

Acct ID: 530376 MTL: 082W24B002400 Date: 7/3/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 8520 AUMSVILLE HWY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 49607 Year: 2025

Last Date Appraised: 09/26/2014 Appraiser: MATT LORD Retag: Y (N) Tag info: _____
 Owner: COLEMAN, VERNON MICHAEL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 346830
 RMV Land: 246570 RMV Imp: 414820 RMV Total: 661390 MAV: 346830 MSAV: 0 SAV: 0
 Comment: _____

Notations 25-26 cycle

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1 Code Area: 05558 Size: 1.16 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: HBSS Value Source: Rural at MKT Description: _____ RMV: 196570 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 142 Year Blt: 1950 Eff Year Blt: 1986 Sq.Ft: 3288 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 402230
 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	2040	3	FB-1	1950	1986	ROOF, HVAC+, KIT, BATH - 1	Y N
Second Floor	4	Finished	1248	2	FB-1	1950	1986	HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS <u>GOOD AV6</u>	4	1	1986	34668	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1998 Sq.Ft: 1080 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 11180
 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	1080	0	0	1989	1998	FAIR ✓	Y N

Accessories

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

Bldg: 3 ✓ Code Area: 05558 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 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
Pump House	0	Finished	80	0	0	0	0		Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 1410
 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
Multi-Purpose Bldg	4	Finished	140	0	0	1994	1994	FAIR ✓	

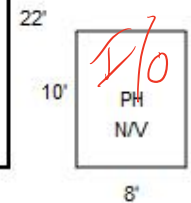
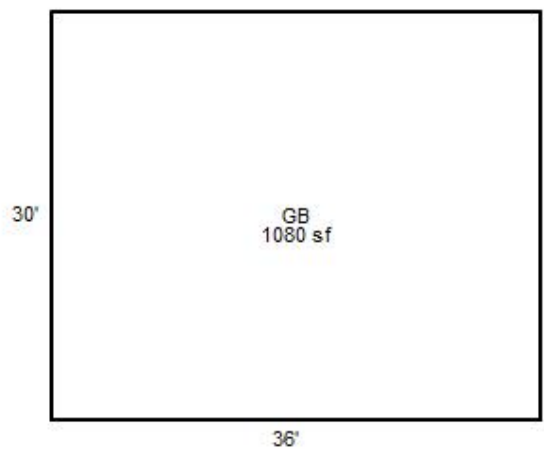
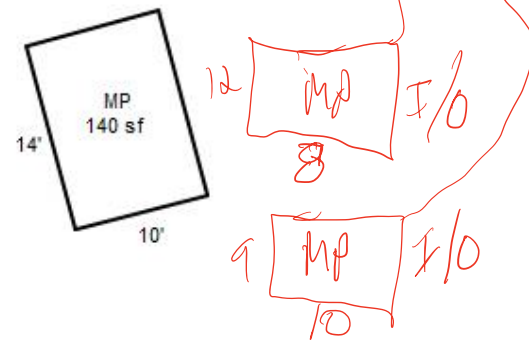
Accessories

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

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082W24B 02400
SCALE=1:20



Go Here





082W24B 02400
401 01D F45
00560050

R30376

COLEMAN, VERNON M & VERTZ, DEBRA

1.16 Acres

8520 AUMSVILLE HY SE

1/30/02

ACCT. NO. 16074-002

MAP NO. 23-8-2W

SHED N/W (3)

shed (14)
12



11.5' in back

1st $(22 \times 36) = 792 \text{ sq}$

8520 AUMSVILLE Hiway SE

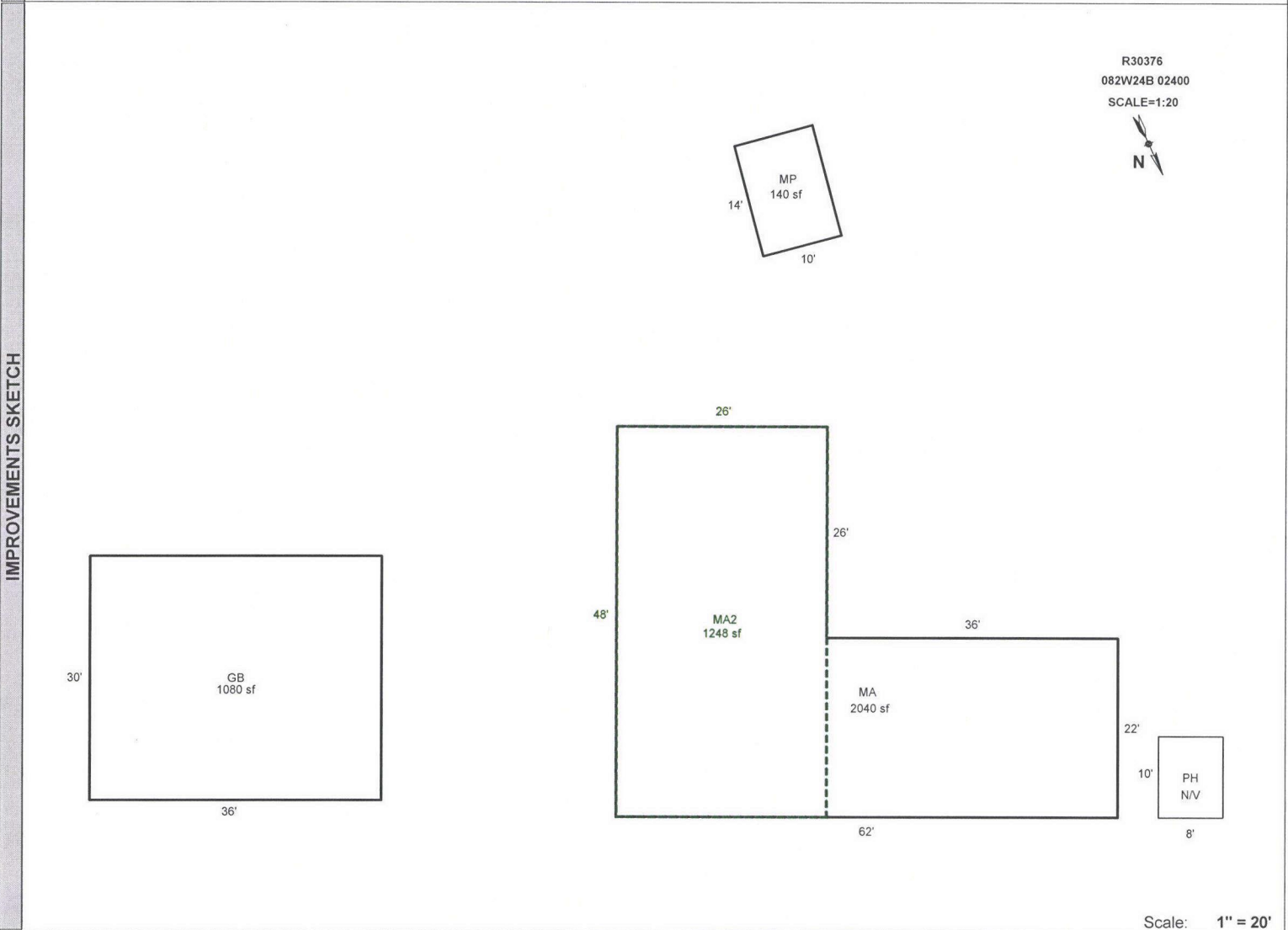
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
67	JAB	
71	JAB	
10-9-75	ALLEN	
11-10-83	Reyes	792
3-19-92	Reyes	

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W24B 02400

File No R30376

SUBJECT	Property Address 8520 AUMSVILLE HY SE			
	City SALEM	County MARION	State OR	Zip 97317
	Owner			
	Client			
	Appraiser Name			



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY						Comment Table 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GLA1	MA	1.00	2040	220	2040	DRAWN BY JRONDEMA 3/16/18					
GLA2	MA2	1.00	1248	148	1248						
GBA1	GB	1.00	1080	132							
	MP	1.00	140	48	1220						
<div style="display: flex; justify-content: space-between;"> Net LIVABLE Area (rounded w/ factors) 3288 </div> <div style="display: flex; justify-content: space-between;"> Net BUILDING Area (rounded w/ factors) 1220 </div>						<table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		Comment Table 2	Comment Table 3		
Comment Table 2	Comment Table 3										

R30376 082W24B 02400 Appr #: 34 Date 9/26/14 Prop Class 401 Prop Code F45
 Situs Address 8520 AUMSVILLE HY SE 97317 Franchise Code 36 Year For: 2014-2015
 Owner COLEMAN, VERNON M & 15-K6

Notes: Update inventory Tags Cycle Sales Verification Other: _____

RMV Land: 88,840 RMV Imp: 177,970 RMV Total: 266,810 M50 Total: 250,600

Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 2040 Eff Area 2040
 Length Width Roof Cover COMP Plumbing BATH1 Heat AC
 Fireplace Inter. Comp: DW;H&F;DSP Bedrooms 3
 Year Built 1950 Eff. Year Built 1986 Cond. P F (A) G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 109,030
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 4 Area 1248 Eff Area 1248
 Length Width Roof Cover Plumbing BATH1 Heat AC
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1950 Eff. Year Built 1986 Cond. P F (A) G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 52,390
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type YI4G Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A (G) E % Comp ___ Econ ___ RMV: 7,000
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 1080 Eff Area 1080
 Length 36 Width 30 Foundation POST Ex. Wall METAL;BKEN Roof Cover METAL 1998
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1989 Eff. Yr. Blt: ~~1989~~
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 8,750
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type PH Seg. # 3.1 Method: F;N Class Area 80 Eff Area 80
 Length 10 Width 8 Foundation CONC Ex. Wall Roof Cover
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type MP Seg. # 4.1 Method: ~~F;LS~~ Class 4 Area 140 Eff Area 140
 Length 14 Width 10 Foundation FRAME Ex. Wall PLYWD Roof Cover COMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1994
 Cond. P F (A) G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 800
 Lump Sum ___ Except Code/Year ___ Comments AJ calc

R30376 082W24B 02400 Appr #: 36 Date 9/26/14 Prop Class 401 Prop Code F45
 Situs Address 8520 AUMSVILLE HY SE 97317 Franchise Code 36 Year For: 2014-2015
 Owner COLEMAN, VERNON M & 15-16

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: **88,840** RMV Imp: **177,970** RMV Total: **266,810** M50 Total: **250,600**

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	008S	1.16		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

ROUTING SLIP

Date 10/3/14 Clerk [Signature]

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 response OK #36 DB 10/14/14

Reviewed by lead appraiser/comments _____



37664-000

12-15-61



57604.000

2.92





9 30 '97

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5-28-02



R 30376 5-28-02





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9/26/14