

Summary

Input WW
Lead Appr: 4-8

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

3/9/2026

Acct ID: 557895 MTL: 082W15B001800 Date: 3-12-25 Appr: WW Prop Class: 401 RMV Prop Class: 401
Situs: 5027 CHARLESTON DR SE SALEM OR 97317 26 MaSaNh: 07 06 000 Unit: 106474 Year: 2026

Last Date Appraised: 01/10/2019 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: JOLLY KEVIN GORDON Last Sales Date: 01/07/2026 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 560340

RMV Land: 317000 RMV Imp: 488280 RMV Total: 805280 MAV: 560340 MSAV: 0 SAV: 0

Comment:

upd soil, upd inv

MLS 826176
DOM 307

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05410	0

Land

Site: 1 Code Area: 05410 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: 4BD RMV: 262000 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL. //04-05 LAND SCHEDULE CHG FOR RECALCULATION BY #29 //05-06: CHG OF RECALCULATION LAND TABLE PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 142 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 2488 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 368700

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	1752	3	2.5 FB-1	1976	1976	ROOF, FP - 1, KIT+, BATH - 1, HVAC+ 2.5	Exception: Y N
Second Floor	4	Finished	736	1	FB-1	1976	1976	HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	1808	0	0	1990	1990	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	6388	1976	12137	1	Exception: Y N

Bldg: 2 Code Area: 05410 Stat Class: 138 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements Dimensions: RMV: 24030

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
Garage Detached	3	Unfinished	336	0	0	2000	2000	ROOF	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05410 Stat Class: 148 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements Dimensions: RMV: 73950

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
Garage Oversized Detached	4	Finished	1152	0	0	2010	2010	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	480	2010	1451	1	Exception: Y N

Bldg: 4 Code Area: 05410 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: RMV: 21600

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
No floor data available									

Accessories

move to house

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	0	0	21600	1	

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W15B 01800

File No R57895

SUBJECT

Property Address 5027 CHARLESTON DR SE

City SALEM

County MARION

State OR

Zip 97317

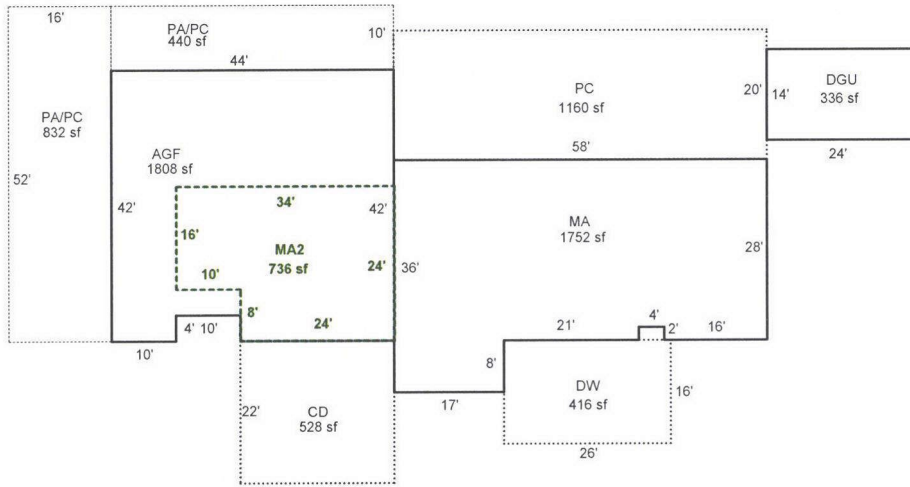
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R57895
082W15B 01800
Scale=1:30
See Page 1 for All Bldgs



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1752	192	1752
GLA2	MA2	1.00	736	116	736
GAR	AGF	1.00	1808	180	
	DGU	1.00	336	76	2144
P/P	PA/PC	1.00	832	136	
	PA/PC	1.00	440	108	
	DW	1.00	416	84	
	PC	1.00	1160	156	
	CD	1.00	528	92	3376

Comment Table 1

APEX BY CW 12/6/17
UPDATED BY JRONDEMA 4/13/18
UPDATED BY JRONDEMA 1/10/19

Comment Table 2

4.4.18 CL 10
1-10-19 N.M. #25

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2488

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W15B 01800

File No R57895

Property Address 5027 CHARLESTON DR SE

City SALEM

County MARION

State OR

Zip 97317

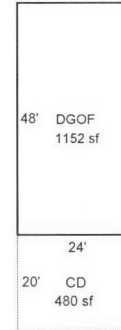
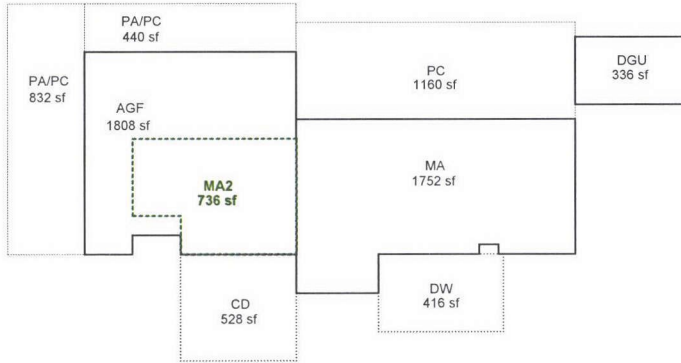
Owner

Client

Appraiser Name

SUBJECT

R57895
082W15B 01800
Scale=1:40
See Page 2 for Res Dimensions



IMPROVEMENTS SKETCH

Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1752	192	1752
GLA2	MA2	1.00	736	116	736
GAR	AGF	1.00	1808	180	
	DGU	1.00	336	76	
	DGOF	1.00	1152	144	3296
P/P	PA/PC	1.00	832	136	
	PA/PC	1.00	440	108	
	DW	1.00	416	84	
	PC	1.00	1160	156	
	CD	1.00	528	92	
	CD	1.00	480	88	3856

Comment Table 1

APEX BY CW 12/6/17
UPDATED BY JRONDEMA 4/13/18
UPDATED BY JRONDEMA 1/10/19

Comment Table 2

4.4.18 CL 10
1-10-19 NM#35

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2488

Value Comparison MARION County

Account ID 557895 **Map** 082W15B001800 **RMV Class** 401 **Property Class** 401 **Situs** 5027 CHARLESTON DR SE SALEM OR 97317
Workflow ID 7608903 **Last Changed** Wendy Williams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD SOIL, UPD INV

Value Source		RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2 Acres	\$262,000	\$262,000	\$0	\$207,850	\$0	\$207,850
New	Rural at MKT 2 Acres	\$262,000	\$262,000	\$0	\$180,870	\$0	\$180,870
		\$0	\$0	\$0	(\$26,980)	\$0	(\$26,980)
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$42,420	\$0	\$42,420
New	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$37,970	\$0	\$37,970
		\$0	\$0	\$0	(\$4,450)	\$0	(\$4,450)
Prev	142 RESIDENCE 2488 Sqft	\$368,700	\$368,700	\$0	\$227,990	\$0	\$227,990
New	142 RESIDENCE 2488 Sqft	\$396,210	\$396,210	\$0	\$273,530	\$0	\$273,530
		\$27,510	\$27,510	\$0	\$45,540	\$0	\$45,540
Prev	138 RESIDENCE 0 Sqft	\$24,030	\$24,030	\$0	\$14,510	\$0	\$14,510
New	138 RESIDENCE 0 Sqft	\$24,220	\$24,220	\$0	\$16,720	\$0	\$16,720
		\$190	\$190	\$0	\$2,210	\$0	\$2,210
Prev	148 RESIDENCE 0 Sqft	\$73,950	\$73,950	\$0	\$44,660	\$0	\$44,660
New	148 RESIDENCE 0 Sqft	\$74,240	\$74,240	\$0	\$51,250	\$0	\$51,250
		\$290	\$290	\$0	\$6,590	\$0	\$6,590
Prev	107 RESIDENCE 0 Sqft	\$21,600	\$21,600	\$0	\$22,910	\$0	\$22,910
New	107 RESIDENCE 0 Sqft	\$0	\$0	\$0	\$0	\$0	\$0
		(\$21,600)	(\$21,600)	\$0	(\$22,910)	\$0	(\$22,910)
	Total Prev	\$805,280	\$805,280	\$0	\$560,340	\$0	\$560,340
	Total New	\$811,670	\$811,670	\$0	\$560,340	\$0	\$560,340
	Total Change	\$6,390	\$6,390	\$0	\$0	\$0	\$0

Value Comparison MARION County

Account ID 557895 **Map** 082W15B001800 **RMV Class** 401 **Property Class** 401 **Situs** 5027 CHARLESTON DR SE SALEM OR 97317
Workflow ID 7608903 **Last Changed** Wendy Williams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD SOIL, UPD INV

Value Source		RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2 Acres	\$262,000	\$262,000	\$0	\$207,850	\$0	\$207,850
New	Rural at MKT 2 Acres	\$262,000	\$262,000	\$0	\$180,870	\$0	\$180,870
		\$0	\$0	\$0	(\$26,980)	\$0	(\$26,980)
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$42,420	\$0	\$42,420
New	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$37,970	\$0	\$37,970
		\$0	\$0	\$0	(\$4,450)	\$0	(\$4,450)
Prev	142 RESIDENCE 2488 Sqft	\$368,700	\$368,700	\$0	\$227,990	\$0	\$227,990
New	142 RESIDENCE 2488 Sqft	\$399,310	\$399,310	\$0	\$273,530	\$0	\$273,530
		\$30,610	\$30,610	\$0	\$45,540	\$0	\$45,540
Prev	138 RESIDENCE 0 Sqft	\$24,030	\$24,030	\$0	\$14,510	\$0	\$14,510
New	138 RESIDENCE 0 Sqft	\$25,230	\$25,230	\$0	\$16,720	\$0	\$16,720
		\$1,200	\$1,200	\$0	\$2,210	\$0	\$2,210
Prev	148 RESIDENCE 0 Sqft	\$73,950	\$73,950	\$0	\$44,660	\$0	\$44,660
New	148 RESIDENCE 0 Sqft	\$74,240	\$74,240	\$0	\$51,250	\$0	\$51,250
		\$290	\$290	\$0	\$6,590	\$0	\$6,590
Prev	107 RESIDENCE 0 Sqft	\$21,600	\$21,600	\$0	\$22,910	\$0	\$22,910
Delete							
		(\$21,600)	(\$21,600)	\$0	(\$22,910)	\$0	(\$22,910)
	Total Prev	\$805,280	\$805,280	\$0	\$560,340	\$0	\$560,340
	Total New	\$815,780	\$815,780	\$0	\$560,340	\$0	\$560,340
	Total Change	\$10,500	\$10,500	\$0	\$0	\$0	\$0