

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: **MBH 11/13/25** Appr: _____

Print Date: 9/22/2025

Acct ID: 606906

MTL: 082W06AC02600P303

Date: **10/8/25** Appr: **02**

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 117 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 147492

Year: **2025**

Last Date Appraised: 01/14/2025

Appraiser: THERESA SWEARINGEN

Tag: Y **Q**

Tag info: 2026 - Tags/Permit (Garage/Carport)

Owner: CPI SUNDIAL OWNER LLC

Last Sales Date: 11/24/2024

Roll Type: MS

Cycle **Q** Tag Sales Verification

Other: _____

Inspection level: 1 **Q** 2 3 4

LCB TTO INSP

AV: 95390

RMV Land: 0

RMV Imp: 176990

RMV Total: 176990

MAV: 0

MSAV: 0

SAV: 0

Comment: 25-26: Tag; L2 01.14.25 TS

24-25: Tag; L2 12.29.23 TS

Add skirting + PR - new

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457 +

Year Blt: 2024

Eff Year Blt: 2024

Sq.Ft: 1381

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 176990

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 95390

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1381	3	FB-2	2024	2024	KIT, BATH - 2, HVAC, ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	184	2024	4048	0	Y N
ROOF EXTENSION OR PATIO COVER	5	184	2024	5336	0	Y N

Appraiser Comments			Appr
MHSK			
Segment	AGF	PR	
Class			
Dimensions/Size	158	352	
Foundation			
Exterior Wall			
Interior Finish			
Roof Cover	Asph		
Roof Style			
Flooring			
Plumbing			
Heat			
Electric			
Misc.			
Year Built			
Eff. Year	2024	2024	
Condition			
% Complete			
Lump Sum			
Exception Code	New	New	

SKETCH/AREA TABLE ADDENDUM

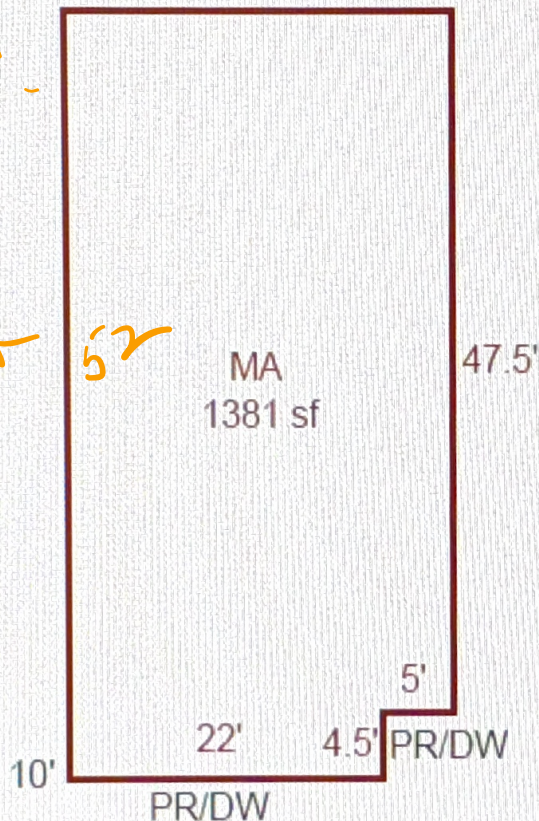
SUBJECT INFO

File No.: 606906 Parcel No.: 082W06AC02600P303
 Property Address: 2232 42nd Ave SE #117
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

606906

082W06AC02600P303



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1381.5	158.0	1381.5

COMMENT TABLE 1

Drawn by AE 7.15.25
 UPDATED BY LK 9.30.25

COMMENT TABLE 2

1.14.25 TAG TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,382

Skirting & Carpet

Comments

A long, single-story modular building with a gabled roof and a large front porch, elevated on concrete blocks. The building has a light-colored, vertically ribbed exterior. The porch features white railings and is supported by a wooden deck. The building is situated on a gravel lot, and a large evergreen tree is visible in the background.

and and/or OSD

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Page 10 of 10

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Check other

side ---->

BUILDING DIAGRAM AND SUBBUILDINGS			
ACCT NO: 604906	MAP NO: 082406AC	TAX LOT: 00600	
CALCULATIONS: $ \begin{array}{r} 20152 = 114 \\ 5 \times 47 = 237 \\ \hline 1381 \end{array} $			SCALE: 1" = 20'
MEASUREMENT VERIFIED	YR BLT: 2004	ADDRESS: 2232 42nd Ave SE #117	
DATE 1-6-04	BY 32	BUILDER: Rayton	
REMARKS:			