

Summary Lead Appr: WW 12.30.24 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 557894 MTL: 082W15B001900 Date: 11/20/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 5057 CHARLESTON DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 106473 Year: 2024
 Last Date Appraised: 12/08/2023 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (Completion)
 Owner: TRAPERO, FIEL M Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 402230
 RMV Land: 233610 RMV Imp: 477110 RMV Total: 710720 MAV: 402230 MSAV: 0 SAV: 0
 Comment: 24-25: L3 12.08.23 GRH LB 50% 21-000539
 23-24: L2 01.27.23 MLH// 22-23: L3 12/14/2021 GRH

Notations 2526 LB 100% complete
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05410	0

Land

Site: 1 Code Area: 05410 Size: 2.02 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BD 55 Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 188610 Exception: Y N
 Adjustment(s): MU WATER Fire Patrol: Description:
 Comments: 19-20: CYCLE WORK #06 REMOVE VIEW ADJ, CHG OSD// 2002-03 REAPPRAISAL //04-05 LAND SCHEDULE CHG FOR RECALCULATION BY #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 143 Year Blt: 1976 Eff Year Blt: 1990 Sq.Ft: 2332 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 423610
 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	1564	3	FB-2	1976	1990	BATH - 2, KIT+, HVAC, FP - 1, ROOF	Y N
Basement	4	Finished	768	0	HB-1	1976	1990	BTH - 1, HVAC	Y N
Garage Attached	4	Unfinished	624	0	0	1976	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1990	23436	1

Bldg: 2 Code Area: 05410 Stat Class: 138 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 36690
 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	520	0	0	1980	1980	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 05410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 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
Multi-Purpose Bldg	4	Finished	224	0	0	0	0		Y N

Accessories

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

Bldg: 5 Code Area: 05410 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1300 % Complete: 50
 Desc: General Purpose Building (GB) Dimensions: 50x26 RMV: 16810 100

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: Y N
General Purpose Bldg	6	Finished	1300	0	0	2022	2022	FAIR	

Accessories

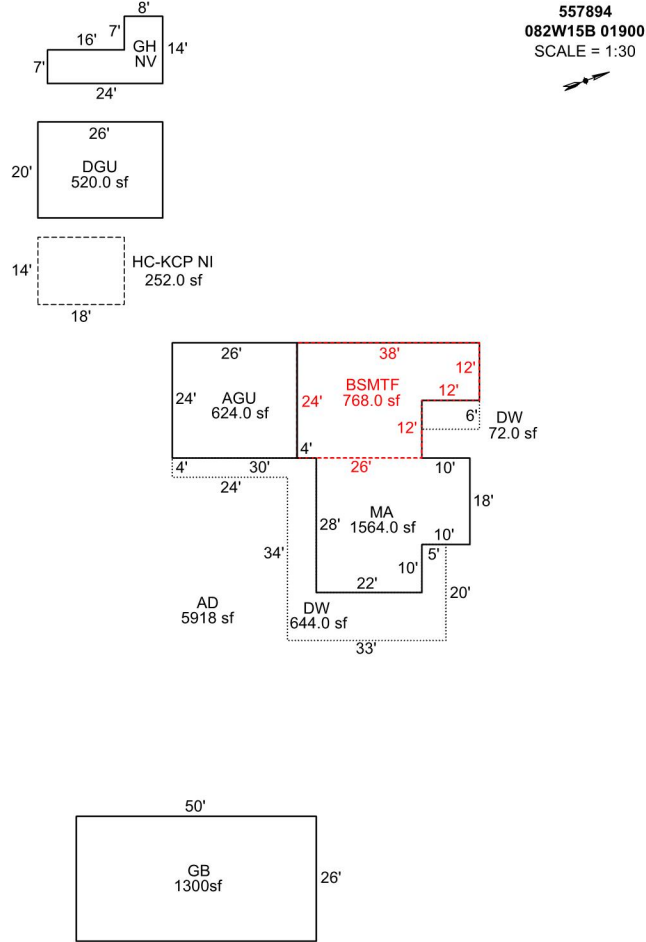
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 557894 Parcel No.: 082W15B 01900
 Property Address: 5057 CHARLESTON DR SE
 City: SALEM County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	gh	1.0	224.0	76.0	
	GB	1.0	1300.0	152.0	1524.0
GLA0	BSMTF	1.0	768.0	124.0	768.0
GLA1	MA	1.0	1564.0	200.0	1564.0
YI1	HC-KCP NI	1.0	252.0	64.0	252.0
	Net LIVABLE	cnt	1 (rounded)		2,332
	Net BUILDING	cnt	2 (rounded)		1,524

COMMENT TABLE 1

APEX BY CW 11/9/17
 UPD BY PH 03.19.20
 UPDATED BY CJURAN 02/11/2021 555-21-000539
 UPDATED BY CJURAN 02/15/2023
 UPDATED BY CJURAN 12/18/2023

COMMENT TABLE 2

08.08.19 MH #31 & WV #0
 MLH 01/27/2023
 GRH 12/08/2023

COMMENT TABLE 3

CYCLE
 TAGS L2
 TAGS L3





R57894 MA BSMTF DW SE SIDE

8-8-19



R57894 MA BSMTF DW AGU S SIDE
8-8-19



R57894 MA BSMTF DW AGU SE SIDE
8-8-19



R57894 MA BSMTF DW NE SIDE
8-8-19



R57894 MA BSMTF DW PC E SIDE
8-8-19



R57894 MA BSM TF NW SIDE
8-8-19



R57894 AGU MA AD S SIDE
8-8-19



R57894 AGU MA BSMTF NW SIDE
8-8-19



R57894 AGU MA S SIDE

8-8-19



R57894 DGU CD AD E SIDE
8-8-19



R57894 DGU GH SW SIDE
8-8-19



R57894 DGU GH W SIDE

8-8-19



R57894 GH 224 sq ft SW SIDE
8-8-19



R57894 MA BSMTF DW SE SIDE
8-8-19



R57894 MA BSMTF DW SE SIDE
8-8-19

Acct ID: 557894 MTL: 082W15B001900 Date: ~~GRH~~ Appr: ~~GRH~~ Prop Class: 401 RMV Prop Class: 401
 Situs: 5057 CHARLESTON DR SE SALEM OR 97317 12/8/23 MaSaNh: 04 06 000 Unit: 106473 Year: 2023

Last Date Appraised: 01/27/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: TRAPERO, FIEL M Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 401070
 RMV Land: 202370 RMV Imp: 500520 RMV Total: 702890 MAV: 380050 MSAV: 0 SAV: 0
 Comment: 23-24: L2 01.27.23 MLH// 22-23: L3 12/14/2021 GRH closer to 1.1.23

No changes to GB

check for completion

INPUT GRH

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05410	0

Land

Site: 1 Code Area: 05410 Size: 2.02 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: ~~4BD~~ Value Source: Rural at MKT Description: FOUR ~~PHL~~ DRY RMV: 157370 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 19-20: CYCLE WORK #06 REMOVE VIEW ADJ, CHG OSD// 2002-03 REAPPRAISAL. //04-05 LAND SCHEDULE CHG FOR RECALCULATION BY #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 143 Year Blt: 1976 Eff Year Blt: 1990 Sq.Ft: 2332 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 441300
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1564	3	FB-2	1976	1990	KIT+, HVAC, ROOF, FP, BATH - 2	Y N
Basement	4	Finished	768	0	HB-1	1976	1990	HVAC, BTH - 1	Y N
Garage Attached	4	Unfinished	624	0	0	1976	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1990	23814	1

Bldg: 2 Code Area: 05410 Stat Class: 138 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 38200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	520	0	0	1980	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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Improvements - Accessory Buildings

Bldg: 4 Code Area: 05410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 224 % Complete: 100
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Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	224	0	0	0	0		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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Bldg: 5 Code Area: 05410 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1300 % Complete: 50
 Desc: General Purpose Building (GB) Dimensions: 50x26 RMV: 21020

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 21020

Adjust:

Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1300	0	0	2022	2022	FAIR	

Accessories

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



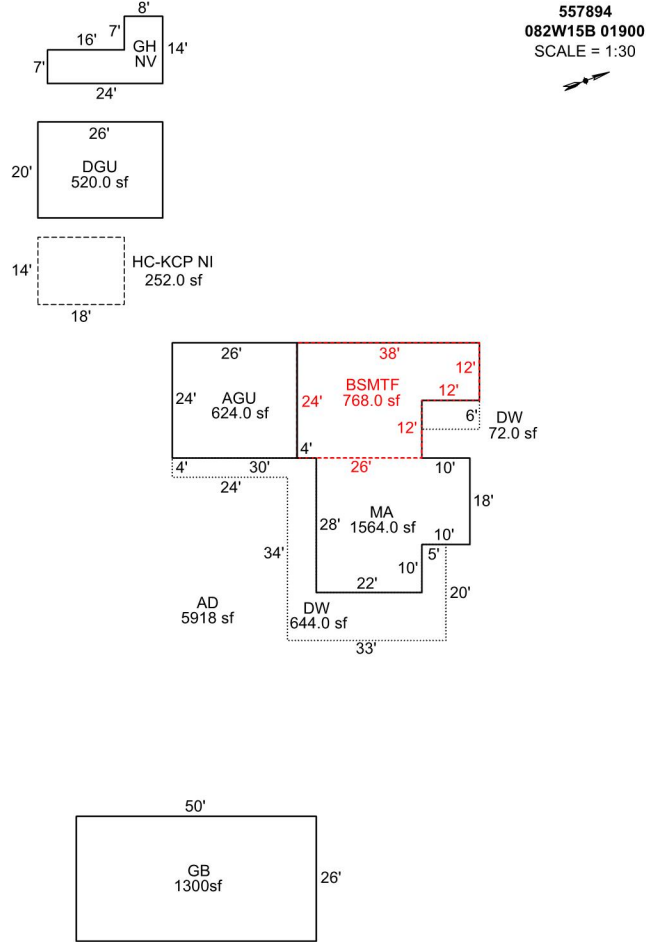
GB 12.08.23 L3

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 GRH 12/08/2023

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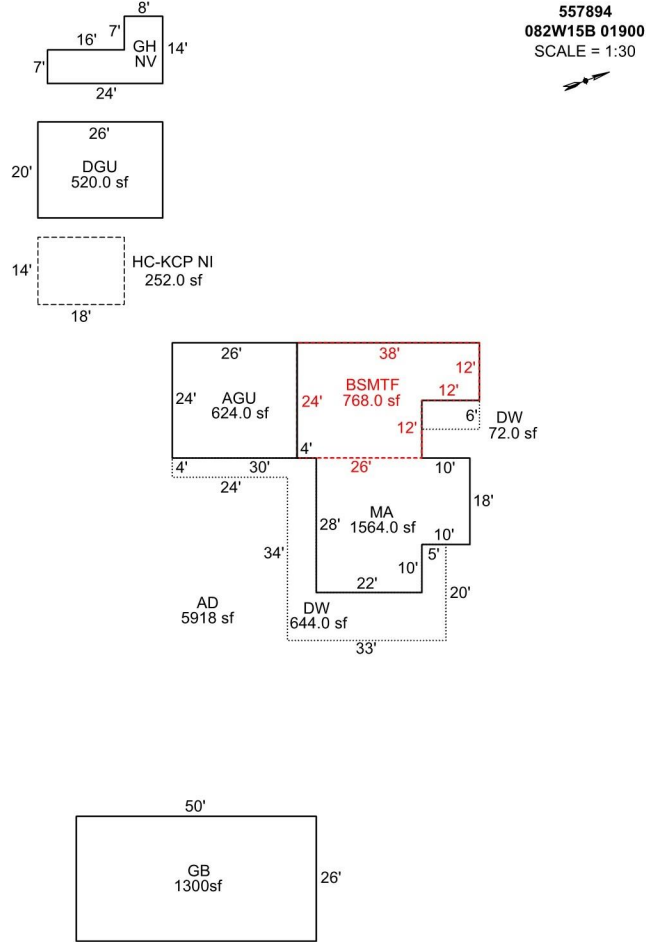
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