

LAK 10.10.25

MBH 10/17/25

ZH 10/20/25

Summary

Exception on 551250

Clerk:

Lead Clerk:

Appr:

Print Date:

7/17/2025

Acct ID

611430

551250

MBH 10/30/25

109

URL: 072W05BC11500P1

Date: 8/8/25

Appr: ZH

Prop Class: 01

RMV Prop Class: 01

Situs: 4751 PATRICIA ST NE SALEM, OR 97305

MaSaNh: 13 00 000

Unit: 149929

Year: 2025

Last Date Appraised:

Appraiser: ZACK HARROLD

Retag: Y

Tag info: 2026 - Tags/Permit

Owner: CASTANEDA, ADOLPH E

Roll Type: MS

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

INSP

AV: 0

RMV Land: 0

RMV Imp: 0

RMV Total: 0

MAV: 0

MSAV: 0

SAV: 0

Comment:

100% COMPLETE - ADD SEGS W/ EXCEPTION - PULL TAG
- ALSO CHANGE 551250 STAT CLASS TO 14A

Notations
No notation data available.

OSDs
No OSD data available.

Land
No land data available.

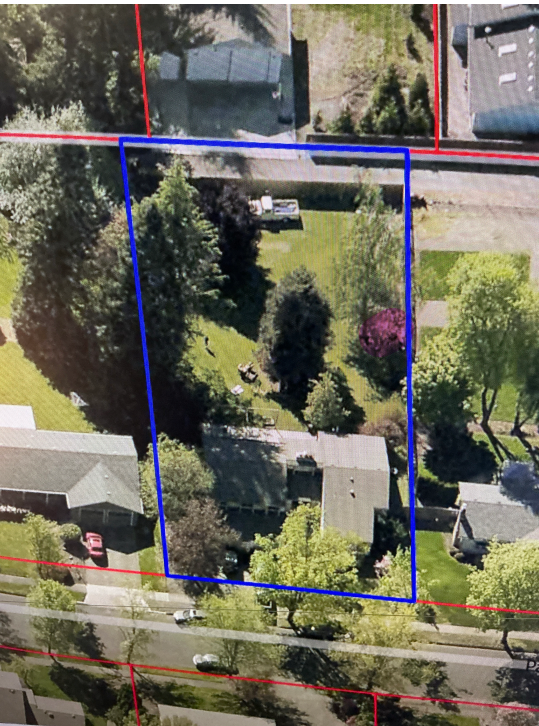
Bldg: 1	Code Area: 24620	Stat Class: 441	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE			Dimensions:		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

Improvements - Accessory Buildings
No improvement data available for all other stat class types.

- DIMENSIONS ✓
 - % COMPLETE ✓
 - OSD'S ✓
 - CLASS CALL. ✓
- WILL BE PLACED AT THE BACK OF TAX ACCOUNT 551250 - ADU
 - BRAND - FLEETWOOD
 - BASIC ON INT. - NO GRANITE OR SPECIAL FEAT'S ON INTERIOR



Prop ID #
MTL
Date
Sign off:

611430
072205BL11500PI
8/8/25
Clerk:

Appr
2H
Lead Clerk:

Prop Class
Situs

109
4751 PATRICIA ST. NE,
SALEM, OR 97305

Tag?
NO
YES

1
2
3
4

Segment MFH MA ADU Stat Class: 456

Roof: Roof Roof + SqFt: 920

Heat: HVAC HVAC +

Plumbing: 2 Jettub Grdntub

of Fireplace(s):

Interior comp: Cktp Crng Dsp DW
H&F Oven s/d Micro BIREF Trash Other

Kitchen Package Kitch - Kitch Kitch +

Bedrooms: 3 Qlty 5-

Yr Blt 2025 Eff Yr 2025 % Good

% Comp 100 Func Econ

Except Code NEW Lump Sum

Comments DOUBLE LAV, WIC

Segment Stat Class:

Roof: Roof Roof + SqFt:

Heat: HVAC HVAC +

Plumbing: Jettub Grdntub

of Fireplace(s):

Account Number 611430

Design Average_MS

Siding T111_or_metal_MS

Trim Front_only_MS

Overhang No_overhang

Windows & Doors Transom_or_Sidelights_average_windows_MS

Entry No_entry_MS

Roof Multiple_Gables_MS

CLASS 5-
4.75

Segment MHSK Class Lin Ft 126

Skirting Wood Vinyl Fbrgl Metal

Skirting + Cinder Block Brick

Yr Blt 2025 Eff Yr 2025 % Good

% Comp Func Econ

Except Code NEW Lump Sum

Comments

Segment Stat Class:

Roof: Roof Roof + SqFt:

Heat: HVAC HVAC +

Plumbing: Jettub Grdntub

of Fireplace(s):

Interior comp: Cktp Crng Dsp DW
H&F Oven s/d Micro BIREF Trash Other

Kitchen Package Kitch - Kitch Kitch +

Bedrooms: Qlty

Yr Blt Eff Yr % Good

% Comp Func Econ

Except Code Lump Sum

Comments

Segment	<u>CD</u>				
Class					Land and/or OSD
Dimensions/Size	<u>1.628</u>				<u>OSDN. URB</u>
Foundation					
Exterior Wall					
Interior Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Heat					
Electric					
Misc.					
Year Built	<u>2025</u>				
Eff. Year	<u>2025</u>				
Condition					Check other side ---->
% Complete	<u>100</u>				
Lump Sum					
Exception Code	<u>NEW</u>				<u>NEW</u>

land account 551250
for ADU on MFH account

Improvement Detail

MARION County

For Assessment Year 2025

Account ID	551250	Appraiser	ZACK HARROLD	Inspected	08/16/2018
Map	072W05BC11500	Appraisal Area	13-00-000		
Mailing	QUESADA, RAMIRO E & QUESADA, NAOMI R 4753 PATRICIA ST NE SALEM OR 97305	Stat Class	148 - One Story with basement		
Situs	4753 PATRICIA ST NE SALEM OR 97305		14A		

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24620	1980	1980	100	78	214	Tabled	515,520	515,520	225,020	0	225,020	3,024

Rooms: 4 - BD, 3 - FB, 1 - HB

Floor Segments								
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1980	1980	78	4 +	100		2,436	375,633
Basement - Finished	1980	1980	78	4 +	100		588	107,107
Garage - Basement - Unfinished	1980	1980	78	4	100		644	64,632

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	2,436	9,650	1st	BATH - FULL	2	6,036
Bas	ABOVE CLASS HEATING/COOLING	588	5,877	Bas	BATH - HALF	1	1,226
1st	ABOVE CLASS KITCHEN	1	2,829	1st	FIREPLACE	2	8,752
1st	AVERAGE CLASS ROOF	2,436	688				

Accessories				
Description	Eff Yr	Size	Qty	RMV
PATIO	1980	915	1	3,925
YARD IMPROVEMENTS AVERAGE	1980	1	1	25,038

Totals	
Description	RMV
First Floor	\$320,948
Basement	\$90,646
Garage	\$50,412
Inventory	\$0
Accessories	\$28,963
Calculation	Tabled
Trend	105.00 %
Total RMV	\$515,520

Size Breakdown	
Finished	3,024
Garage	644

Comments //2018-19 CYCLE; UPDATE YI4G TO 4A; QLTY FROM 4 TO 4+ AJ, 72. //2008-09 CYCLE WORK UPDATES; ADD PC INVENTORY ONLY.

- EYB OK ON MAIN HOUSE - ORIGINAL SIDING. WINDOWS, OLDER ARCH. COMP. ROOF.

- EXTERIOR PAINT NEEDED



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 611430	Parcel No.: 072W05BC11500P1		
Property Address: 4751 Patricia St NE			
City: Salem	County: Marion	State: OR	ZipCode: 97305
Owner:			
Client:	Client Address: 491		
Appraiser Name:	Inspection Date:		

SKETCH

Handwritten calculations:

- $26 \times 52 = 1,352$
- $23 \times 12 = 276$
- $1,628 = CD$

Sketch details:

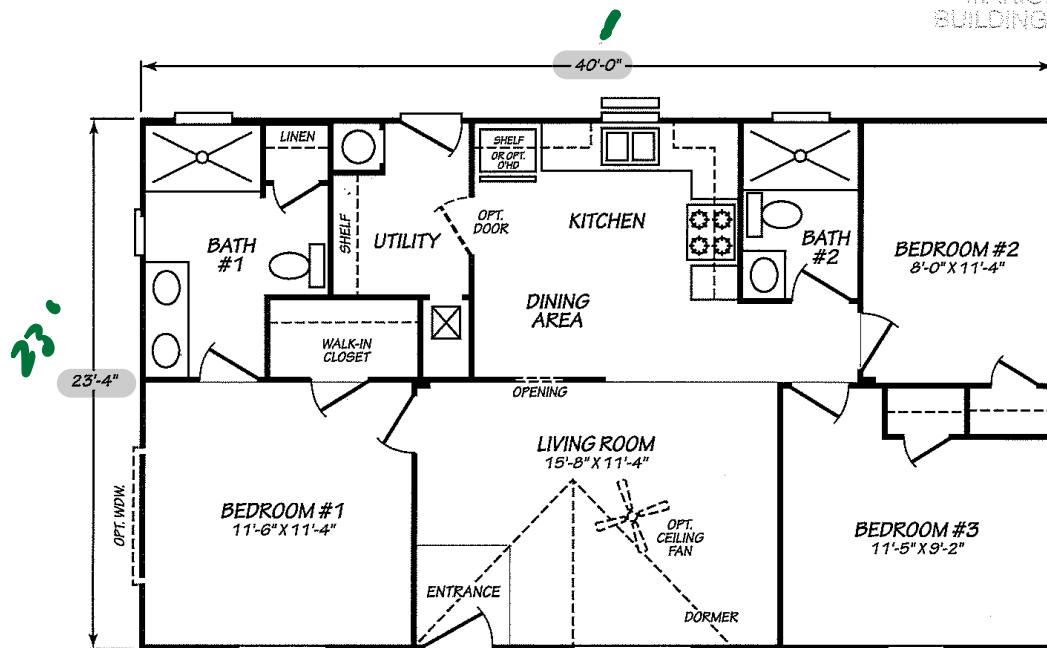
- Property 611430: ADU, MA, 920 sf. Dimensions: 40' x 23'. A 4x4 area is marked.
- Property 551250: BSMTF, 588 sf. Dimensions: 21' x 28'.
- Property 551250: BSMTGU, 644 sf. Dimensions: 23' x 28'.
- Property 551250: MA, 2436 sf. Dimensions: 42' x 22'.
- Property 551250: PR/PC, 2436 sf. Dimensions: 10' x 28'.

Other labels: PC, DECK, CD, 12, 4x4, 52', 26', 12, 40', 23', 21', 23', 28', 33', 28', 13', 5', 8', 22', 42', 5', 14', 17', 20', 2', 7', 3', 3', 3', 3'.

[illegible]

Manufactured Home by local Registered Manufacture
880+- SQ Ft. of Interior Floor Area

25-000647-ND
RECEIVED
JAN 22 2025
MARION COUNTY
BUILDING INSPECTION



FILE COPY

☆ Inspector to Verify Hold downs (Anchors
Installed to manufacturer Installation
Instructions.

Manufactured home

Account: 611430

Exterior:

Overhang: Number of Sides: 1 2 3 4 Wide Average Narrow

Windows: Minimal Average Abundant

Recessed Entry: Y N Siding: T-111 Hardi Beveled with accents Hardi with masonry

Roof: Comp Arch Comp Metal Other Multiple Gables: 0 1 More

Doors: Res Steel Wooden Glass Slider Transom Sidelights Trim: Front only All sides

Exterior Class: 4 5 6 7 + -

Heat: FA BB HP AC

Interior:

Ceiling: Flat Trayed Coffered Skylights Vaulted

Walls: Panel T & T Gypsum Arches Plant shelves Built-ins _____ Accent Wall _____ Crown Molding _____

Kitchen:

Island: Y N Separate dining area Y N Cabinets: Wrapped vinyl Wood doors Wood

Pantry: Y N Counters: Granite Tile Laminate Other: _____

Components: Dishwasher Hood Fan Range Oven Microwave Cooktop Double oven Garbage Disposal

Floors: Vinyl Tile Wood Laminate Other: _____

Kitchen Class: 4 5 6 7 + -

Bath:

Number: 2

Master: Sinks: 1 2 Shower Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Other: Sinks: 1 2 Shower Garden Tub Jet Tub Combo Cabinets: Y N Floors: Tile Vinyl Other _____

Bath Class: 4 5 6 7 + -

Other:

Utility: Cabinets Sink Other: _____

Overall Class: 4 5 6 7 + -

NEW ACCOUNT WORKSHEET FOR MANUFACTURED STRUCTURE

DATE: 3.4.25 NEW ACCT# 611430

ACTIVE _____ or INACTIVE ✓

ACTIVE (placed before Jan 1st current year) INACTIVE (placed after Jan 1st current year)

If INACTIVE for CURRENT YEAR, create NOTATION: _____

SITUS

ADDRESS: 4751 Patricia St NE

Salem 97305

PARK NAME: _____

PARK # _____ SPACE # _____ or ES ✓

Maintenance Code: MA 13/SA 00 /NH 000

TAX CODE AREA: 24620

(taxing district, SHOULD be the same as the land)

MAP/TAX LOT: 072W05BC11500

Circle PROP CLASS: 019 or 049

FRANCISE APPR Initials & Number # ZH

Placed on land ACCT # 551250

ALPHA NUMBER: A3480

NOTATION FOR INACTIVE ACCT IF NEEDED _____

Permit created on Land _____ &/or permit on MS _____

Put on TAG spreadsheet: _____

Groupdir/Assessor/MH/NEW ACCOUNTS/New Acct Sheet Orcats

Assessor Monthly Issued Permit Report

For 2/1/2025 to 2/28/2025

PERMIT#: 555-25-000647-MD

STATUS: Permit Issued

PERMIT TYPE: Residential

APPLIED: 1/24/2025

SUB-TYPE: Manufactured Dwelling

ISSUED: 2/21/2025

CATEGORY: Comprehensive

EXPIRES: 8/20/2025

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 072W05BC11500

LOCATION: Private Lot

ACRES: 0.48

MANF DATE:

SUBDIV: JAN REE ESTATES NO 3

MODEL:

LOT/BLOCK: 8 / 11

SERIAL #:

ADDRESS: 4751 PATRICIA ST NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	QUESADA, RAMIRO E & QUESADA, NAOMI R	4753 PATRICIA ST NE SALEM, OR 97305	503-209-1786
CCB	3 A CONSTRUCTION LLC	1690 HARVEY ST SE JEFFERSON, OR 97352	971-218-3568
OWNER	QUESADA, RAMIRO E & QUESADA, NAOMI R	4753 PATRICIA ST NE SALEM, OR 97305	
SITE CONTACT	QUESADA, RAMIRO E & QUESADA, NAOMI R	4753 PATRICIA ST NE SALEM, OR 97305	503-209-1786

CONST CAT: Manufactured Dwelling

WORK TYPE: New

WORK DESC: ADU - NEW 3 BED / 1 BATH MD

VALUATION: \$0.00

STORIES:

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	924 Sq Ft



Mindy Wiltse

From: John Speckman
Sent: Monday, April 28, 2025 2:24 PM
To: Mindy Wiltse
Subject: RE: 4753 Patricia St NE, Salem MTL 07-2W-05BC11500

Hey Mindy,

That is correct, 4751 Patricia St NE will be assigned to the ADU being placed in the backyard of 4753 Patricia. It does appear that access will be from the alley behind the house though if that makes a difference for your purposes.

Have a great day,



John Speckman | Associate Planner

Marion County Public Works

✉ JSpeckman@co.marion.or.us

☎ (503) 566-4173

5155 Silverton Rd NE, Salem, OR 97305

From: Mindy Wiltse <Mwiltse@co.marion.or.us>
Sent: Monday, April 28, 2025 12:36 PM
To: John Speckman <JSpeckman@co.marion.or.us>
Subject: 4753 Patricia St NE, Salem MTL 07-2W-05BC11500

Hello John,

Looking for the situs address of a MS that is to be placed on Patricia St NE Salem.

I believe it is being placed at 4753 Patricia St NE, that maybe it might have been given the situs address of 4751 Patricia St NE.

Stick home is owned by Ramiro & Naomi Quesada - MTL 07-2W-05BC11500

MD owners show as Dorothy & Adolph Castaneda.

MS
#611430-4751 Patricia
on 551250