

Summary

Lead Appr: MLH Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 4/3/26

Print Date: 9/29/2025

Acct ID: 523479 MTL: 072W21D001800 Date: 3/17/26 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
Situs: 6280 COTTONWOOD ST NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 40940 Year: 2025

Last Date Appraised: 03/04/2013 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: \_\_\_\_\_

Owner: BAXTER, JAMES C Last Sales Date: 03/25/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 442040

RMV Land: 344980 RMV Imp: 612600 RMV Total: 957580 MAV: 442040 MSAV: 0 SAV: 0

Comment: MLS 822007 DOM 175 update Inventory

Input MLH

OSDs Sales Code 16 Sold as rental w/ current tenants

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0
1	MKTN	OSD - NO LANDSCAPE	35000	92410	0

3/17/26

Land

Site: 1 Code Area: 92410 Size: 2.25 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 259980 Exception: Y N  
 Adjustment(s): 650:1 Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 6/14/11 #19 PROPERTY IS 4-SALE @ \$475K// 05-06: RECALC SETUP; APPR NO.T19, 6/14/04 06-07: F05-0666 CREATES R337811 FROM R23479

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 144 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 2032 % Complete: 100.00  
 Desc: Multi Story above grade with basement Dimensions: \_\_\_\_\_ RMV: 319030  
 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	1164	<u>2</u>	FB-1	1965	1965	FP - 1, HVAC, ROOF, BATH - 1, KIT+	Y N
Second Floor	4	Finished	868	3	FB-1/ HB-1	1965	1965	HVAC, BTH - 1, BATH - 1	Y N
Basement	4	Unfinished	982	0	0	1965	1965		Y N

Ib

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	312	1965	1218	1	Y N
ROOF EXTENSION OR PATIO COVER	4	312	1965	6424	1	Y N

Change to V I A

1977 Roof Paint Siding

Bldg: 2 Code Area: 92410 Stat Class: 131 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 1029 % Complete: 100.00  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 117410  
 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	3	Finished	1029	<u>3</u>	FB-1	1947	1947	ROOF, KIT-, BATH - 1, HVAC	Y N
Garage Attached	3	Unfinished	240	0	0	1935	1947	ROOF	Y N

Ib

Accessories

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

V I F

1989 Roof paint floor

Bldg: 5 Code Area: 92410 Stat Class: 232 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1652 % Complete: 100.00  
 Desc: Multi-Family Res, 2 Units Dimensions: \_\_\_\_\_ RMV: 174560  
 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	3	Finished	826	4	FB-2	1973	1973	ROOF, HVAC, BATH - 2, KIT	Y N
First Floor	3	Finished	826	0	0	1973	1973		Y N
Garage Attached	3	Unfinished	<u>522</u>	0	0	1973	1973	ROOF	Y N

Ib

Accessories

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

V I 3A

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1966 Eff Year Blt: 1966<sup>2000</sup> Sq.Ft: 800 % Complete: 100.00

Desc: Machine Shed (MS) <sup>GB</sup> Dimensions: 40x20 RMV: 1600

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5/4	Finished	800	0	0	1966	1966	Ave	

**Accessories**

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

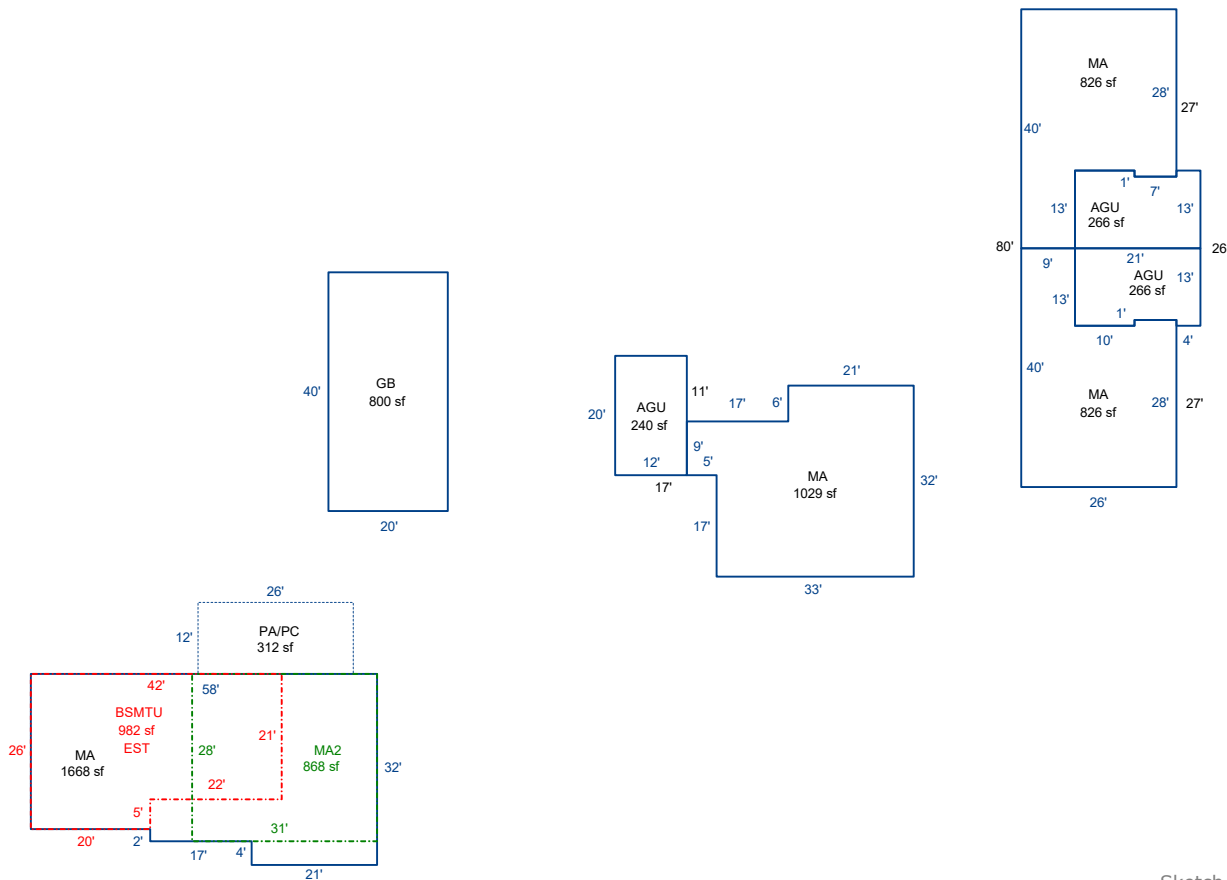
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 523479 Parcel No.: 072W21D 01800  
 Property Address: 6280-6290 COTTONWOOD ST NE  
 City: SALEM County: MARION State: OR ZipCode: 97317  
 Owner:  
 Client:  
 Appraiser Name: Client Address: Inspection Date:

## SKETCH

523479  
072W21D 01800  
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	800.0	120.0	800.0	DRAWN BY JRONDEMA 11/14/17 UPDATED BY CLOBERG 04/06/26	
GLA1	MA	1.0	1668.0	180.0			
	MA	1.0	1029.0	140.0			
	MA	1.0	826.0	134.0			
	MA	1.0	826.0	134.0	4349.0		
	MA2	1.0	868.0	118.0	868.0		
BSMT	BSMTU	1.0	982.0	136.0	982.0		
GAR	AGU	1.0	240.0	64.0			
	AGU	1.0	266.0	70.0			
	AGU	1.0	266.0	70.0	772.0		
P/P	PA/PC	1.0	312.0	76.0	312.0	COMMENT TABLE 2	COMMENT TABLE 3
						MLH 03/17/26	SV L4
	Net LIVABLE	cnt	3 (rounded)		5,989		
	Net BUILDING	cnt	0 (rounded)		800		

# SKETCH/AREA TABLE ADDENDUM

Parcel No 072W21D 01800

File No R23479

Property Address 6280-6290 COTTONWOOD ST NE

City SALEM

County MARION

State OR

Zip 97317

Owner

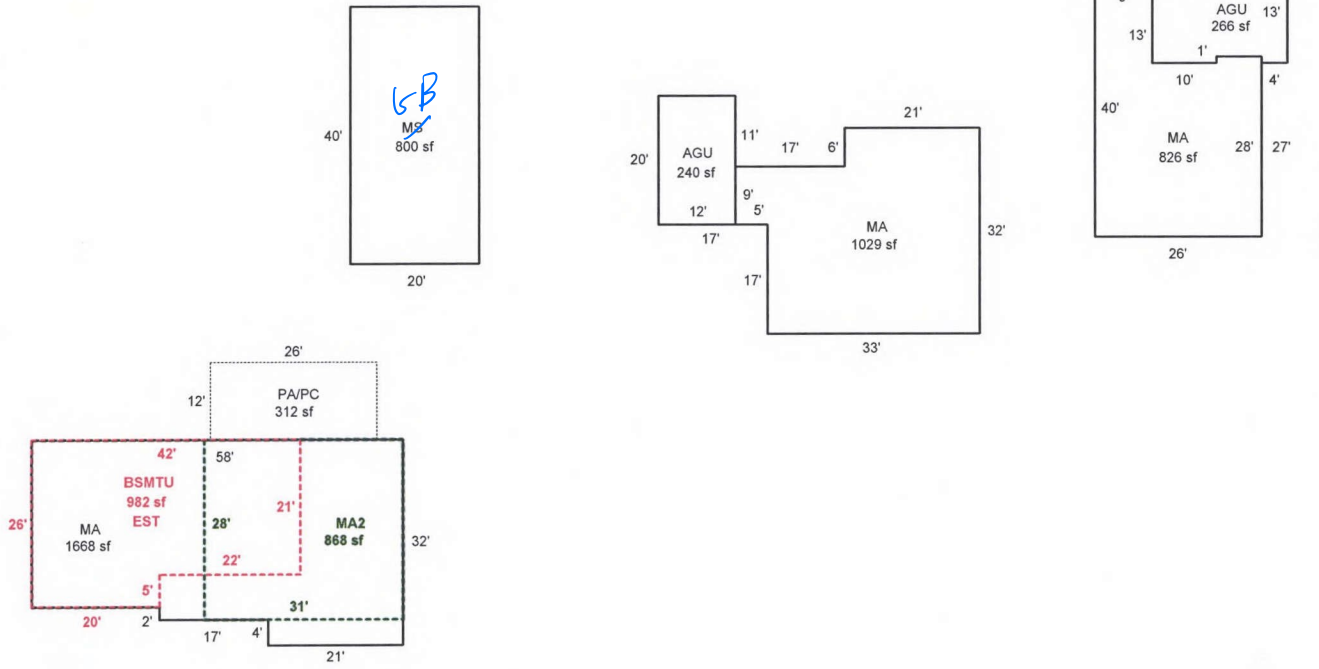
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R23479  
072W21D 01800  
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1668	180	4349
	MA	1.00	1029	140	
	MA	1.00	826	134	
	MA	1.00	826	134	
GLA2	MA2	1.00	868	118	868
GBA1	MS	1.00	800	120	800
BSMT	BSMTU	1.00	982	136	982
GAR	AGU	1.00	240	64	772
	AGU	1.00	266	70	
	AGU	1.00	266	70	
P/P	PA/PC	1.00	312	76	312
Net LIVABLE Area			(rounded w/ factors)		5217
Net BUILDING Area			(rounded w/ factors)		800

#### Comment Table 1

DRAWN BY JRONDEMA 11/14/17

#### Comment Table 2

3/17/26 MLH SU LY

#### Comment Table 3