

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: **MBH 11/17/25** Appr: _____

Print Date: 9/22/2025

Acct ID: 606909

MTL: 082W06AC02600P357

Date: **10/8/25**

Appr: **02**

Prop Class: 019

RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 715 SALEM, OR 97317

MaSaNh: 17 05 003

Unit: 149803

Year: 2025

Last Date Appraised: 01/06/2025

Appraiser: THERESA SWEARINGEN

Tag: **Y** **N**

Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)

Owner: CPI SUNDIAL OWNER LLC

Last Sales Date: 05/31/2023

Roll Type: MS

Cycle **Tag** Sales Verification Other: _____

Inspection level: 1 **2** 3 4

LCB TTO INSP

AV: 87930

RMV Land: 0

RMV Imp: 166500

RMV Total: 166500

MAV: 87930

MSAV: 0

SAV: 0

Comment: 25-26: Tag: L2 01.06.25 TS

26.27

Improvements - Residence / Manufactured Structures

Add PR - New

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 2023

Eff Year Blt: 2023

Sq.Ft: 1404

% Complete: 100

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

Dimensions: RMV: 166500

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

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	1404	2	FB-2	2023	2023	ROOF+, HVAC, BATH - 2, KIT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	84	2023	1848	0	Y N

Appraiser Comments		
Segment	PR	
Class	AGF	
Dimensions/Size	3600	
Foundation		
Exterior Wall		
Interior Finish		
Roof Cover		
Roof Style		
Flooring		
Plumbing		
Heat		
Electric		
Misc.		
Year Built		
Eff. Year	2023	
Condition		
% Complete		
Lump Sum		
Exception Code	New	



SKETCH/AREA TABLE ADDENDUM

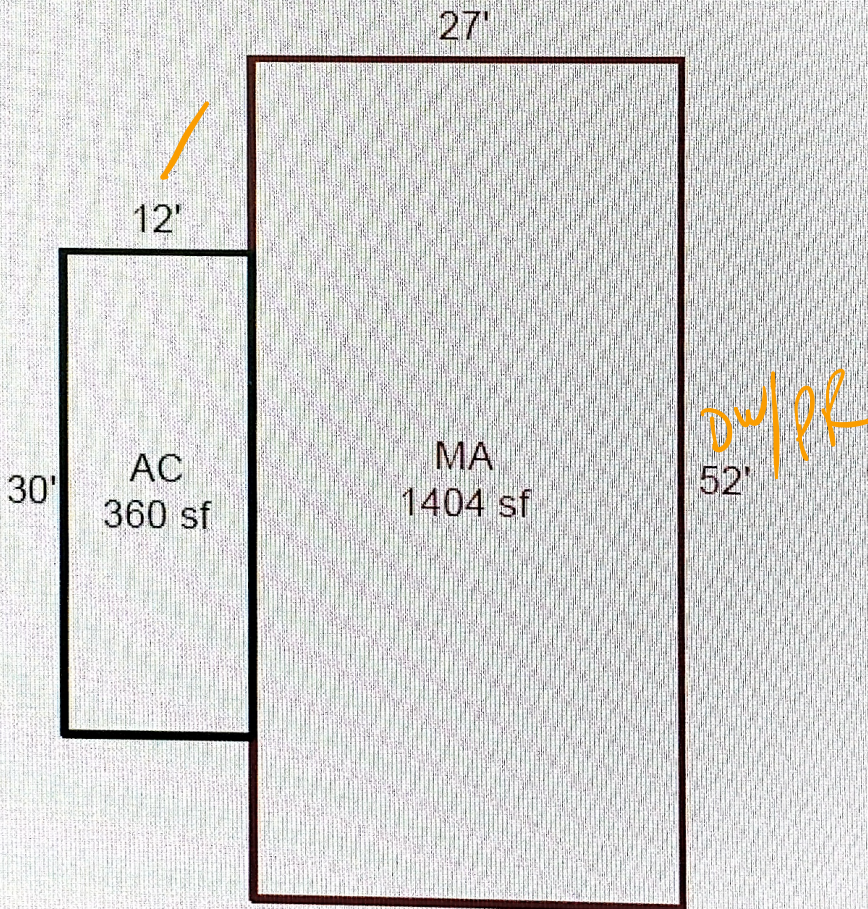
SUBJECT INFO

File No.: 606909 Parcel No.: 082W06AC02600P357
 Property Address: 2232 42nd Ave SE #715
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

606909

082W06AC02600P357



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AC	1.0	360.0	84.0	360.0
MFH	MA	1.0	1404.0	158.0	1404.0

COMMENT TABLE 1

Drawn by AE 2.6.25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,404