

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: 9/26/2025

Acct ID: 532525 MTL: 083W20D000800 Date: 12/11/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 6540 ELMHURST AVE S SALEM OR 97306 MaSaNh: 06 06 002 Unit: 31005 Year: 2025

Last Date Appraised: 04/13/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: MUKHIN, DANIEL Last Sales Date: 06/10/2022 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 269380  
 RMV Land: 262350 RMV Imp: 307180 RMV Total: 569530 MAV: 269380 MSAV: 0 SAV: 0  
 Comment: 23-24: L4 04.13.23 WW

OSDs

*Addn GB - 50%*

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

Land

Site: 1 Code Area: 92430 Size: 1.08 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 212350 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 + Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1532 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 301340  
 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	1532	3	FB-2	1975	1975	FP - 1, HVAC, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	1975	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1975	24396	1	Y N

Improvements - Accessory Buildings

*1995 EIB exterior condition is Average*

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1064 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: RMV: 5840  
 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	6	Finished	1064	0	FB-1/ HB-1	1980	1980	FAIR, BTH - 1	Y <u>N</u>

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
25-001719	83629	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	77028	0	R	30 X 40 Shop, No plmg, Attached to Existing Shop

Outbuilding Type: \_\_\_\_\_

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	40%
Walls - Framing	0%	0%
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	65%
Roof - Sheathing	6%	95%
Roof - Cover	10%	100%
Doors & Windows	5%	100%

*50%*

*50*

APPR	Date	YR For	% COMP
<u>GRH</u>	<u>12/11/25</u>	<u>2624</u>	<u>50</u>

ACCESSORY IMPROVEMENT

TYPE GB

STAT / CLASS 6

SIZE 40X30

FAIR

AVERAGE

GOOD

EXCELLENT

BATH \_\_\_\_\_

YR BLT 2025

EFF YR \_\_\_\_\_

% COMP 50

EXCEPT Y N

MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_



11.18.25



11.18.25



12.11.25

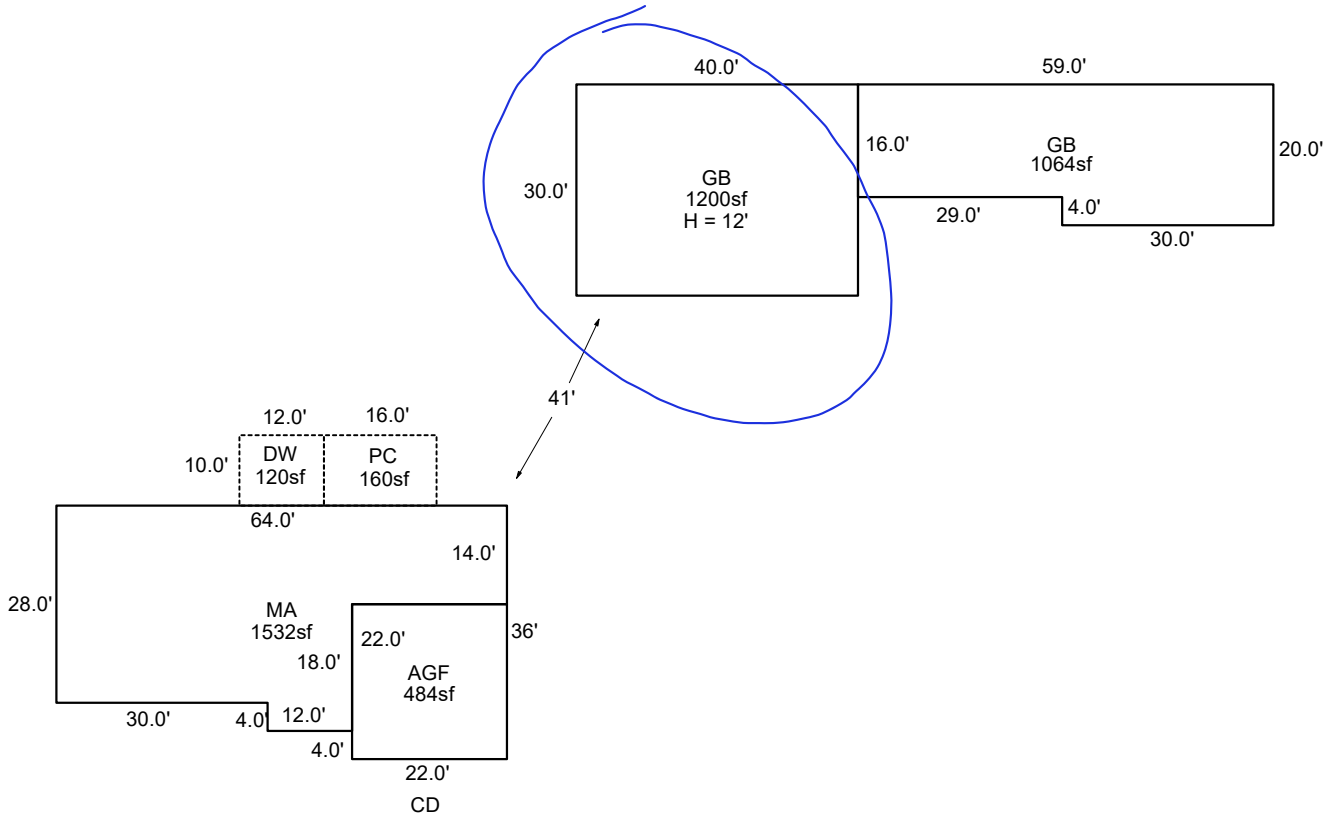
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 532525 Parcel No.: 083W20D 00800  
 Property Address: 6540 ELMHURST AV S  
 City: SALEM County: MARION State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

532525  
083W20D 00800  
SCALE=1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1064.0	158.0	
	GB	1.0	1200.0	140.0	2264.0
GLA1	MA	1.0	1532.0	192.0	1532.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PC	1.0	160.0	52.0	
	DW	1.0	120.0	44.0	280.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 4/17/18  
 UPDATED BY WW 04.23.23  
 UPDATED BY CLOBERG 05/19/25 25-001719 GB

### COMMENT TABLE 2

WW 04.13.23

### COMMENT TABLE 3

SV L4

Net LIVABLE	cnt	0	(rounded)	1,532
Net BUILDING	cnt	2	(rounded)	2,264

# Assessor Monthly Issued Permit Report

For 3/1/2025 to 3/31/2025

PERMIT#: 555-25-001719-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 3/11/2025  
 SUB-TYPE: Structural ISSUED: 3/25/2025  
 CATEGORY: Comprehensive EXPIRES: 9/21/2025

OFFICE: MC

PARCEL#: 083W20D000800 R32525

ACRES: 1.08

SUBDIV:

LOT/BLOCK: /

ADDRESS: 6540 ELMHURST AVE S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	MUKHIN, DANIIL	6540 ELMHURST AVE S SALEM, OR 97306	503-339-5856
ENGINEER	OREGON TRUSS	PO BOX 5787 17900SE WALLACE RD. DAYTON, OR 97114	503 581-8787
OWNER	MUKHIN, DANIIL	6540 ELMHURST AVE S SALEM, OR 97306	503 339-5856
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	503 339-5856
SITE CONTACT	MUKHIN, DANIIL	6540 ELMHURST AVE S SALEM, OR 97306	503-339-5856

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 30x40 SHOP NO PLUM ATTACHED TO EXISTING SHOP

VALUATION: \$77,028.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 1200

NEW: 1200

**TOTAL SQ. FT.: 2400**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	1200 Sq Ft