

Acct ID: 544050 MTL: 072W21C000700 Date: 4/1/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 5515 ANGLE DR NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 108315 Year: 2024
 Last Date Appraised: 12/03/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025

Owner: COMBS, DARRIN Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 278380
 RMV Land: 208090 RMV Imp: 384230 RMV Total: 592320 MAV: 278380 MSAV: 0 SAV: 0

Comment: MLS 8/5/167
 DOM 43

update inventory

Input MLH 4/3/25

Notations Sales Code 30

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.72 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural Restrictive Description: RMV: 163090 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 15-16: PER KH 90, UPDATED TO TOPOGRAPHY ADJ FROM DRAINAGE ADJ FOR POOR DRAINAGE AND RUNOFF ONTO PROPERTY. // 13-14:#19 PROPERTY HAS SOIL DRAINAGE ISSUES EVEN THOUGH THE LAND IS SLOPED//05-06: RECALC SETUP; APPR NO.T19, 6/18/04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1967 Eff Year Blt: 1977 Sq.Ft: 2281 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 379710
 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	1368	3	FB-2	1967	1977	BATH - 2, KIT, ROOF, HVAC, FP - 2 1	Y N
Basement	4	Finished	913	0	0	1967	1977	HVAC FP	Y N
Garage Attached	4	Unfinished	504	0	0	1967	1977	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1977	21483	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 3680
 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
General Purpose Bldg	5	Finished	800	0	0	1974	1974	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x12 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	5	Finished	96	0	0	1964	1964		Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Accessories

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

Floors

Gone

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	5	Finished	240	0	0	1974	1974		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 355 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: *12x40* RMV: 650
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Gone

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	5	Finished	480	0	0	1974	1974		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Delete

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	96	0	0	1964	1964		Exception: Y N

Accessories

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

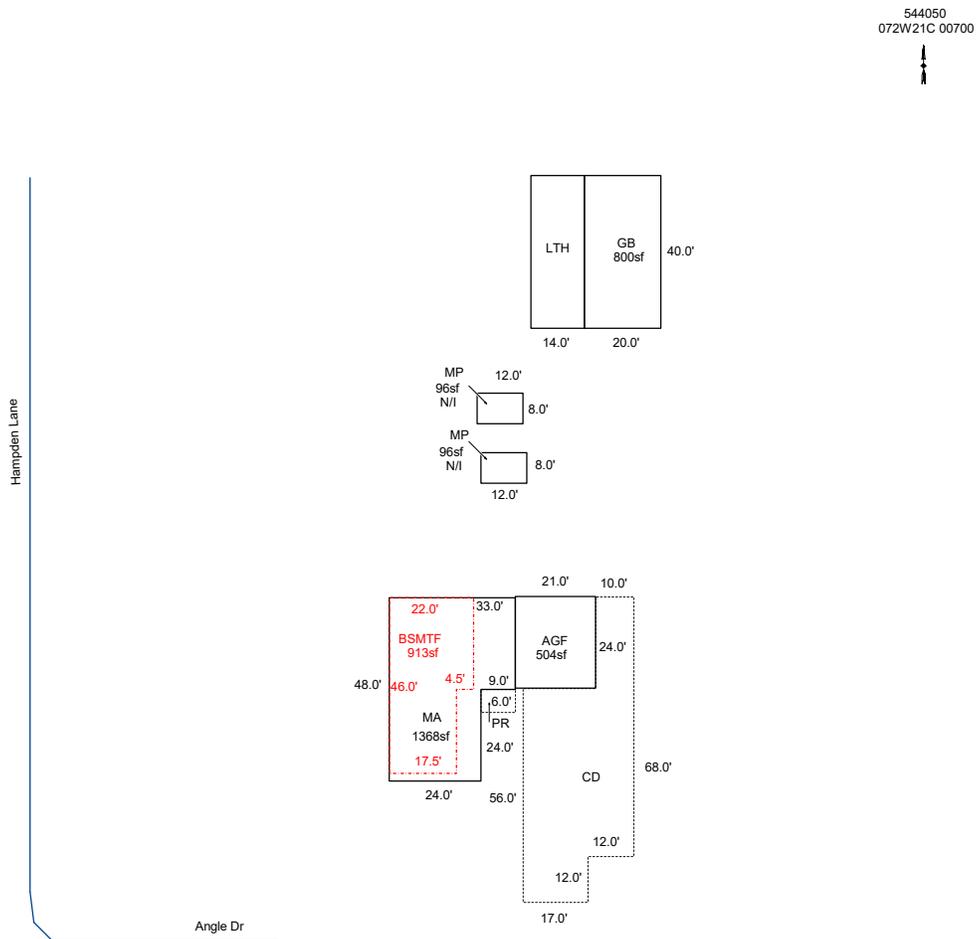
355 LTH 14x40 2023 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544050 Parcel No.: 072W21C 00700
 Property Address: 5515 Angle Dr NE
 City: Salem County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	800.0	120.0		Apex 2/25/2011 Jane UPDATED BY CLOBERG 04/03/25			
	MP	1.0	96.0	40.0					
	MP	1.0	96.0	40.0					
GLA1	LTH	1.0	560.0	108.0	1552.0				
	MA	1.0	1368.0	162.0	1368.0				
BSMT	BSMTF	1.0	913.0	136.0	913.0				
GAR	AGF	1.0	504.0	90.0	504.0				
P/P	CD	1.0	1720.0	218.0		COMMENT TABLE 2			
	PR	1.0	54.0	30.0	1774.0	COMMENT TABLE 3			
	Net LIVABLE	cnt	0	(rounded)	1,368	MLH 04/01/25			
	Net BUILDING	cnt	4	(rounded)	1,552	SV L4			

SKETCH/AREA TABLE ADDENDUM

Parcel No **R44050**

File No **072W21C 00700**

Property Address **5515 Angle Dr NE**

City **Salem**

State **OR**

Zip **97317**

Owner

Client

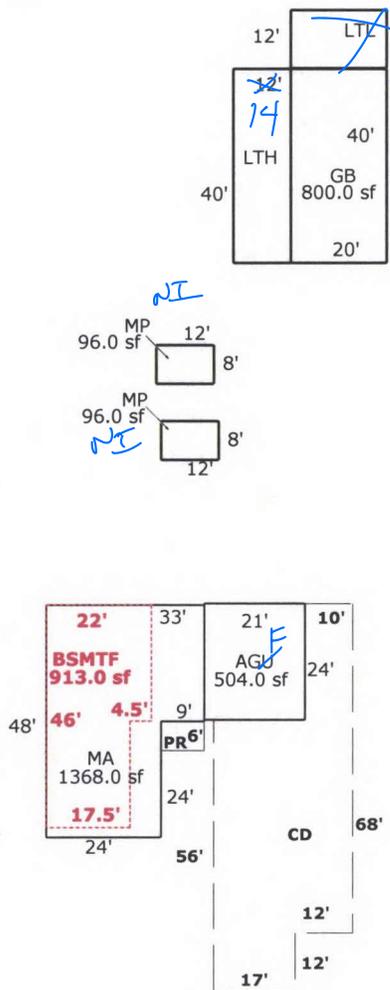
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

Hampden Lane

Angle Dr



R44050
072W21C 00700



Scale: **1 = 40**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1368.0	162.0	1368.0
GBA1	GB	1.00	800.0	120.0	
	MP	1.00	96.0	40.0	
	MP	1.00	96.0	40.0	
	LTL	1.00	240.0	64.0	
	LTH	1.00	480.0	104.0	1712.0
BSMT	BSMTF	1.00	913.0	136.0	913.0
GAR	AGU	1.00	504.0	90.0	504.0
P/P	CD	1.00	1720.0	218.0	
	PR	1.00	54.0	30.0	1774.0
Net LIVABLE Area			(rounded w/ factors)		1368
Net BUILDING Area			(rounded w/ factors)		1712

Comment Table 1

Apex 2/25/2011 Jane

Comment Table 2

MLA 4/1/25

Comment Table 3

SV < 4





12/03/2012



12/03/2012



12/03/2012



Rick's
Custom Fencing
L. 1-800-453-8822

12/03/2012