

Acct ID: 353092 MTL: 063W24C002004 Date: 11/21/23 Appr: MLH Prop Class: 409 RMV Prop Class: 409
 Situs: 1952 CARNEY WAY NE SALEM OR 97303 MaSaNh: 03 06 002 Unit: 75182 Year: 2024

Last Date Appraised: 12/03/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____

Owner: CLAXTON, DANIEL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327990

RMV Land: 315350 RMV Imp: 178060 RMV Total: 493410 MAV: 327990 MSAV: 0 SAV: 0

Comment: MCS 804703
66 DOM

Notations Sak included tractor, code 16 Input MLH 1/12/24
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 3.27 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural at MKT Description: _____ RMV: 270350 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: _____

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 108 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 15200
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	1	72	2018	1552	1
DECK	1	592	2019	11603	1
ROOF EXTENSION OR PATIO COVER	1	72	2018	2046	1

Bldg: 2 Code Area: 01410 Stat Class: 465 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2262 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: _____ RMV: 83970
 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
First Floor	6	Finished	2262	3	FB-2	2017	2017	KIT + HVAC+, SKRT+, BATH - 2, ROOF+, Bath + Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 148 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: _____ RMV: 78890
 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
Garage Attached	4	Finished	972	0	0	2019	2019	ROOF Exception: Y N

Accessories

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

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

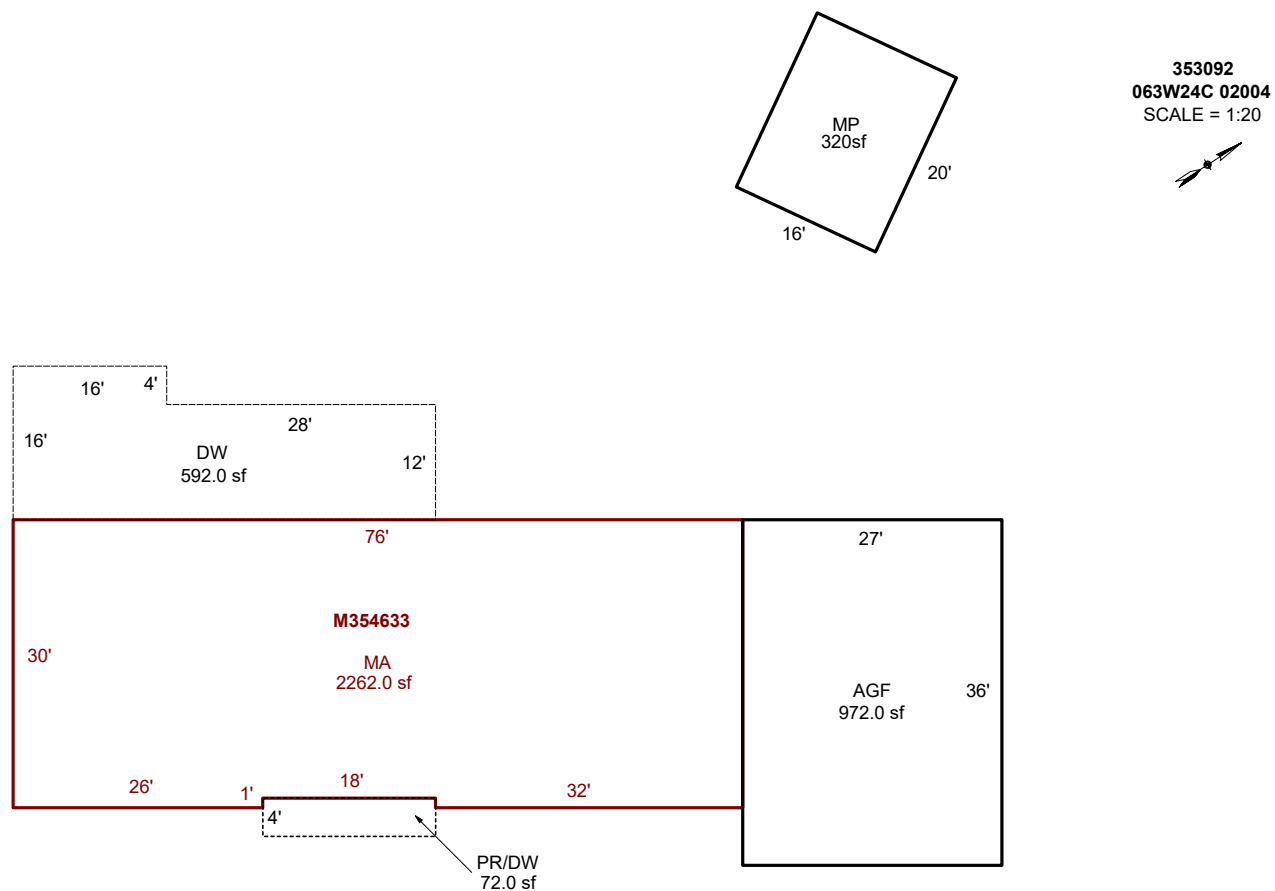
341 MP 5 16x20 EVB 2019 Ave pkg B/C M/M

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353092 Parcel No.: 063W24C 02004
 Property Address: 1952 CARNEY WY NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2262.0	214.0	2262.0	DRAWN BY JRONDEMA 1/23/18 UPDATED BY JRONDEMA 12/20/18 UPDATED BY JRONDEMA 4/8/19 UPD BY PH 01.13.20 UPDATED BY CJURAN 01/04/2024	
GAR	AGF	1.0	972.0	126.0			
	MP	1.0	320.0	72.0	1292.0		
YI1	DW	1.0	592.0	120.0	592.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						12.03.19 MH #31 MLH 11/21/2023	CYCLE/TAGS SV L4
Net LIVABLE		cnt	1 (rounded)		2,262		

SKETCH/AREA TABLE ADDENDUM

Parcel No **063W24C 02004**

File No **R353092**

SUBJECT

Property Address **1952 CARNEY WY NE**

City **SALEM**

County **MARION**

State **OR**

Zip **97303**

Owner

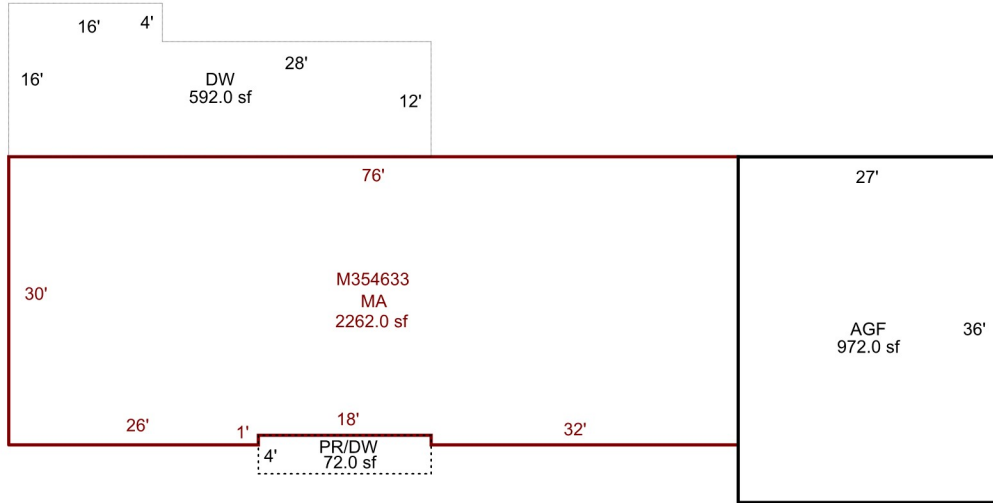
Client

Appraiser Name

IMPROVEMENTS SKETCH



R353092
063W24C 02004
SCALE=1:20



Scale: **1" = 20'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2262.00	214.0	2262.00
GAR	AGF	1.00	972.00	126.0	972.00
YI1	DW	1.00	592.00	120.0	592.00

Comment Table 1

DRAWN BY JRONDEMA 1/23/18
 UPDATED BY JRONDEMA 12/20/18
 UPDATED BY JRONDEMA 4/8/19
 UPD BY PH 01.13.20

Comment Table 2

12.03.19 MH #31

11/21/23 MLK

Comment Table 3

CYCLE/TAGS

SU 24

Net LIVABLE Area (rounded w/ factors) 2262

12-19-18
R353092 MFS



063W24C 02004

R353092

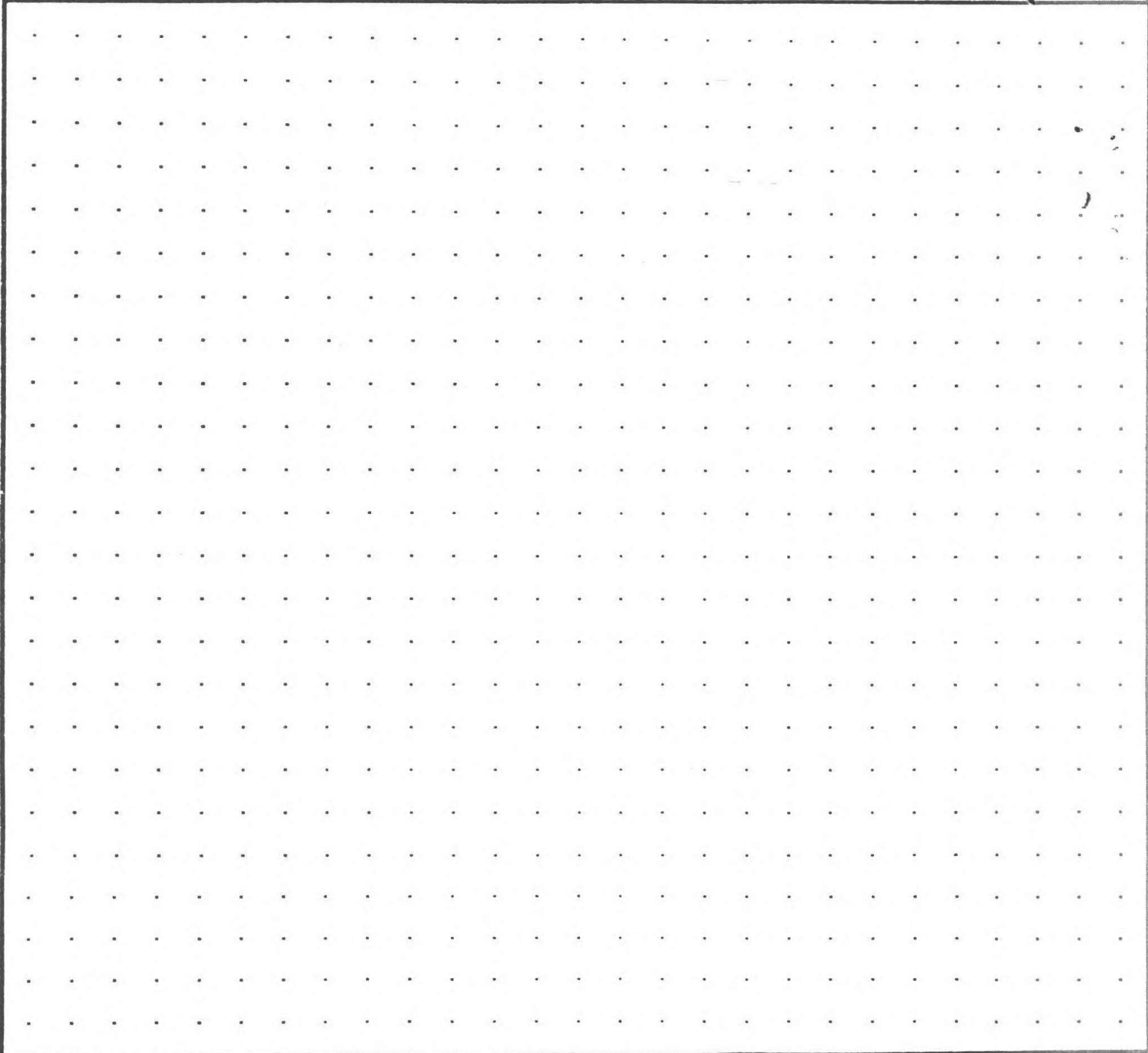
P.P. 2016-017, PARCEL 2, ACRES 3.27

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R353092

MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>2017</u>	ADDRESS: _____
DATE <u>12-17-19</u> <u>12.3.19</u>	BY <u>[Signature]</u> <u>(31)</u>	REMARKS: _____	BUILDER: _____

CALCULATIONS:

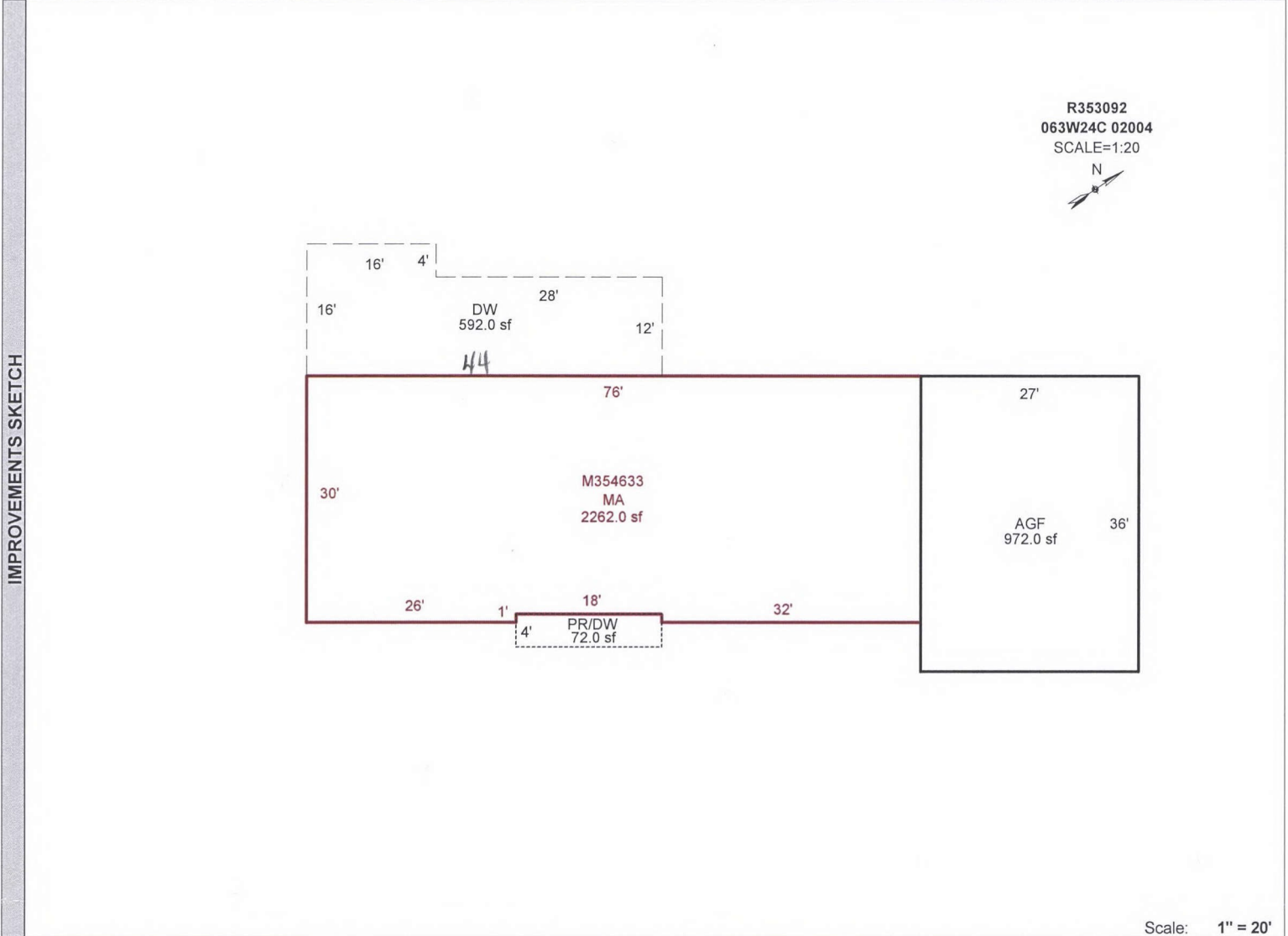
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 02004

File No R353092

SUBJECT	Property Address 1952 CARNEY WY NE		
	City SALEM	County MARION	State OR Zip 97303
	Owner		
	Client		
Appraiser Name			



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 1/23/18 UPDATED BY JRONDEMA 12/20/18 UPDATED BY JRONDEMA 4/8/19 UPD BY PH 01.13.20	
	GLA1	MA	1.00	2262.00	214.0	2262.00		
	GAR	AGF	1.00	972.00	126.0	972.00		
YI1	DW	1.00	592.00	120.0	592.00	Comment Table 2 Comment Table 3		
Net LIVABLE Area (rounded w/ factors)						2262	12.03.19 MH #31 CYCLE/TAGS	

R353092 063W24C 02004

Prop Class: 401 Prop Code: F09 Fran: 11

Appr #: _____ Date: _____

Situs Address 1952 CARNEY WAY NE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner BRANNON, MITCHELL L &

Pictom

Other: _____

RMV Land: 230,480

RMV Imps: 0

RMV Total: 230,480

M50 Total: 157,050

For: 2019-2020

Notes: _____

Segment	PR	DW						Land
Class								
Dim/Size	18x4	18x4						
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt	2018	2018						
Eff Yr	2018	2018						
Cond.								
% Good	100	100						
% Comp	100	100						
Lump Sum								
Except. Code	NEW	NEW						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	3.27		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts M354633 063W24C 02004

Zone: AR

Routing Slip

Date: 12/21/18 Clerk: *Chun* Clerk Comments: _____

Appraiser Response: *04* *[Signature]* *1-8-19,*

Return to appraiser after input Review by lead appraiser _____

R353092 063W24C 02004 Prop Class: 401 Prop Code: F09 Fran: 11 Appr #: 29 Date: 12-19-18

Situs Address 1952 CARNEY WAY NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner BRANNON, MITCHELL L & Pictom Other: _____

RMV Land: 230,480 RMV Imps: 0 RMV Total: 230,480 M50 Total: 157,050 For: 2019-2020

Notes: _____ Add PR + DW, _____

Pull tag,

Accessory Improvements

Out Buildings

R353092 063W24C 02004

Prop Class: ⁴⁰⁹400 Prop Code:

Fran: 102

Appr #: 29

Date: 1-22-18

Situs Address

TTO

LCB

Insp

Cycle (Tags)

Farm Forest

Sales Verif

Owner BRANNON, MITCHELL L &

Pictom

Other:

RMV Land: 152,910

RMV Imps: 0

RMV Total: 152,910

M50 Total: 127,380

For: 2017-2018

Notes:

Add OSP.

✓ 1-1-19

YTS etc

Accessory Improvements

Out Buildings

R353092 063W24C 02004

Prop Class: 400 Prop Code:

Fran: 102

Appr #: _____ Date: _____

Situs Address

TTO LCB Insp

Cycle Tags Farm Forest Sales Verif

Owner BRANNON, MITCHELL L &

Pictom

Other: _____

RMV Land: 152,910

RMV Imps: 0

RMV Total: 152,910

M50 Total: 127,380

For: 2017-2018

Notes: _____

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT <i>OSDA, RUA</i>	005	3.27		
Eff Acres	Companion Accounts	M354633		063W24C 02004	

Zone: AR

Date: *4/2* Clerk: *Amy* Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

ID # M354633
 MTL 063W29C 02009
 BRAND Palm Harbor
 APP # 29 DATE 1-22-19

PROP CLASS 049
 PRGP CODE 167
 SITUS 1952 Carney by NE

Segment MA Class 8D Area 2262
 Dimensions 76x30 Deduct -18
 Inter Finish panel gypsum drywl
 Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
 Plumbing BATH 2
 Heat AC BB Ceilg FA H-wtr HP SC ST
Zonal
 Fireplace Dbl e/p Enclv e/p Hrth e/p
Prefb e/p Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Trash
 Bedrooms 3
 Yr blt 2017 Eff yr 2017
 Condition P F A G E %Good 100 Qty 7
 %Comp 100 Func _____ Econ _____
 Except Code NMSP Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
 Plumbing _____
 Heat AC BB Ceilg FA H-wtr HP SC S
Zonal
 Fireplace Dbl e/p Enclv e/p Hrth e/p
Prefb e/p Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment MHSK Class 7 Lin Ft 212
 Exter Wall metal wood vinyl fbrgl
cblock brick
 Yr blt 2017 Eff yr 2017
 Condition P F A G E %Good 100 Qty 7
 %Comp 100 Func _____ Econ _____
 Except Code NMSP Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood
 Plumbing _____
 Heat AC BB Ceilg FA H-wtr HP SC S
Zonal
 Fireplace Dbl e/p Enclv e/p Hrth e/p
Prefb e/p Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment							
Class							
Dim./Size							
Foundation							
Exter Wall							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
%Good							
%Comp.							
LUMP SUM							
Excep. Code							

Situs Address
Owner

Appr #: _____ Date _____ Prop Class _____
Franchise Code _____ Prop Code _____
Year For: _____

Notes: _____
Tags _____ Cycle _____ Sales Verification _____ Other: _____

RMV Imp: _____ RMV Total: _____ M50 Total: _____

FIELD SKETCH:

COMMENTS: _____

Eff Acres

Companion Accounts

Date 4-16-18 Clerk MJW **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments KCS

Appraiser response OK 29 4-3-18

Reviewed by lead appraiser/comments _____

M354633 063W24C 02004 Appr #: _____ Date _____ Prop Class 049 Prop Code
 Situs Address 1952 CARNEY WY NE Franchise Code 102 Year For: 2018-2019
 Owner A1757

Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Imp: 0

RMV Total: 0

M50 Total: 0

Segment								Land
Class								
Dim/Size								
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code								

Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts R353092 063W24C 02004

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

Appraiser response _____

Reviewed by lead appraiser/comments _____

M354633 063W24C 02004 Appr #: 29 Date 1-22-18 Prop Class 049 Prop Code T67
Situs Address 1952 CARNEY WY NE Franchise Code 102 Year For: 2018-2019
Owner A1757
Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
Notes: Adding MFS + MHSK
RMV Imp: 0 RMV Total: 0 M50 Total: 0

Accessory Improvements

Out Buildings and Skirting

R353092 063W24C 02004 Prop Class: 401 Prop Code: F09R Fran: 06 Appr #: 31 Date: 12/3/2019
 Situs Address 1952 CARNEY WAY NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner BRANNON, MITCHELL L & Pictom Other: _____

RMV Land: 222,960 RMV Imps: 147,000 RMV Total: 369,960 M50 Total: 237,030 For: 2020-2021

Notes: MR OWNER AT DOOR CONFIRMS INFO; CHANGES AS NOTED; ADD ALF + DW. PULL FROM TAGS

Seg: 2.1 MA MFD STRUCT
 Method: M04 Roof Cover: ARCMP Int Comp: H&F, RAISE, MIKO Adj: MSLCMD
 Class: 6D Roof: GABLE
 Area: 2262 Eff 2262 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 2017 Eff: 2017 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 140,610
 Exc Code: YO Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.1 PR PR, DW FOR MH
 Method: R05 Roof Cover: ARCMP Int Comp: Adj:
 Class: Roof Style: GABLE
 Area: 72 Eff: 72 Flooring:
 Dimens: 18 x 4 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: OPENS 8' Fireplace: Year: 2018 Eff: 2018 RMV: 2,050
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: YO Comment/Adj: FRONT/E SIDE OF MA L/S: _____

Seg: 1.2 DW PR, DW FOR MH
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 72 Eff: 72 Flooring:
 Dimens: 18 x 4 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2018 Eff: 2018 RMV: 1,550
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

Out Buildings

Seg: 2.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 212 Eff: 212 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: CBLOCK Fireplace: Year: 2017 Eff: 2017 Value: 2,790
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: N/C L/S: _____

R353092 063W24C 02004 Prop Class: 401 Prop Code: F09R Fran: 06 Appr #: _____ Date: _____

Situs Address 1952 CARNEY WAY NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner BRANNON, MITCHELL L & Pictom Other: _____

RMV Land: 222,960 RMV Imps: 147,000 RMV Total: 369,960 M50 Total: 237,030 For: 2020-2021

Notes: _____

Segment	AGF	DW							Land
Class	4								
Dim/Size	36x27	400 # 1R2R	592#						
Foundation	CONC								
Exter Wall	HADBA								
Wall Height	8								
Inter Finish									
Roof Cover	COMP								
Roof Style	GABLE								
Flooring	CONC								
Plumbing	-								
Electric	110V								
Misc.	N. SIDE OF MA	BACK OF MA SW SIDE							
Yr Blt	2019	2019							
Eff Yr	2019	2019							
Cond.									
% Good	1								
% Comp	100	100%							
Lump Sum									
Except. Code	NEW	NEW							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	3.27		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts M354633 063W24C 02004

Zone: AR

336

Routing Slip

Date: 1/8/20 Clerk: Chui Clerk Comments: _____

Appraiser Response: 01/10/2020 (31) MY MISTAKE, DW 01/15/2020 (31) 592# 01/14/20 (31)

Return to appraiser after input Review by lead appraiser _____

MARKET LAND CARD - FARM

Appr # K1290 Date 05/30/2010 Year For: 2010-17 Schedule 005 Method A

Account # R353092 Map/Taxlot 063W24C 02004 Code Area 00100210

Situs River Rd. N, Salem, OR

Prop. Class 400 Neighborhood SALE, RVR Prop. Code -

Maint. Area F210 Zoning AR

Type Land Rural At Market Size Acres 3.27 Prop. Total Acres 3.27

Land Adj. Codes _____

Comments GIS 20100425 creates this acct. by taking 3.27 acres from R352859.

Exception Code(s) SEPM/SEPE Exception Value(s) _____

OSD: Yes No OSD Name _____ OSD Adjustment Codes _____

OSD Exception: Yes No OSD Exception Value _____

Eff. Size _____ Part Total Accounts _____ Acres _____

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data Entry Reviewed By / Comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG

Appraiser Review of Values _____

Reviewed by Lead Appraiser / Comments _____

Needs Filing

- - Building Permit Screen - -

Permit ID: M354633	Property ID: R353092	Maint Area:
MapTaxLot: 063W24C 02004	State Class: 400	Nbhd : SALE.RU
R APPR :	Last Change: 09/05/17 By TSW	CODE : 0010021
0 Next Appr:	Next Reason:	

- | | |
|------------------------------------|----------------------------|
| 1. Permit Type : M (MS PLACEMENT) | 12. Active : Y |
| 2. Description : | 13. Str Type : |
| 3. Issued By : MCO | 14. Misc Code : |
| 4. Issue Date : 08/08/17 | 15. Permit# Link: |
| 5. Limit Date : | 16. Land Changes: |
| 6. Appraiser : | 17. Addl Info 1 : |
| 7. Date Checked : | 18. Addl Info 2 : |
| 8. Est Value/Cost: | 19. Mobile Home : |
| 9. Pct Complete : | 20. Date Entered: 09/05/17 |
| 10. Contractor : | 21. Researched : |
| 11. Comment : PLACEMENT OF MS HOME | |

Enter Field Number, 'F'orms, 'DEL' to Delete, or <RET> or 'X' to Exit: ____

✓ for YES



R353092
AGF 36x27 NE side
12/03/2019



R353092
MA, PR 18x4
12/03/2019

1-22-18

M354633



12-19-18
R353092 MFS





R353092

DW SW side of MA

12/03/2019



R353092

AGF 36x27 NW side

12/03/2019



R353092
MA, AGF NE side
12/03/2019