

**Summary**

Lead Appr: \_\_\_\_\_ Clerk: **lak 10.25.24** Lead Clerk: \_\_\_\_\_ Appr: **GM 10-29-24**

Print Date:

9/20/2024

Acct ID: 128103 MTL: 083W23DC05200P1 Date: **9-30-24** Appr: **GM** Prop Class: 019

RMV Prop Class: 019

Situs: 2045 NOMAD CT SE SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 128103

Year: ~~2024~~ **2025**

Last Date Appraised: 10/07/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: DAVIS, GARY J & DAVIS, BEVERLY B

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP **No MIS** AV: 33310

RMV Land: 0 RMV Imp: 52590 RMV Total: 52590 MAV: 33310 MSAV: 0 SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 56X237076, X # X00145918, PERSONAL MS

**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.

**VEYB**





# Improvement Detail

MARION County  
For Assessment Year 2024

**Account ID** 128103

**Map** 083W23DC05200P1

**Mailing** DAVIS, GARY J & DAVIS, BEVERLY B  
2045 NOMAD CT SE  
SALEM OR 97306

**Situs** 2045 NOMAD CT SE SALEM OR 97306

**Appraiser** THERESA SWEARINGEN

**Inspected** 10/07/2015

**Appraisal Area** 16-05-003

**Stat Class** 456 - MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	Taxable			AV	Sqft	
								RMV	RMV	MAV Exception			
1	24010	1977	1975	100	20	231	Tabled	52,590	52,590	33,310	0	33,310	1,344

Rooms: 3 - BD, 2 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1977	1975	20	5	100		1,344	109,912

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,344	404	1st	<del>ABOVE CLASS ROOF</del>	1,344	0
1st	ABOVE CLASS KITCHEN	1	1,617	1st	AVERAGE CLASS SKIRTING	0	813
1st	BATH - FULL	2	1,386				

### Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1975	233		1,351
ENCLOSED PORCH	1975	120		720

### Totals

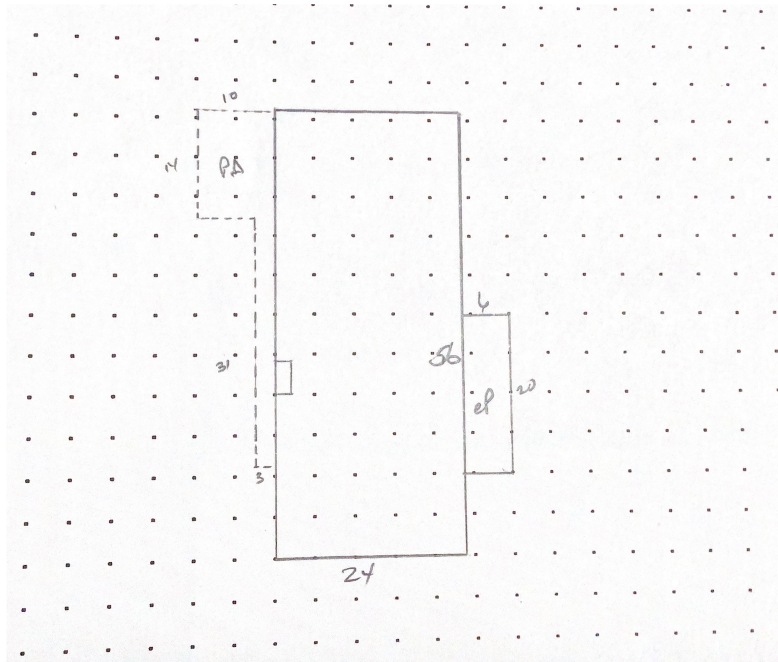
Description	RMV
First Floor	\$26,202
Inventory	\$0
Accessories	\$2,071
Calculation	Tabled
Trend	186.00 %
<b>Total RMV</b>	<b>\$52,590</b>

### Size Breakdown

Finished	1,344
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**Comments** //2020-21 SET EP TO CALCULATE, INV, 02. //16-17 CYCLE WORK N.C.// 08-09 CYCLE WORK INVENTORY UPDATES PER #04// M2001-02: REAPPRAISAL VALUE = 25,630





M128103 083W23DC05200 Appr #: DT4 Date 10-7-15 Prop Class 019 Prop Code T56 20  
 Situs Address 2045 NOMAD CT SE Franchise Code 04 Year For: 2015-2016  
 Owner DAVIS, GARY J & 2016-17

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

Notes: \_\_\_\_\_  
 RMV Imp: 13,340 RMV Total: 13,340 M50 Total: 0

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1344 Eff Area 1344 Length 56 Width 24  
 Make: GUERDON Model: CAMELOT Intfinish: PANEL Roof Cover COMP  
 Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: CKTP;DSP;DW;H&F;OVEN Bedrooms: 3  
 Year Built 1977 Eff. Year Built 1975 Cond. P F A G E  
 Adj Codes MSLCMD Qty 5 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 11,250  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments looks orig.

**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 233 Eff Area 233  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover METAL  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Year Built 1977 Eff. Year Built: 1977 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 920  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type EP MFD STRUCT Seg. # 1.4 Method: F;LS Class Area 120 Eff Area 120  
 Length 20 Width 6 Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover METAL  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,000  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments OK

**Out Buildings and Skirting**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 160 Eff Area 160  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall METAL Roof Cover \_\_\_









10-02-15