

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MSL Teapot Print Date: 9/29/2025

Acct ID: 529537 MTL: 082W08D000900 Date: 10/10/25 Appr: MSL Prop Class: 451 RMV Prop Class: 451
Situs: 5305 JOSEPH ST SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 70383 Year: 2025

Last Date Appraised: 06/16/2017 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: ROWZEE, RICHARD Last Sales Date: 04/17/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 438220
RMV Land: 254680 RMV Imp: 579770 RMV Total: 834450 MAV: 438220 MSAV: 0 SAV: 0
Comment:

30

OSDs N/C MLS 827944 DOM 42

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05410	0

Land

Site: 1 Code Area: 05410 Size: 1.03 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6B Value Source: Rural Restrictive Description: RMV: 204680 Exception: Y N
 Adjustment(s): F soil Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 154 - Year Blt: 1979 Eff Year Blt: 1995 Sq.Ft: 3964 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 579770
 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	5 -	Finished	1730	3	FB-1	1979	1995	FP - 1, HVAC+, ROOF, KIT, BATH - 1	Y N
Attic	5 -	Finished	504	1	FB-1	1979	1995	HVAC+, BATH - 1	Y N
Basement	5 -	Low Cost	1730	0	FB-1	1979	1995	FP - 1, HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	450	1995	8514	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 80 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

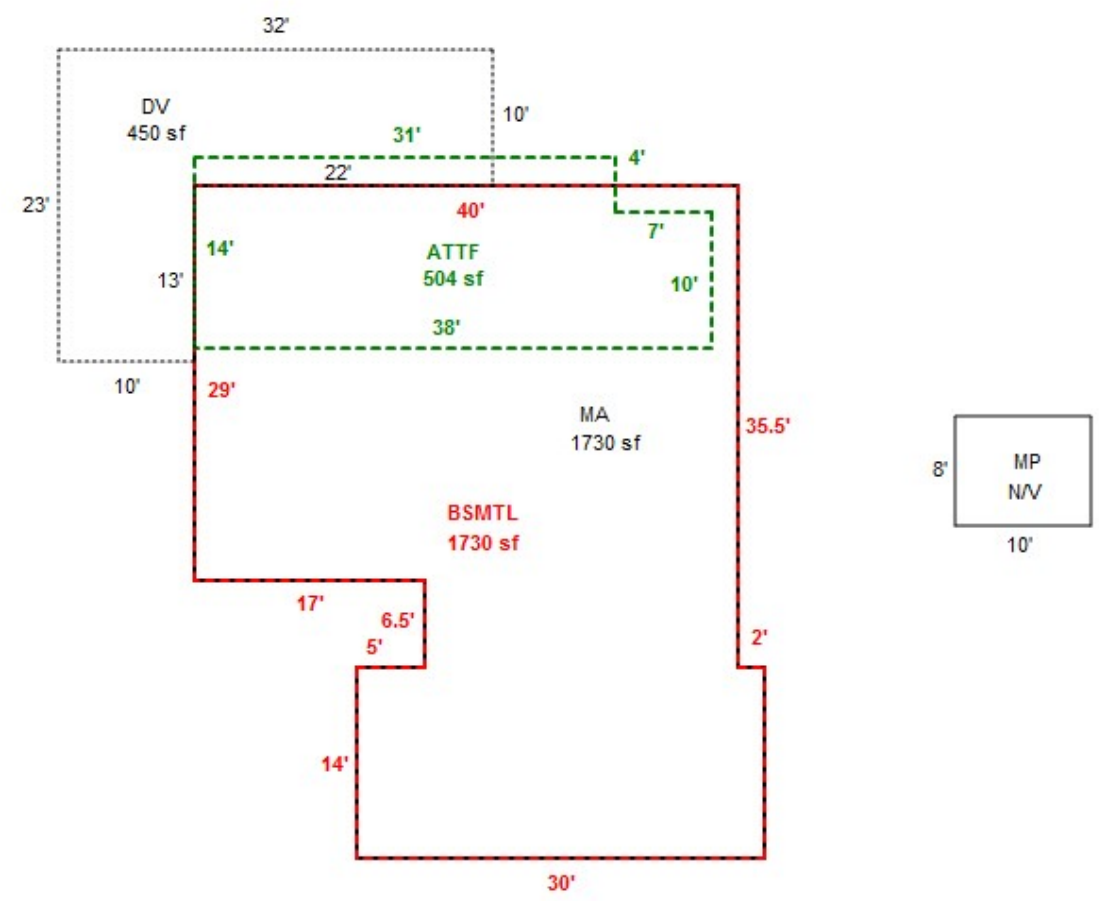
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	80	0	0	2010	2010		Y N

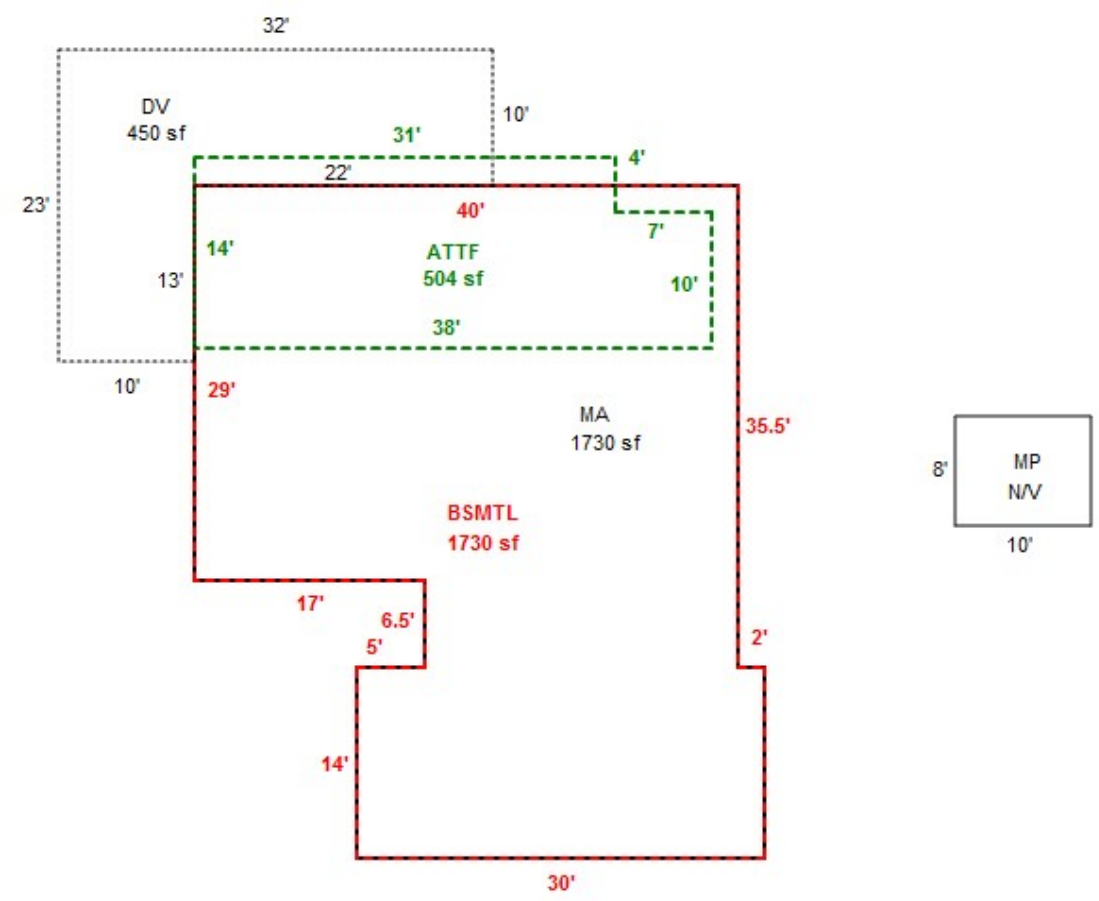
Accessories

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

R29537
082W08D 00900
SCALE=1:20



R29537
082W08D 00900
SCALE=1:20





MA (Rear)

R29537

06/16/2017

DV



R29537

06/16/2017



MA (SW)

R29537
06/16/2017



082W08D 00900
451 01D F54
00500210

R29537

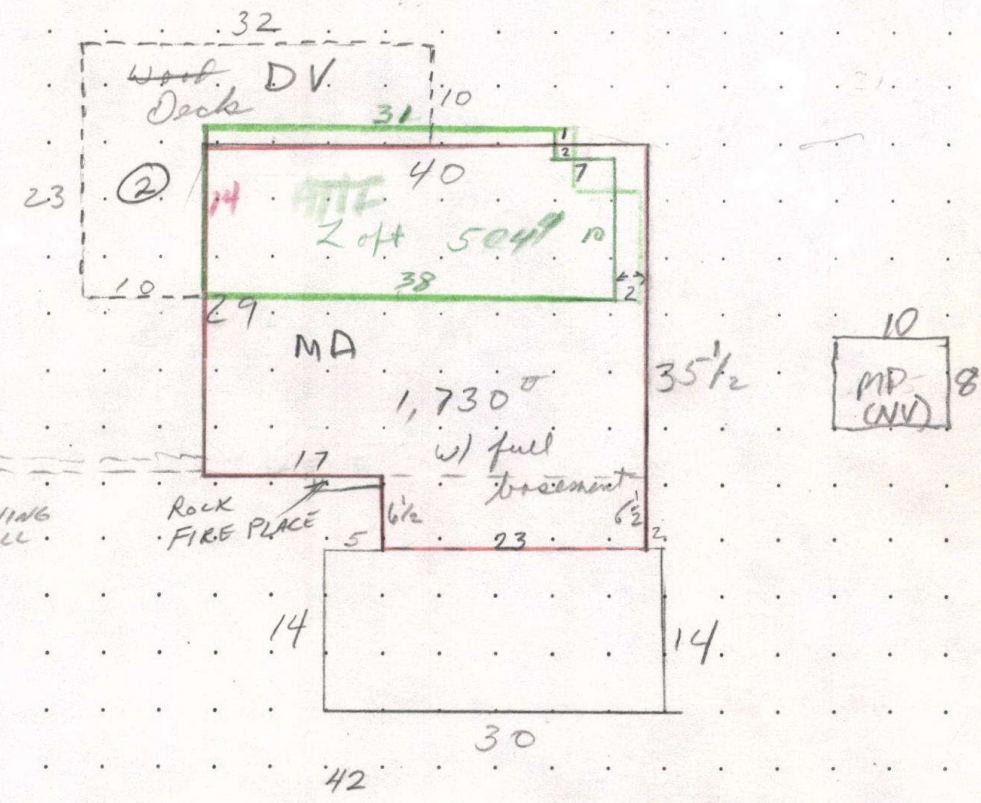
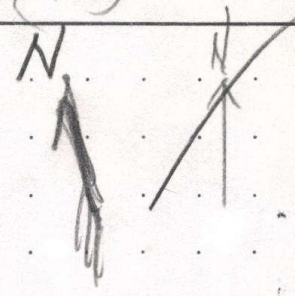
BLACK, THOMAS F & DIANE J
1.03 Acres
5305 JOSEPH ST SE

1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 57040 R29537

MAP NO. 08D-8-2W(900)



5305 Joseph St.

MEASUREMENT VERIFIED	
DATE	BY
3/11/80	JMB
12/29/83	43/Lovc
9-19-91	Reyer
6-26-02	DTY NW
6/16/17	cycle

REMARKS: 15179 420 149.5 1160 1729.5
 $(14 \times 30) + (6\frac{1}{2} \times 23) + (29 \times 40) = 1,730$
 $(14 \times 31) + (10 \times 7) = 504$
 Full Bsmt = 1730
 Finished Est (14 x 40) = 560

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W08D 00900

File No R29537

Property Address 5305 JOSEPH ST SE

City SALEM

County MARION

State OR

Zip 97317

Owner

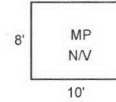
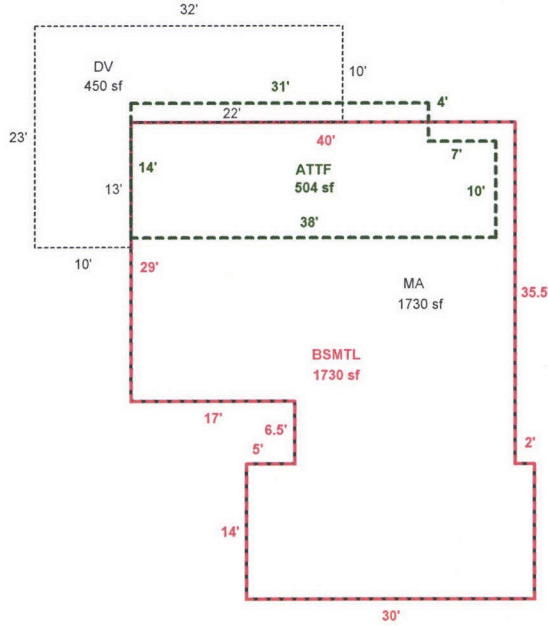
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R29537
082W08D 00900
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1730	193	1730
GLA2	ATTF	1.00	504	104	504
GLA0	BSMTL	1.00	1730	193	1730
P/P	DV	1.00	450	110	450

Net LIVABLE Area (rounded w/ factors) 3963

Comment Table 1

DRAWN BY JRONDEMA 7/27/17

Comment Table 2

Comment Table 3

R29537 082W08D 00900

Prop Class: 451 Prop Code: F54 Fran: 102

Appr #: 107 Date: 6/16/17

Situs Address 5305 JOSEPH ST SE

TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner BLACK, THOMAS F &

Pictom

Other: _____

RMV Land: 119,840

RMV Imps: 237,300

RMV Total: 357,140

M50 Total: 345,960

For: 2017-2018

Notes: Change roof on MA, Update EYB(MA & DV) Change DW to DV, Add MP(NV), APEx, Pull Tag
Revise DV Per APEx

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: SHAKE Int Comp: RNG;DW;H&F;DSP Adj: RLCM5;R5-QLTY
 Class: 5 Roof: ArcComp
 Area: 1730 Eff 1730 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: 1995 % Comp: _____
 Found: Heat/AC: HP Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: SGL-E Year: 1979 Eff: 1979 RMV: 125,580
 Exc Code: Comment/Adj: well maintained and updated L/S: _____

Seg: 1.2 BSMTL RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof:
 Area: 1730 Eff 1730 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: 1995 % Comp: _____
 Found: Heat/AC: HP Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: SGL-E Year: 1979 Eff: 1979 RMV: 76,000
 Exc Code: Comment/Adj: L/S: _____

Seg: 1.3 ATTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;R5-QLTY
 Class: 5 Roof:
 Area: 504 Eff 504 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: 1995 % Comp: _____
 Found: Heat/AC: HP Bedrooms: 1 Func: _____
 Ex Wall: Fireplace: Year: 1979 Eff: 1979 RMV: 27,760
 Exc Code: Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.4 DW DV RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: 450 450 Roof Style:
 Area: 490 Eff: 490 Flooring:
 Dimens: x Plumbing: Electrical: 1995 % Comp: _____
 Found: Heat/AC: Bedrooms: 1 Func: _____
 Ex Wall: Fireplace: Year: 1979 Eff: 1979 RMV: 7,960
 Exc Code: Comment/Adj: L/S: _____

Out Buildings

~~EYB possibly 1995/2~~

R29537 082W08D 00900 Prop Class: 451 Prop Code: F54 Fran: 102 Appr #: _____ Date: _____

Situs Address 5305 JOSEPH ST SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner BLACK, THOMAS F & Pictom Other: _____

RMV Land: 119,840 RMV Imps: 237,300 RMV Total: 357,140 M50 Total: 345,960 For: 2017-2018

Notes: _____

Segment	MP								Land
Class	4								
Dim/Size	8x10								
Foundation	Frame								
Exter Wall	PLSTC								
Wall Height	6								
Inter Finish									
Roof Cover	PLSTC								
Roof Style	gambrel								
Flooring	Dirt								
Plumbing	/								
Electric	/								
Misc.	/								
Yr Blt	Unk								
Eff Yr	2010 (est)								
Cond.	Ave								
% Good									
% Comp	100								
Lump Sum									
Except. Code	NV								

Inv Only

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	1.03		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

Routing Slip

Date: 7/7/17 Clerk: Chris Clerk Comments: _____

APEX Appraiser Response: OK (102) 8/3/17

Reviewed by lead appraiser/comments: 6/23/17 (31)





6200



R29537 6-26-02



MA (SW)

R29537
06/16/2017



MA (Rear)

R29537

06/16/2017



DV

R29537
06/16/2017