

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GPH Print Date: 9/29/2025

Acct ID: 530327 MTL: 082W23B004600 Date: 2/2/26 Appr: GPH Prop Class: 401 RMV Prop Class: 401
Situs: 6157 78TH AVE SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 47183 Year: 2025

Last Date Appraised: 01/29/2018 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: MCCLATCHIE, GLENN A Last Sales Date: 12/15/1998 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 379770
RMV Land: 346820 RMV Imp: 519120 RMV Total: 865940 MAV: 379770 MSAV: 0 SAV: 0
Comment: 25-005714

OSDs 26.27 MS Platcount. Add HC (RV cover), Add I (Mtl on site)

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land
Site: 1 Code Area: 05558 Size: 5.22 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 296820 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1973 Eff Year Blt: 1987 Sq.Ft: 3176 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 466930
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	1612	3	FB-2	1973	1987	BATH - 2, ROOF, HVAC+, FP - 1	Y N
Basement	4	Finished	1564	1	FB-1/ HB-1	1973	1987	BATH - 1, BTH - 1, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	776	1985	12571	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1987	26322	1	Y N

Improvements - Accessory Buildings
Bldg: 2 Code Area: 05558 Stat Class: 317 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 432 % Complete: 100.00
Desc: Hobby Stables (HS) Dimensions: 36x12 RMV: 3820
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
Hobby Stable	5	Finished	432	0	0	1980	1980	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2005 Sq.Ft: 864 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10880
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	864	0	0	2000	2005		Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2004 Sq.Ft: 2880 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 72x40 RMV: 34500
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	2880	0	0	2000	2004	FAIR	Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 120 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2990
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 12 122 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2017	2017	FAIR / Avg	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
UNKNOWN	84535	ASSESSOR	MS PLACEMENT	MS PLACEMENT	0	0	R	New MS placement
25-005714	84551	MARION COUNTY	MS PLACEMENT	MS PLACEMENT	0	0	R	New 1 bd, 1bth

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE <u>HC</u>	TYPE <u>107</u> VI Avg
STAT / CLASS _____	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR <u>36x24</u>	FAIR <u>YX 3 Fair</u>
AVERAGE _____	AVERAGE _____
GOOD _____	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH _____	BATH _____
YR BLT <u>2019</u>	YR BLT <u>2025</u>
EFF YR <u>2019</u>	EFF YR <u>2025</u>
% COMP <u>100</u>	% COMP <u>100</u>
EXCEPT <u>Y</u> N	EXCEPT <u>Y</u> N
MISC: _____	MISC: _____
COMMENT: <u>Aerials show from 2019</u>	COMMENT: <u>DW / patio Alumin um Front side back - they are improvements to land.</u>

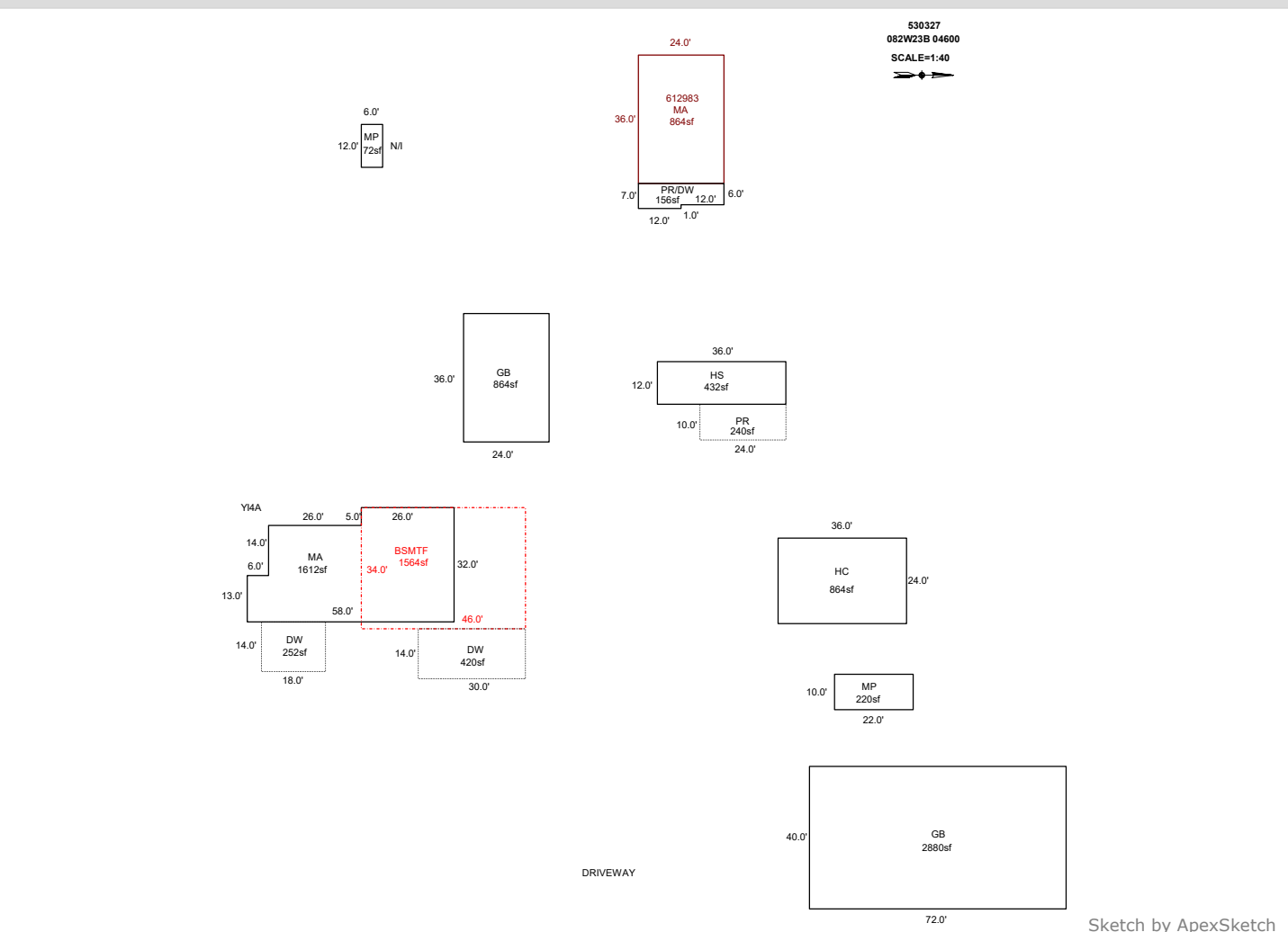


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530327 Parcel No.: 082W23B 04600
 Property Address: 6157 78TH AV 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	864.0	120.0	
	HS	1.0	432.0	96.0	
	GB	1.0	2880.0	224.0	
	MP	1.0	220.0	64.0	4396.0
GLA0	BSMTF	1.0	1564.0	160.0	1564.0
GLA1	MA	1.0	1612.0	180.0	1612.0
DW	PR/DW	1.0	156.0	62.0	156.0
HC	HC	1.0	864.0	120.0	864.0
MANF	MA	1.0	864.0	120.0	864.0
MP	MP	1.0	72.0	36.0	72.0
P/P	DW	1.0	252.0	64.0	
	DW	1.0	420.0	88.0	
	PR	1.0	240.0	68.0	912.0
	Net LIVABLE	cnt	3 (rounded)		4,976
	Net BUILDING	cnt	0 (rounded)		4,396

COMMENT TABLE 1

APEX BY CW 12/29/17
 UPDATED BY JRONDEMA 2/13/18
 UPDATED BY CLOBERG 09/26/25 25-005714 MANF
 UPDATED BY CLOBERG 03/05/26
 UPDATED BY CLOBERG 03/12/26

COMMENT TABLE 2

GRH 02/02/26

COMMENT TABLE 3

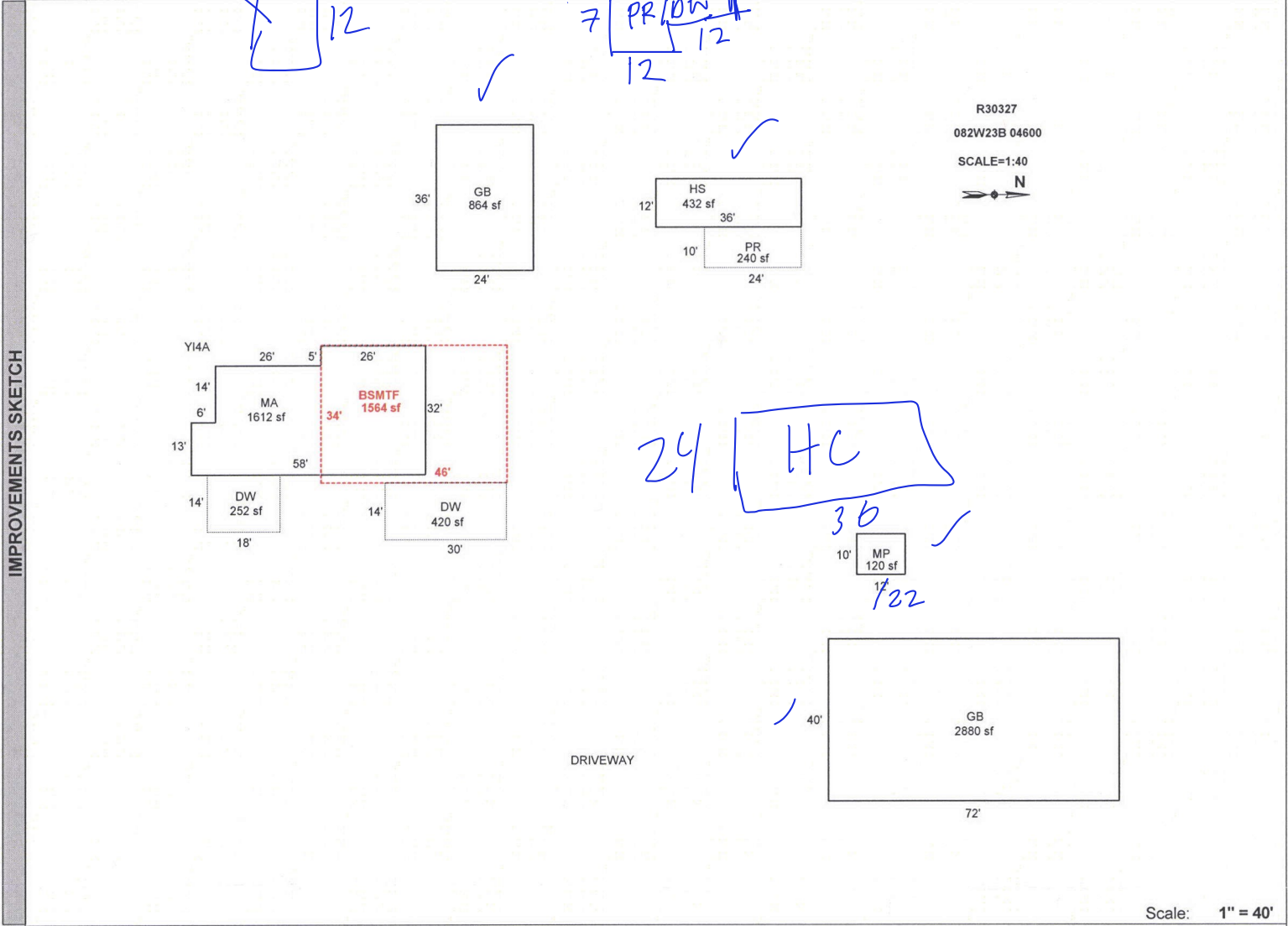
TAGS L2

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W23B 04600

File No R30327

SUBJECT	Property Address	6157 78TH AV SE	
	City	SALEM	County MARION State OR Zip 97317
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1612	180	1612
GLA0	BSMTF	1.00	1564	160	1564
P/P	GB	1.00	864	120	4296
	HS	1.00	432	96	
	GB	1.00	2880	224	
	MP	1.00	120	44	
	DW	1.00	252	64	
	DW	1.00	420	88	
	PR	1.00	240	68	
Net LIVABLE Area (rounded w/ factors)			3176		
Net BUILDING Area (rounded w/ factors)			4296		

Comment Table 1	
APEX BY CW 12/29/17 UPDATED BY JRONDEMA 2/13/18	
Comment Table 2	Comment Table 3
6-10 1-29-18	