

Summary

Lead Appr: WW 10/30 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/29/2025

Acct ID: 558512 MTL: 082W15B004000 Date: 10/10/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 6706 AUMSVILLE HWY SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 114821 Year: 2025

Last Date Appraised: 08/23/2019 Appraiser: MATT LORD Tag: Y N Tag info: _____
Owner: ROBERTS, TYLER Last Sales Date: 03/07/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 241310
RMV Land: 267770 RMV Imp: 492240 RMV Total: 760010 MAV: 241310 MSAV: 0 SAV: 0
Comment: _____ (30) LATED

OSDs

25-26 : sales verification

MLS 818425

DOMY 260 ✓

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

Land

Site: 1 Code Area: 05410 Size: 1.35 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
Class: 4BDS Value Source: Rural at MKT Description: _____ RMV: 217770 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: 05410 Stat Class: 143 + Year Blt: 1955 Eff Year Blt: 2003 Sq.Ft: 2262 % Complete: 100.00
Desc: One Story with basement Dimensions: _____ RMV: 472170
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	1716	3	FB-1/ HB-1	1955	2003	ROOF, HVAC+, KIT, BTH - 1, BATH - 1	Y N
Basement	4 +	Finished	546	1	FB-1	1955	2003	BATH - 1	Y N
Garage Attached	4	Finished	600	0	0	1955	2003	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	700	2000	2002	1	Y N
DECK	4	262	1988	4726	1	Y N
DECK	4	720	1980	11232	1	Y N
PATIO	4	295	2000	1427	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1440 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 36x40 RMV: 20070
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	1440	0	0	2000	2000	FAIR ✓	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	576	2000	1647	1	Y N
CONCRETE DRIVEWAY	5	796	2000	2277	1	Y N

Bldg: 3 Code Area: 05410 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 100 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: _____ 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	100	0	0	2017	2017		Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **082W15B 04000**

File No **R58512**

SUBJECT

Property Address **6706 AUMSVILLE HY SE**

City **SALEM**

County **MARION**

State **OR**

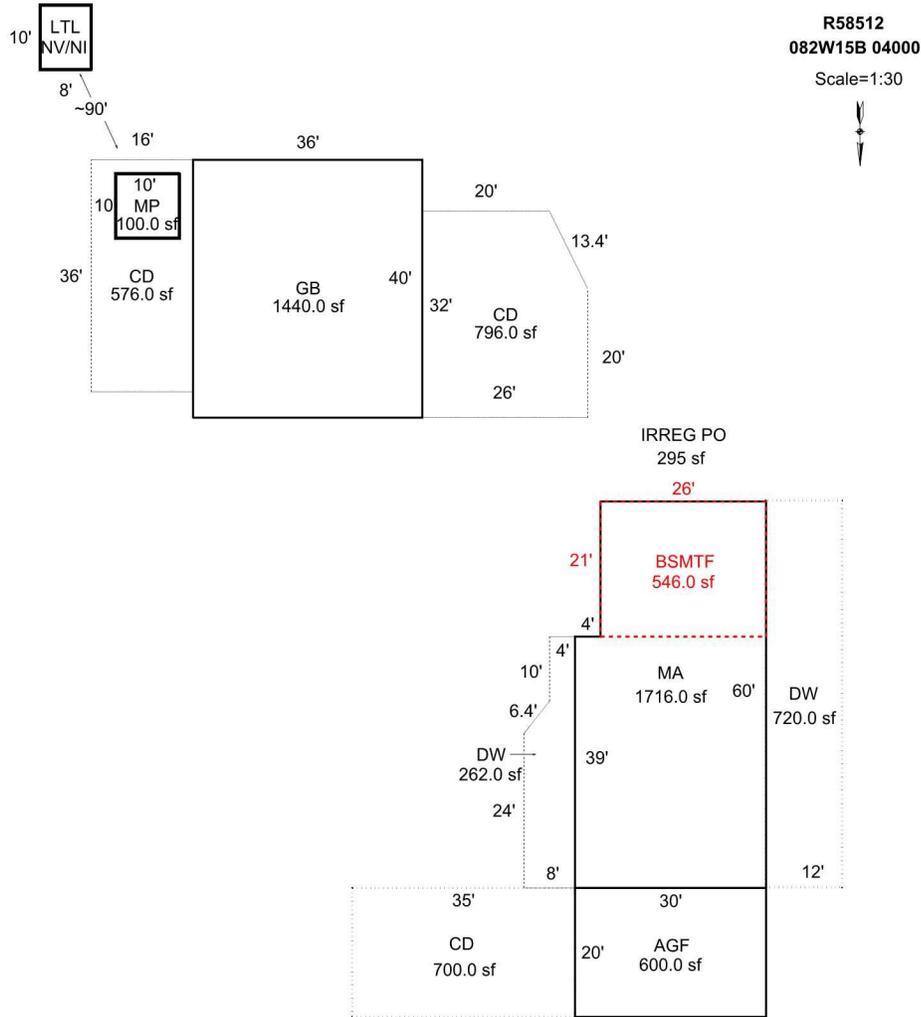
Zip **97317**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 40'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1716.00	180.0	1716.00
GLA0	BSMTF	1.00	546.00	94.0	546.00
GBA1	GB	1.00	1440.00	152.0	1620.00
	MP	1.00	100.00	40.0	
	LTL	1.00	80.00	36.0	
YI1	CD	1.00	796.00	111.4	1634.00
	DW	1.00	262.00	91.4	
	CD	1.00	576.00	104.0	

Net LIVABLE Area (rounded w/ factors) **2262**
 Net BUILDING Area (rounded w/ factors) **1620**

Comment Table 1

APEX BY CW 12/7/17
 UPD BY PH 08.29.19
 UPD BY PH 03.19.20

Comment Table 2

08.23.19 MH #31 & WV

Comment Table 3

#06CYCLE







082W15B 04000
401 01D F43
00500210

R58512

JENSEN DEVELOPMENT LLC

1.43 Acres

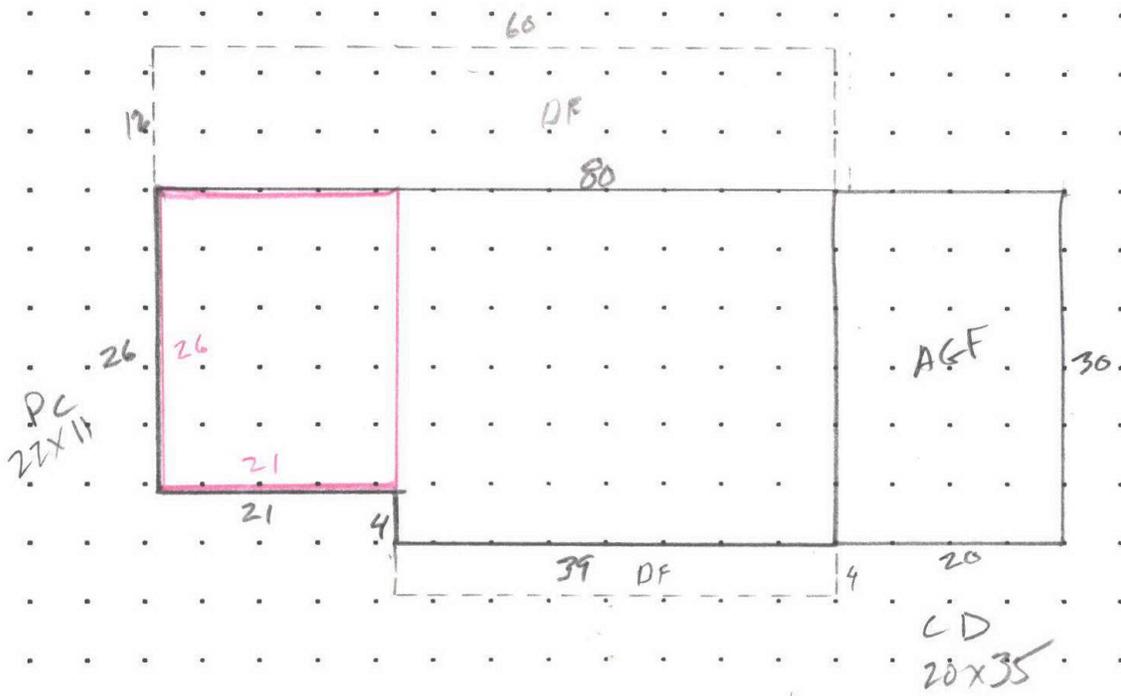
1/30/02

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R58512

MAP NO: B-2W-15B

TAX LOT: 4000

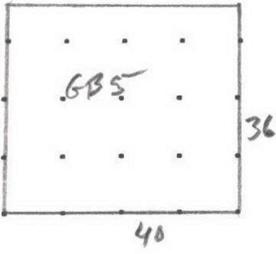


PC
22x11

AGF

CD
20x35

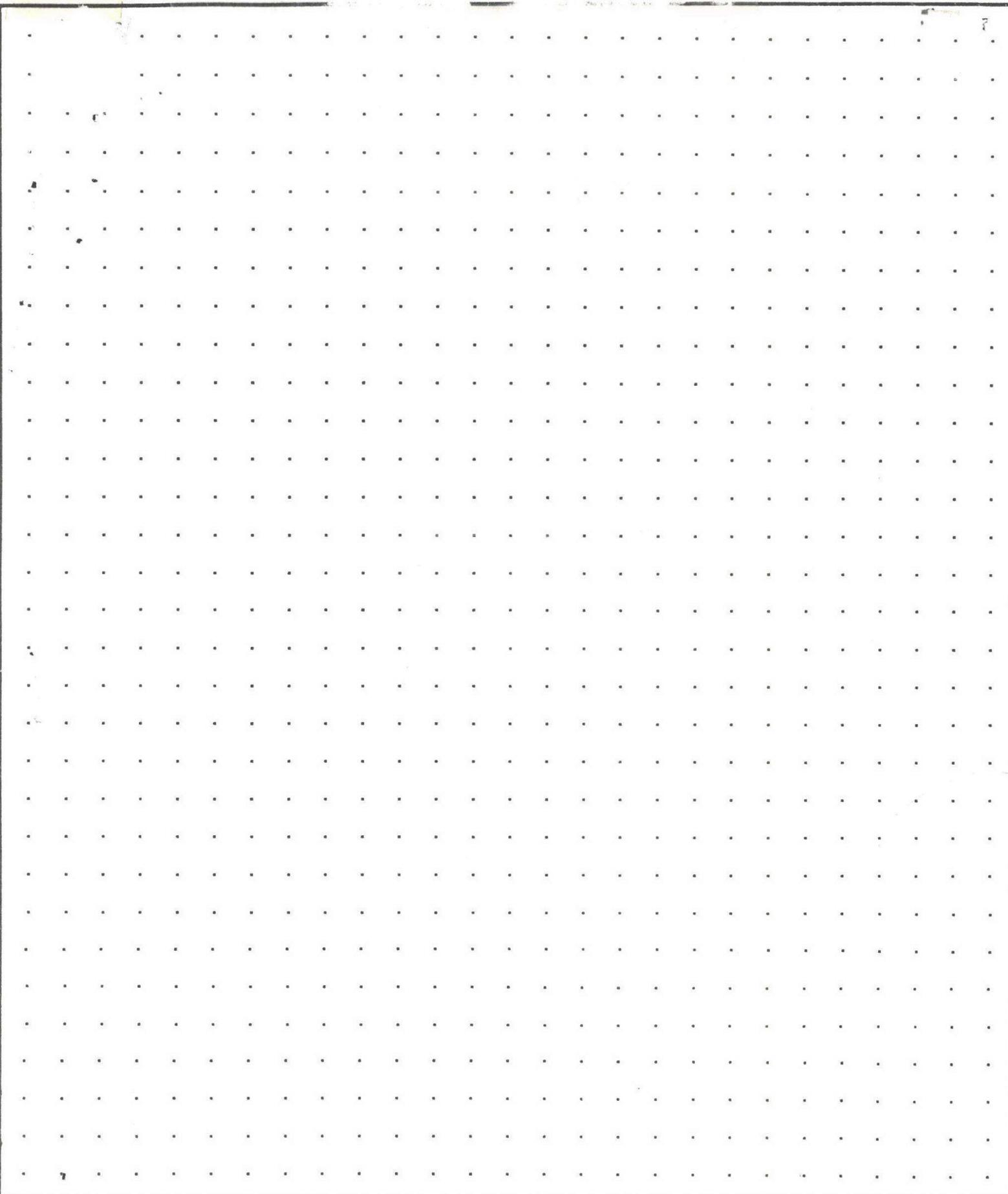
MUMSVILLE HWY



CALCULATIONS: $(30 \times 39) + (21 \times 26) = 1716 \#$
 $21 \times 26 = 546 \#$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 6706 MUMSVILLE HWY		SALES						
					Date	Amt.					
DATE	BY	REMARKS:									
12-1-00	82					BUILDER:					
10-30-03	T37									AG * 30x39 PART IS OLDER RES THAT WAS MOVED ONTO PROPERTY - 21x26 PART IS NEW THIS YEAR.	
8.23.19	T-06/31										



CALCULATIONS:

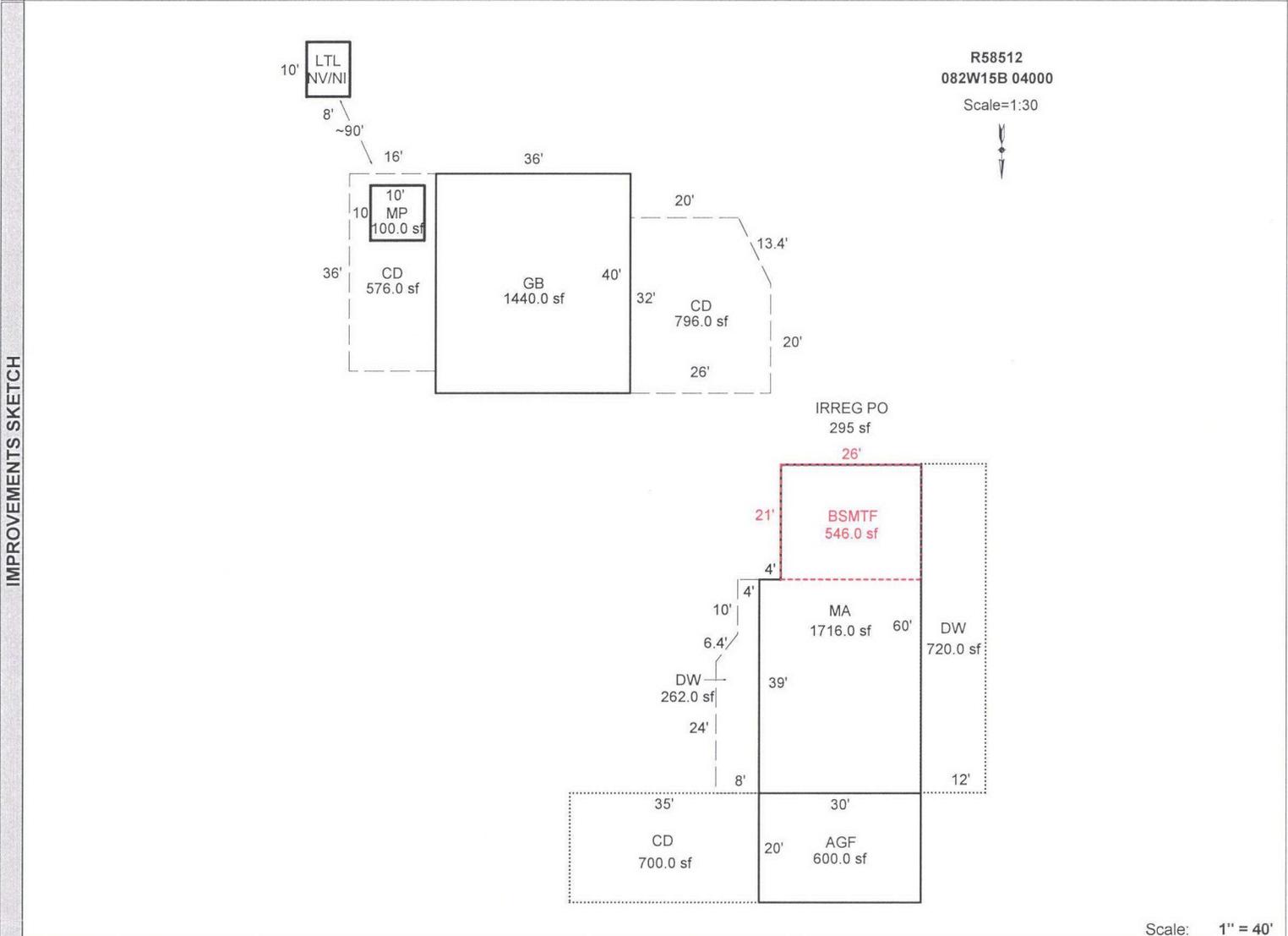
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W15B 04000

File No R58512

SUBJECT	Property Address 6706 AUMSVILLE HY SE
	City SALEM County MARION State OR Zip 97317
	Owner
	Client
	Appraiser Name



Scale: 1" = 40'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	<p>APEX BY CW 12/7/17 UPD BY PH 08.29.19 UPD BY PH 03.19.20</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">Comment Table 2</th> <th style="width: 50%; text-align: center;">Comment Table 3</th> </tr> <tr> <td style="text-align: center;">08.23.19 MH #31 & WW #06</td> <td style="text-align: center;">CYCLE</td> </tr> </table>		Comment Table 2	Comment Table 3	08.23.19 MH #31 & WW #06	CYCLE
	Comment Table 2	Comment Table 3										
	08.23.19 MH #31 & WW #06	CYCLE										
	GLA1	MA	1.00	1716.00	180.0	1716.00						
	GLA0	BSMTF	1.00	546.00	94.0	546.00						
	GBA1	GB	1.00	1440.00	152.0	1620.00						
		MP	1.00	100.00	40.0							
	YI1	LTL	1.00	80.00	36.0	1634.00						
		CD	1.00	796.00	111.4							
DW		1.00	262.00	91.4								
CD		1.00	576.00	104.0								
Net LIVABLE Area		(rounded w/ factors)			2262							
Net BUILDING Area		(rounded w/ factors)			1620							

R58512 082W15B 04000 Appr # 49 Date 8/1/08 Prop Class 401 Prop Code F43
 Situs Address 6706 AUMSVILLE HY SE Franchise Code 49 Year For: 2007-2008

Owner HUNT, ERIC D &

Notes: Sales Verif? Class change, OSD change, ~~YI change~~, Remove View Adj.

Seg. Type MA Segment # 1.1 Class 4+ Area 1716 Eff Area 1716 Length Width
 Roof Cover ARCOMP Plumbing BATH1.5
 Heat FA Fireplace Inter. Comp DW; DSP, MICRO RNC
 Bedrooms 2 Year Built 1955 Eff. Year Built 2003 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp 100 Func Econ
 Lump Sum Except Code/Year INV CORR Comments Condition, Complete Remodel

Seg. Type BSMTF Segment # 1.2 Class 4+ Area 546 Eff Area 546 Length Width
 Roof Cover Plumbing BATH1
 Heat Fireplace Inter. Comp
 Bedrooms 1 Year Built 1955 Eff. Year Built 2003 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp 100 Func Econ
 Lump Sum Except Code/Year INV CORR Comments Condition, complete Remodel

Seg. Type AGF Segment # 1.3 Class 4 Area 600 Eff Area 600 Length 20 Width 30
 Roof Cover ARCOMP Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1955 Eff. Year Built 2003 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp 100 Func Econ
 Lump Sum Except Code/Year INV CORR Comments Condition

Accessory Improvements

Seg. Type DW Segment # 1.4 Area 876 Length Width
 Cond. P F A G E Year Built Eff. Year Built % Comp Econ
 Exception Code/Year Comments Above & beyond YI's

Seg. Type Y14A Segment # 1.5 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built % Comp Econ
 Exception Code/Year INV CORR Comments

Out Buildings

Seg. Type GB Segment # 2.1 Class 5 Area 1440 Length 36 Width 40
 Foundation POST Ex. Wall 12FT; BKENAM Height
 Roof Cover BKENAM Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2000 Eff. Yr. Blt.
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ
 Lump Sum Except Code/Year Comments

~~YI's~~
 vinyl windows
 can lighting PR

R58512 082W15B 04000 Appr # 49 Date 8/1/08 Prop Class 401 Prop Code F43
 Situs Address 6706 AUMSVILLE HY SE Franchise Code 49 Year For: 2007-2008
 Owner HUNT, ERIC D &
 Notes: _____

Land Segments

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	RURAL	RURAL AT MKT	1.35	VIEWA.02M 20000 <i>remove</i>	A.J.
2	OSD	ON SITE DEVELOPMENT		OSDA, RUR	A.J.

Eff Acres _____ Companion Accounts _____

ROUTING SLIP

Date 8/12/08 Clerk Chris

S.V.

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

Appraiser response OK EWAS 9/13/08
 Reviewed by lead appraiser/comments _____

R58512 082W15B 04000 Prop Class: 401 Prop Code: F43 Fran: 11 Appr #: 04/3 Date: 8/23/19
 Situs Address 6706 AUMSVILLE HWY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner HUNT, ERIC D & Pictom Other: _____

RMV Land: 185,800 RMV Imps: 328,040 RMV Total: 513,840 M50 Total: 202,120 For: 2019-2020

Notes: OWNERS AT DOOR, CHANGES AS NOTED

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: DW;DSP;MICRO Adj: RLCM4;R4+QLTY
 Class: 4 Roof: GABLE
 Area: 1716 Eff 1716 Flooring: HP
 Dimens: x Plumbing: BATH1.5 Electrical: 3 Qty:
 Found: Heat/AC: HP Bedrooms: 3 % Comp: _____
 Ex Wall: LAP Fireplace: Year: 1955 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 180,580
 Exc Code: 1/0 Comment/Adj: INTERIOR BDRM CONST PER MS. OWNER L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4+QLTY
 Class: 4 Roof:
 Area: 546 Eff 546 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty:
 Found: Heat/AC: Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1955 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 62,520
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4
 Class: 4 Roof: GABLE
 Area: 600 Eff 600 Flooring: CONC
 Dimens: 20 x 30 Plumbing: Electrical: Qty:
 Found: Heat/AC: Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1955 Eff: 2003 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 39,100
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 DW RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: _____
 Class: 720 Roof Style: _____
 Area: 876 Eff: 876 Flooring: _____
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1980 RMV: 13,480
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: BREAK WT SEG THIS IS BACK DW L/S: _____

Seg: 1.5 YI4G RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: _____
 Class: Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 19,000
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: BREAK WT SEGS L/S: _____

Out Buildings

Seg: 2.1 GB GB5
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 1440 Eff: 1440 Flooring: CONC
 Dimens: 36 x 40 Plumbing: Electrical: 110V % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: 12FT;BKENAM Fireplace: Year: 2000 Eff: 2000 Value: 13,360
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R58512 082W15B 04000 Prop Class: 401 Prop Code: F43 Fran: 11 Appr #: _____ Date: _____

Situs Address 6706 AUMSVILLE HWY SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner HUNT, ERIC D & Pictom Other: _____

RMV Land: 185,800 RMV Imps: 328,040 RMV Total: 513,840 M50 Total: 202,120 For: 2019-2020

Notes: _____

Segment	DW ✓	CD ✓	PO ✓	CD ✓	CD ✓	M.P ✓	Land
Class						4	
Dim/Size	262#	35x20	295#	796#	36x16	10x10	
Foundation	IRR			IRR		FRAME	
Exter Wall						WOOD	
Wall Height						8	
Inter Finish							
Roof Cover						ASMP	
Roof Style						GABLE	
Flooring						WOOD	
Plumbing							
Electric							
Misc.	FRONT DW DAY RE		S. SIDE MA	NW SIDE GB	E. SIDE OF GB	SE SIDE OF GB	
Yr Blt							
Eff Yr	1888	2000	2000	2000	2000	2017	
Cond.	POOR						
% Good	COND						
% Comp							
Lump Sum							
Except. Code	10	_____			NEW	NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.35		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date: 9/9/19 Clerk: Chris Routing Slip Clerk Comments: _____

Appraiser Response: OK @ 9/19/19

Return to appraiser after input Review by lead appraiser 9/4/19 (31)





2 16 '02





2002

8 16 '02



2/29/03

R58512



2/25/03

R 58512



R58512

10/30/03



2/25/03

R58512



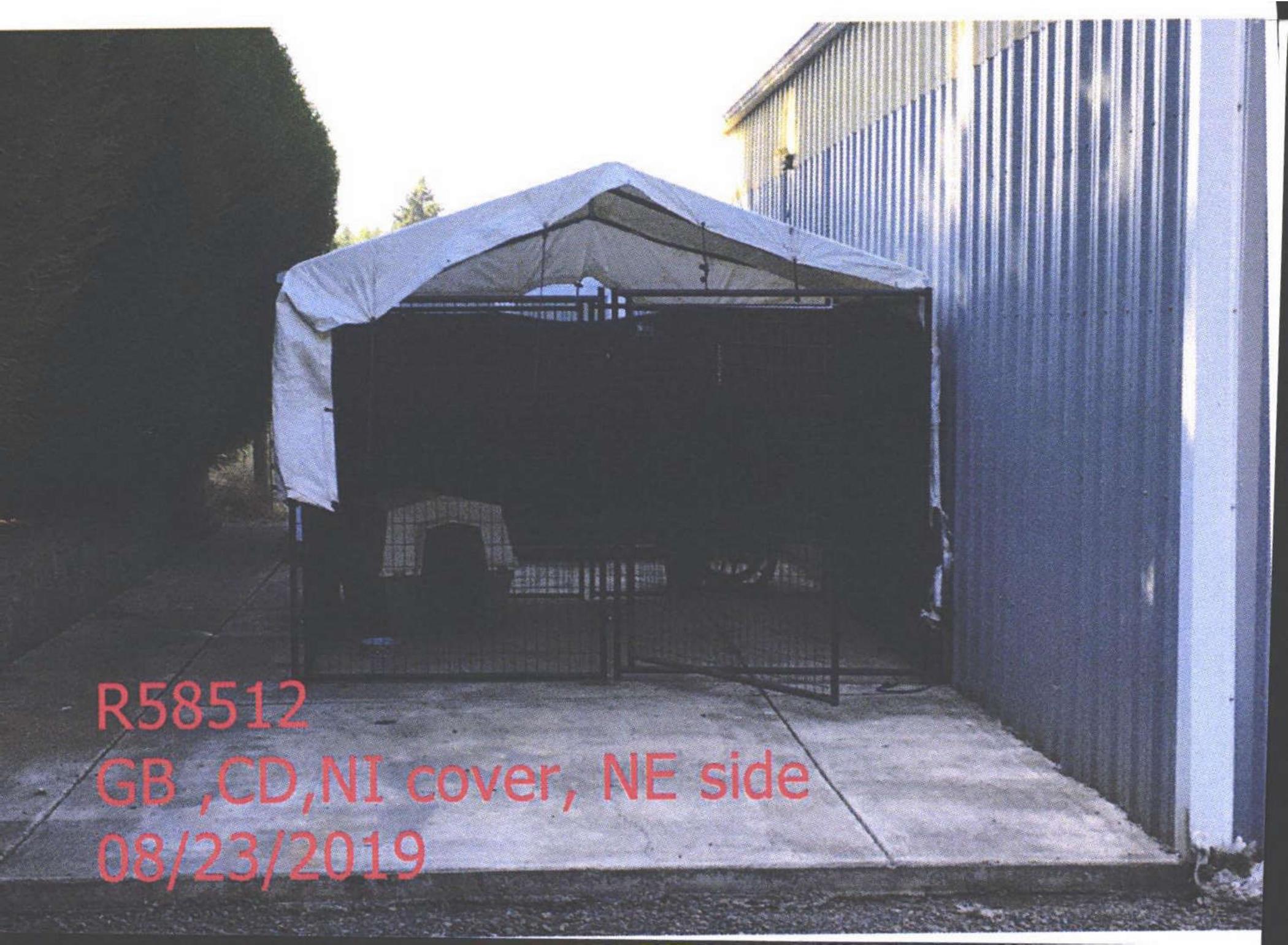
R 58512

EW49

8/1/08



R58512
MP 10x10 N side
08/23/2019



R58512

GB ,CD,NI cover, NE side

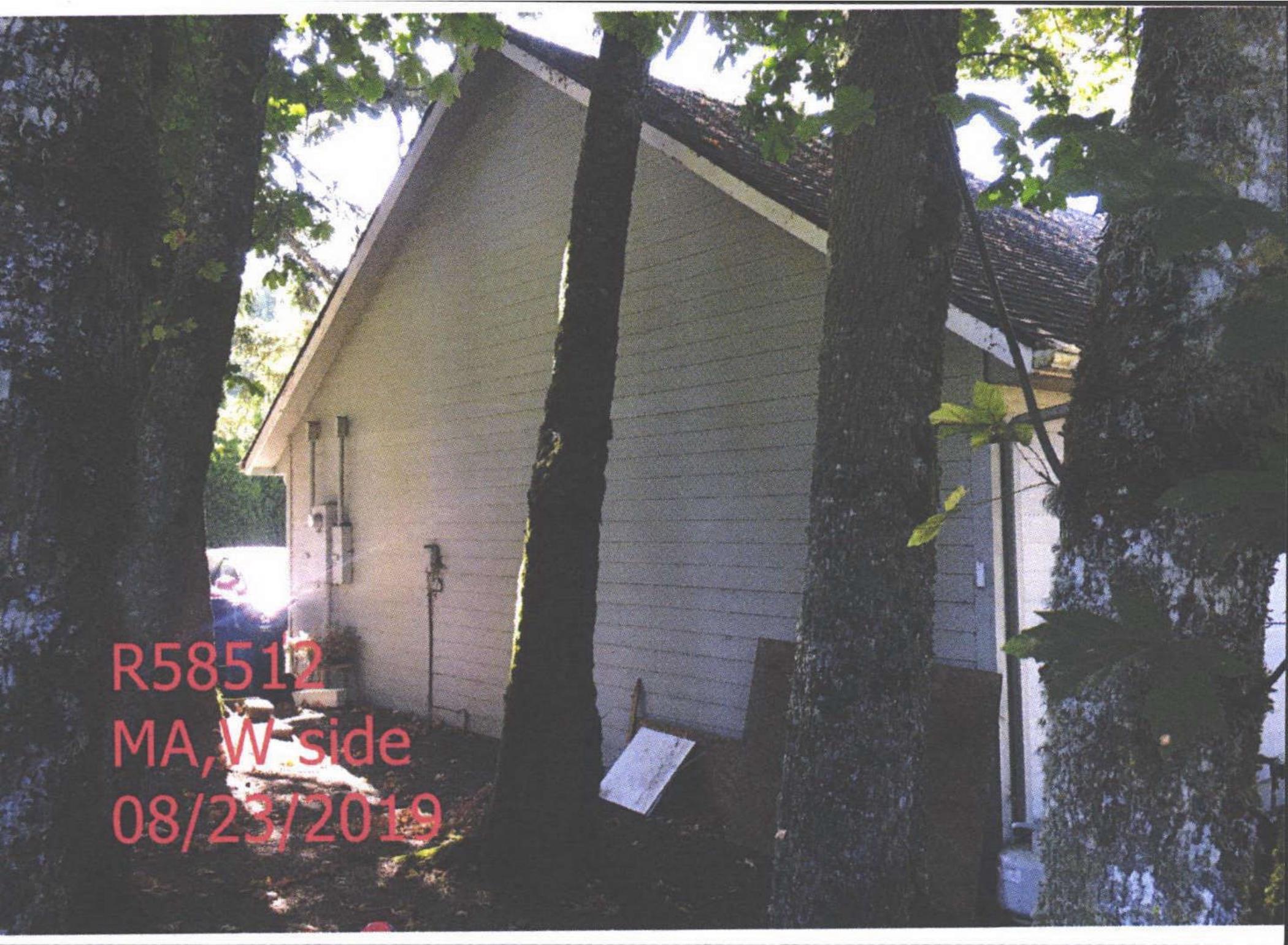
08/23/2019



R58512

LTL 10x8 NI /NV

08/23/2019



R58512
MA, W side
08/23/2019



R58512

MA, DW 60x12 NW side

08/23/2019



R58512

GB ,CD N side

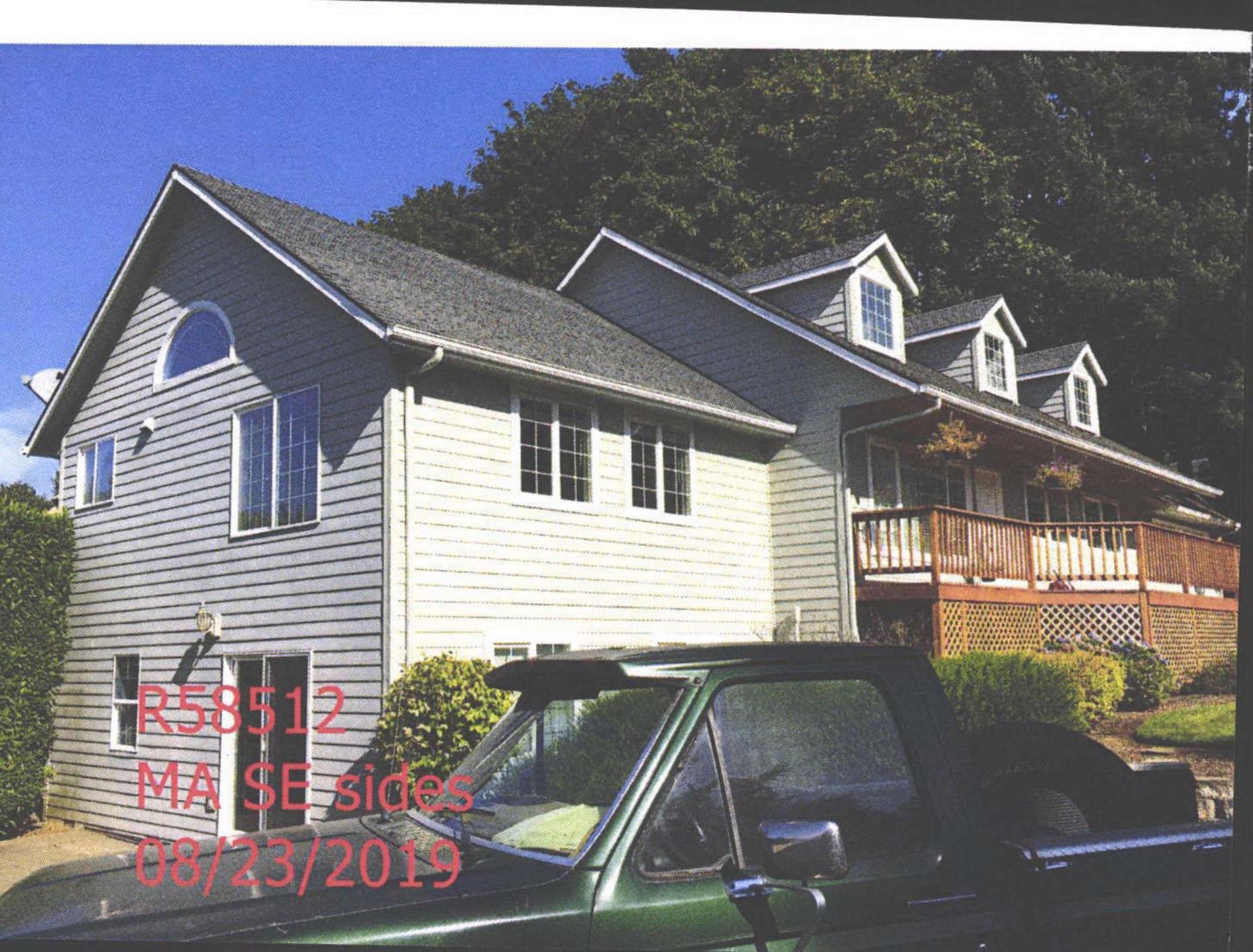
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R58512

MA, DW, AGF, CD

08/23/2019

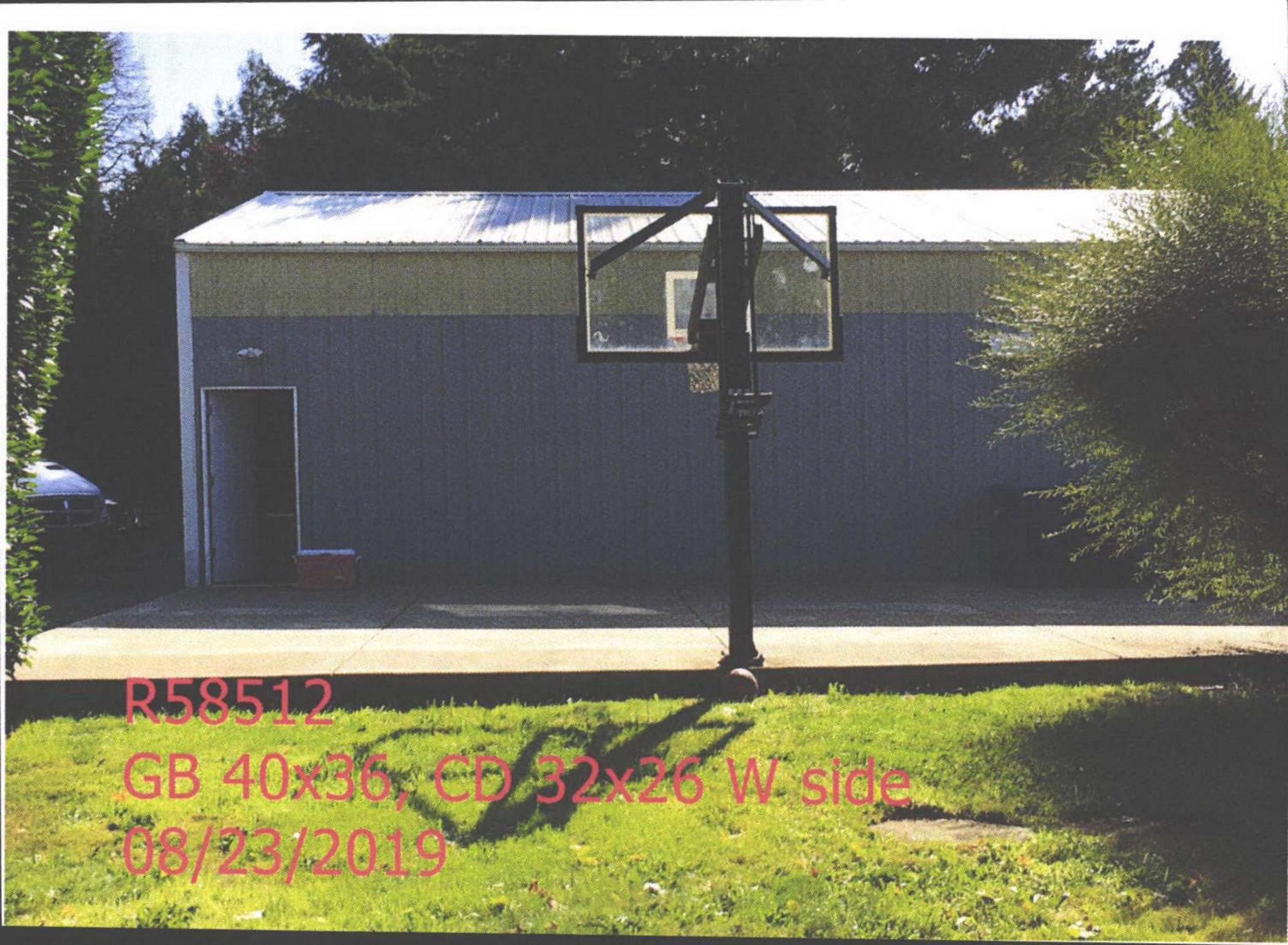


R58512

MA SE sides

08/23/2019

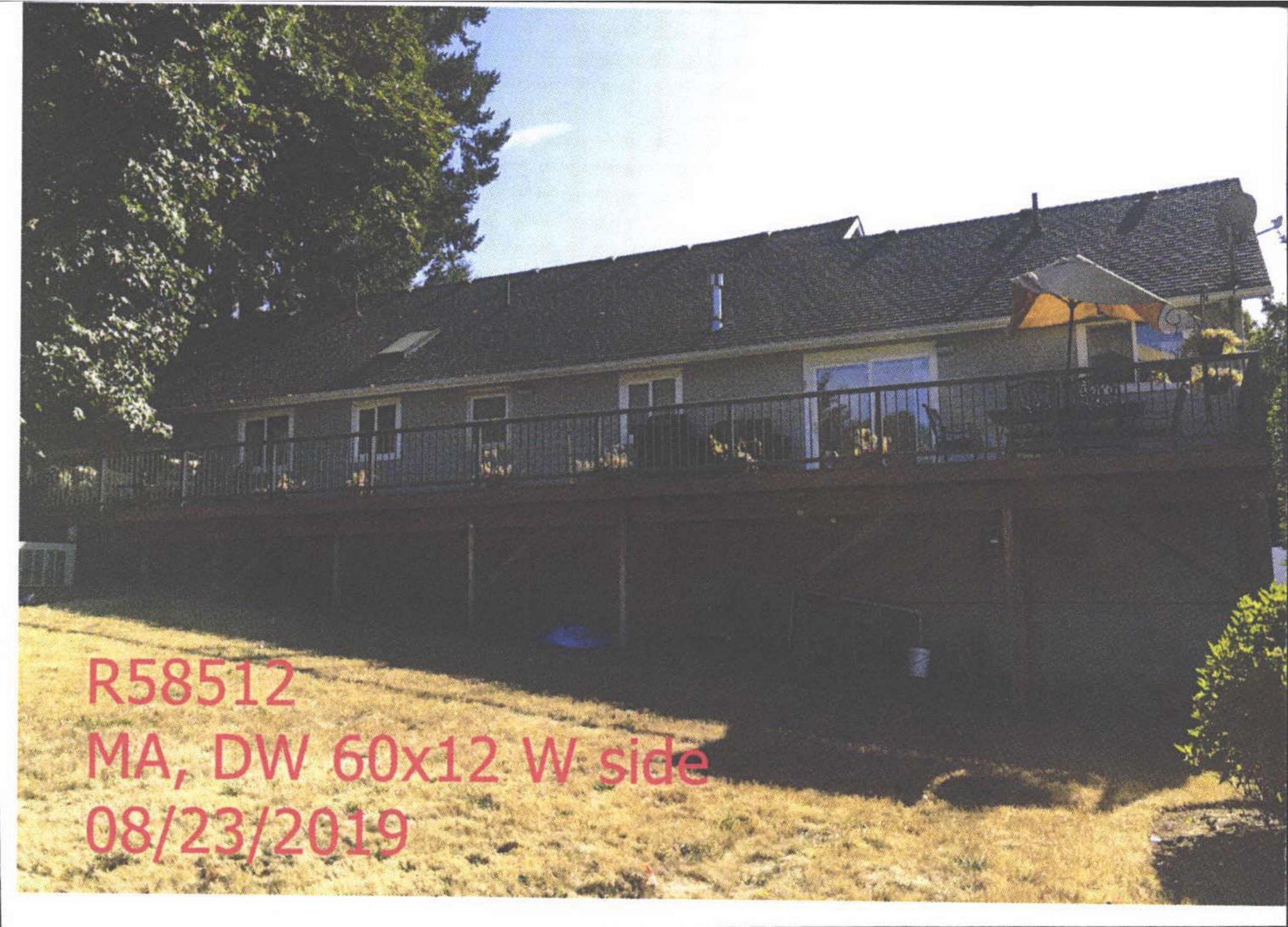




R58512

GB 40x36, CD 32x26 W side

08/23/2019



R58512

MA, DW 60x12 W side

08/23/2019