

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

9/20/2024

Acct ID: 127406 MTL: 083W23DC00400P1 Date: 9-30-24 Appr: GM Prop Class: 019

RMV Prop Class: 019

Situs: 2040 NOUGAT CT SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 127406

Year: 2024

2025

Last Date Appraised: 10/02/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: GALAKTIANOFF, KARL D &

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 3 LCB TTO INSP

NOMLS

AV: 16940

RMV Land: 0 RMV Imp: 45160 RMV Total: 45160 MAV: 16940 MSAV: 0

SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # H14270FKY50175, X # X00133157, PERSONAL MS

update Heat

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

VEB



# Improvement Detail

MARION County

For Assessment Year 2024

**Account ID** 127406

**Map** 083W23DC00400P1

**Mailing** GALAKTIANOFF, KARL D &  
GALAKTIANOFF, SHARON L  
2040 NOUGAT CT SE  
SALEM OR 97306

**Situs** 2040 NOUGAT CT SE SALEM OR 97306

**Appraiser** THERESA SWEARINGEN

**Inspected** 10/02/2015

**Appraisal Area** 16-05-003

**Stat Class** 464 - MANUF STRUCT, CLASS 6, 14' WIDE SINGLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1975	1975	100	20	231	Tabled	45,160	45,160	16,940	0	16,940	938

Rooms: 2 - BD, 2 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1975	1975	20	6	100		938	94,488

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	<del>ABOVE CLASS HEATING/COOLING</del>	938	368	1st	AVERAGE CLASS SKIRTING	0	823
1st	ABOVE CLASS ROOF	938	0	1st	BATH - FULL	2	1,386
1st	BELOW CLASS KITCHEN	1	1,386				

### Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1975	245		1,421

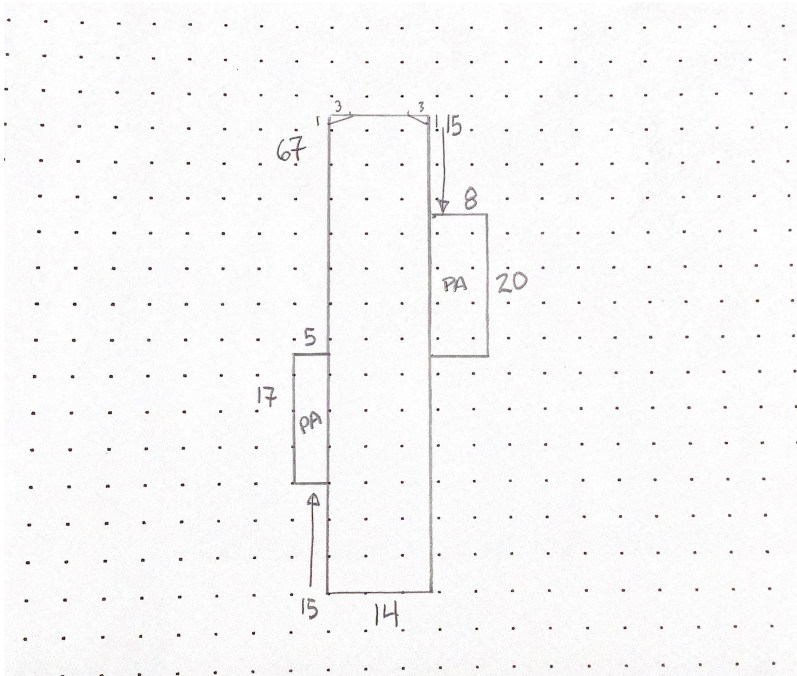
### Totals

Description	RMV
First Floor	\$22,860
Inventory	\$0
Accessories	\$1,421
Calculation	Tabled
Trend	186.00 %
<b>Total RMV</b>	\$45,160

### Size Breakdown

Finished 938

**Comments** 16-17 CYCLE WORK N.C.// 2001-02 REAPPRAISAL, ADDED PA.



✓ M127406 083W23DC00400 Appr #: 074 Date 10-2-15 Prop Class 019 Prop Code T64 31  
 Situs Address 2040 NOUGAT CT SE Franchise Code 04 Year For: 2015-2016  
 Owner GALAKTIANOFF, KARL D & 2016-17

Tags \_\_\_\_\_ Cycle No chg. Sales Verification \_\_\_\_\_ Other: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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RMV Imp: 6,060 RMV Total: 6,060 M50 Total: 6,060

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Seg.Type MA Seg. # 1.1 Method M04 Class 6S Area 938 Eff Area 938 Length 67 Width 14  
 Make: MARLETTE Model: Intfinish: PANEL Roof Cover METAL  
 Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: H&F;DW Bedrooms: 2  
 Year Built 1975 Eff. Year Built 1975 Cond. P F A G E  
 Adj Codes MSLCMS Qty 6 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 5,410  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments LOOKS AVG/orig.

**Accessory Improvements**

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Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 245 Eff Area 245  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1975 Eff. Year Built: 1975 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 540  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Out Buildings and Skirting**

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Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 162 Eff Area 162  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1975 Eff. Yr. Blt: 1975  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 110  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_





10-02-15