summary

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

Print Date:

9/22/2025

Acct ID: 612411

MTL: 072W18AA09600P1

Date: 12-16-25 Appr: KK

Prop Class: 161 ✓

RMV Prop Class: 161 ✓

Situs: 3213 COMBER CT NE SALEM, OR 97305

MaSaNh: 14 00 005

Unit: 150693

PULL TAG

Year: 2025

2026

Last Date Appraised:

Appraiser:

Tag: Y N

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

Owner: A3515

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

No floor data available

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available



Prop ID # 612411
 MTL 072W18AA09600P1
 Date 12-16-26 Appr KK
 Sign off: Clerk: _____ Lead Clerk: _____

Prop Class _____
 Situs 3213 Comber Ct NE Salem, OR 97305
(Land Acct 561919)
 Tag? NO YES
 Insp Level: 1 2 3 4

Segment MA MFH Stat Class: 457
 Roof: Roof + SqFt: 1350
 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 + 5-
 Bedrooms: 3 Qlty
 Yr Blt 2025 Eff Yr 2025 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code _____ Lump Sum _____
 DC Comments: Kitchen island, pantry, WIC

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 5- Lin Ft 158
 Skirting Wood Vinyl Fbrgl Metal
Skirting + Cinder Block Brick CONCRETE PANEL
 Yr Blt 2025 Eff Yr 2025 % Good _____
 % Comp 100 Func _____ Econ _____
 Except Code NEW Lump Sum _____
 Comments CONCRETE PANEL NOT CMU BLOCK SKIRTING

Account Number 612411

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	Large_covered_MS
Roof	Gable_MS

CLASS 5-
4.8

To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.
 To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number

Segment			<u>VISEF</u>	Land and/or OSD
Class				<u>OSDN-URB</u>
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				<u>NEW</u>
Exception Code				

Manufactured home

Account: 612411

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 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 + 8

NEW ACCOUNTS WORKSHEET FOR MANUFACTURED STRUCTURE (Aptos Narrow font)

DATE: 8-12-25 NEW ACCT #: 612411 ALPHA NUMBER: A3515

Placed **BEFORE JAN 1ST**: 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 7-31-25 Number 25-005264
Per request from BCD APPLICATION for TRIP PERMIT &/or OWNERSHIP DOC _____

Placed **AFTER JAN 1ST**: 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: 3213 Comber Ct NE Salem 97305
If located in Park, PARK NAME: Surfwood Villa Ph II, SPACE #: _____

MAINTENANCE CODE: MA/14 SA/00 NH/005 TAX CODE: 24620
(Same as land unless in a park) (Should be the same as the land)

MTL: 072W18AA09600 Circle PROPERTY CLASS: 019 or 049

APPRAISERS Initials: D.W. Placed on land ACCT #: 561919

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).

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-005264-MD STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 7/14/2025
SUB-TYPE: Manufactured Dwelling ISSUED: 7/31/2025
CATEGORY: Comprehensive EXPIRES: 1/27/2026

OFFICE: MC
PARCEL#: 072W18AA09600 R61919
ACRES: 0.10
SUBDIV: SURFWOOD VILLA PHASE II
LOT/BLOCK: 15 / 17
ADDRESS: 3213 COMBER CT NE SALEM, OR 97305

MANUFACTURED HOME INFORMATION

LOCATION: In Park
MANF DATE:
MODEL:
SERIAL #:

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		30186 HEATHER OAK DR JUNCTION CITY, OR 97448	5415251935
CCB	JERID STRASHEIM LLC	30186 HEATHER OAK DR JUNCTION CITY, OR 97448	5415251935
OWNER	KING, CHRISTINE H	PO BOX 20984 KEIZER, OR 97307	
SITE CONTACT		30186 HEATHER OAK DR JUNCTION CITY, OR 97448	5415251935

CONST CAT: Manufactured Dwelling
WORK TYPE: Replacement
WORK DESC: REPLACEMENT 3 BDRM 2 BATH MD
VALUATION: \$80,000.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: