

9/11/23

7/31/2023

Acct ID: 533555 MTL: 084W12C001308 Date: 10.31.23 Appr: WW Prop Class: 401 RMV Prop Class: 401
 Situs: 4859 CIRCUIT RIDER LN S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 59540 Year: 2023

Last Date Appraised: 01/20/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: KALEN K YOUNG LT & YOUNG, KALEN K TRE Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 2164650

RMV Land: 451470 RMV Imp: 2483230 RMV Total: 2934700 MAV: 1933130 MSAV: 0 SAV: 0

Comment: 23-24: L2 01.20.23 GRH
 22-23: L2 01.10.22 //22-23 L4 6/14/22 CLUKE
 //LEVEL 4 2.18.21 CL10//

INPUT WW 11/15/23

ADDN, EP, SP 100% COMPLETE

23-24: RECHECK 1/1/24 COMPLETION
 ADDN, EP, SP
 19-007686 C/O 5/30/23
 20-007907 C/O 6/12/23

Notations

No notation data available.

OSDs

Attempted L2 Gated community / posted 9/20/23 9/28/23 10/31/23

Count	Code	Description	RMV	Code Area	Exception	10/31 ABLE TO DO L3
1	MKTE	OSD - EXCELLENT	65000	92430	0	Same as current photos

Land Chris to measure soil classes

Site: 1 Code Area: 92430 Size: 4.22 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 257010 Exception: Y N
 Adjustment(s): H2OAR, GSOIL, WASTE, FSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

17-18: PER #73 REMOVE TREED ADJ / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 01-02: REAPPRAISAL 05-06: F05-0337 ROAD CREATED OUT OF R33554, R33555, R33556, R33557, R33558

Site: 2 Code Area: 92430 Size: 1.99 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 75020 Exception: Y N
 Adjustment(s): H2OAR, GSOIL, WASTE, FSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

17-18: PER #73 REMOVE TREED ADJ / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 01-02: REAPPRAISAL 05-06: F05-0337 ROAD CREATED OUT OF R33554, R33555, R33556, R33557, R33558

Site: 3 Code Area: 92430 Size: 1.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 54080 Exception: Y N
 Adjustment(s): H2OAR, GSOIL, WASTE, FSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

17-18: PER #73 REMOVE TREED ADJ / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 01-02: REAPPRAISAL 05-06: F05-0337 ROAD CREATED OUT OF R33554, R33555, R33556, R33557, R33558

Site: 4 Code Area: 92430 Size: 0.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: WST Value Source: Rural at MKT Description: Rural WASTELAND RMV: 360 Exception: Y N
 Adjustment(s): H2OAR, GSOIL, WASTE, FSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

17-18: PER #73 REMOVE TREED ADJ / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 01-02: REAPPRAISAL 05-06: F05-0337 ROAD CREATED OUT OF R33554, R33555, R33556, R33557, R33558

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 162 + Year Blt: 1996 Eff Year Blt: 2005 Sq.Ft: 9877 % Complete: 100
 Desc: Multi Story above grade 2010 Dimensions: RMV: 1987100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 219560 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6 +	Finished	2583	0	FB-2/ HB-1	1996	2005	ROOF, FP, HVAC+, KIT+, BATH - 2, BTH - 1	Exception: Y N
First Floor	6 +	Finished	3551	0	0	1996	2005		Exception: <input checked="" type="checkbox"/> Y N
Second Floor	6 +	Finished	2583	4	FB-3	1996	2005	HVAC+, BATH - 3	Exception: Y N
Attic	6	Finished	1160	0	0	2021	2005		Exception: Y N
Garage Attached	6	Finished	1080	0	0	1996	2005	ROOF	Exception: Y N

	Sq.Ft.	% Good .25 = 25%	% of Whole
Basement Finished:			0%
1st floor:	2,583	91%	0.24
2nd Floor:	2,583	91%	0.24
Attic Finished:	1,160	91%	0.11
Addition:	3,551	100%	0.36
Total Sq.Ft.:	9,877	100%	0.94

Accessories EA 910 1/0 Always there

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH 100%	6	2681	2021	210019	0	Exception: <input checked="" type="checkbox"/> Y N
OUTDOOR AMENITIES FP / KITCHEN	6	0	2022	6400	1	Exception: Y N
SWIMMING POOL 100%	6	800	2021	45000	0	Exception: <input checked="" type="checkbox"/> Y N
YARD IMPROVEMENTS EXCELLENT	6	1	2005	52992	1	Exception: Y N

Bldg: 2 Code Area: 92430 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements 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
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No floor data available

FENCE IN YI'S MOVE MAV TO 162

Accessories

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

Bldg: 3 Code Area: 92430 Stat Class: 158 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1200 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 476650
 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
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Second Floor	5	Finished	1200	0	FB-1	2001	2001	HVAC+, BATH - 1	Exception: Y N
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Garage Oversized Detached	5	Finished	3527	0	FB-1	2001	2001	HVAC+, ROOF, BATH - 1	Exception: Y N
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Accessories

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

Improvements - Accessory Buildings

Bldg: 6 Code Area: 92430 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 7520
 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
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Multi-Purpose Bldg	5	Finished	480	0	0	2001	2001	FAIR	Exception: Y N
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Accessories

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

Bldg: 7 Code Area: 92430 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 174 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 11960
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 11960 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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Multi-Purpose Bldg	6	Finished	174	0	0	2022	2022	GOOD	Exception: Y N
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Accessories

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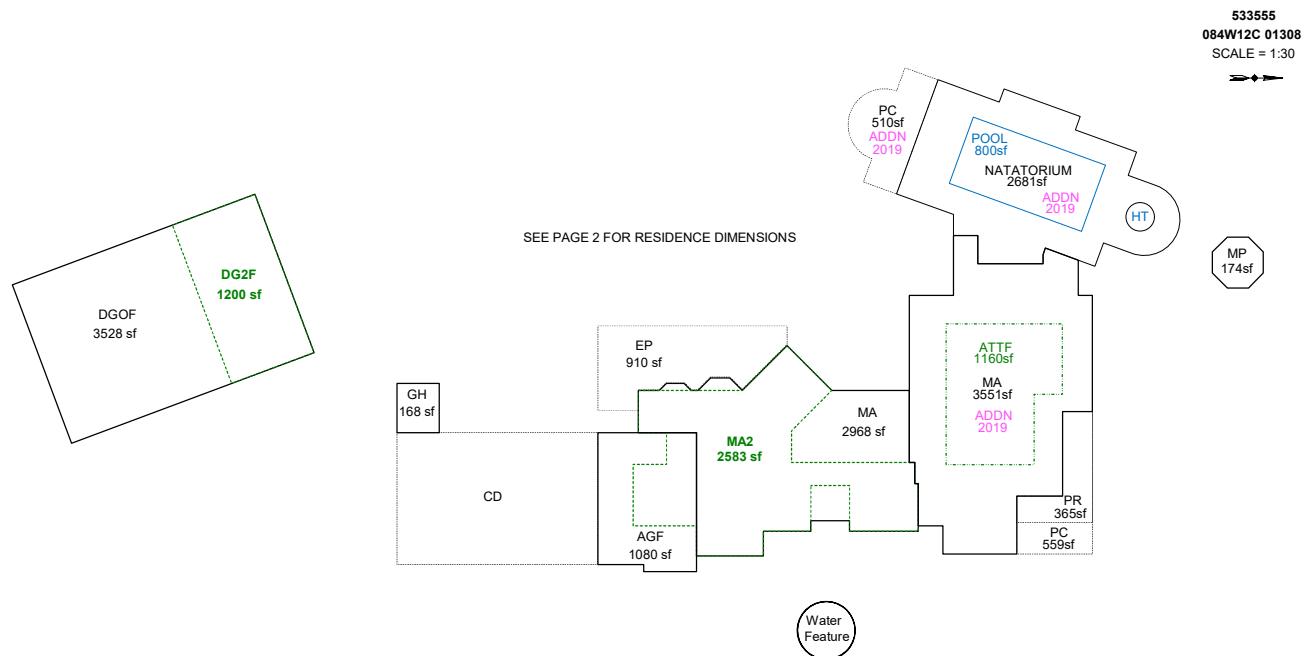
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533555 Parcel No.: 084W12C 01308
 Property Address: 4859 CIRCUIT RIDER LN S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

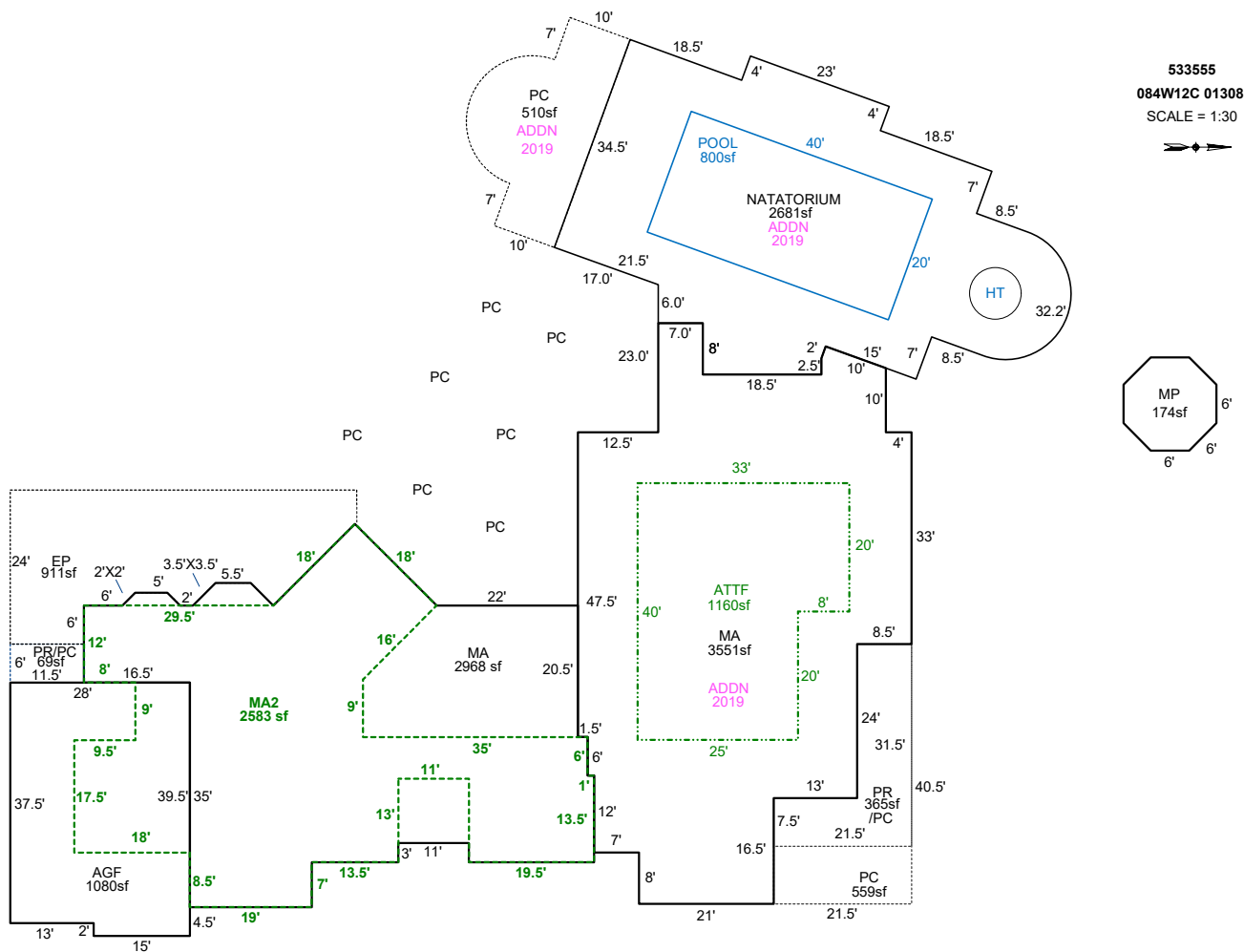
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GH	1.0	168.0	52.0		APEX BY CE 6/29/10 UPDATED BY JRONDEMA 10/12/15 UPDATED BY JRONDEMA 2/7/17 UPDATED BY CJURAN 12/30/2020 555-20-007907 UPDATED BY CJURAN UPDATED BY WWILLIAMS 09.28.23	
	MP	1.0	173.8	48.0	341.8		
GBA2	DG2F	1.0	1200.0	146.0	1200.0		
GLA1	MA	1.0	2968.2	274.1			
	MA	1.0	3551.1	290.4	6519.3		
GLA2	MA2	1.0	2583.4	324.7			
	ATTF	1.0	1160.0	146.0	3743.4		
GAR	AGF	1.0	1080.0	135.0			
	DGOF	1.0	3528.0	243.0	4608.0		
OTH	NATATORIUM	1.0	2681.0	241.8			
	POOL	1.0	800.0	120.0	3481.0		
P/P	PC	1.0	558.8	124.0		COMMENT TABLE 2 GRH 01/20/2023 WW 9/11/23	COMMENT TABLE 3 TAGS L2 TAGS L4
	CD	1.0	2137.5	189.0			
	EP	1.0	909.5	152.5			
	PC	1.0	510.0	100.7			
	PR	1.0	365.3	106.0	4481.1		
	Net LIVABLE	cnt	4	(rounded)	10,263		
	Net BUILDING	cnt	3	(rounded)	1,542		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533555 Parcel No.: 084W12C 01308
 Property Address: 4859 CIRCUIT RIDER LN S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	173.8	48.0	173.8
GLA1	MA	1.0	3551.1	290.4	
	MA	1.0	2968.2	274.1	6519.3
GLA2	MA2	1.0	2583.4	324.7	
	ATTF	1.0	1160.0	146.0	3743.4
GAR	AGF	1.0	1080.0	135.0	1080.0
OTH	NATATORIUM	1.0	2681.0	241.8	
	POOL	1.0	800.0	120.0	3481.0
P/P	PR/PC	1.0	69.0	35.0	
	EP	1.0	911.3	153.0	
	PC	1.0	510.0	100.7	
	PC	1.0	558.8	124.0	
	PR	1.0	365.3	106.0	2414.3
	Net LIVABLE	cnt	4 (rounded)		10,263
	Net BUILDING	cnt	1 (rounded)		174

COMMENT TABLE 1

APEX BY CE 6/29/10
 UPDATED BY JRONDEMA 10/12/15
 UPDATED BY JRONDEMA 2/7/17
 UPDATED BY CJURAN 12/30/2020 555-20-007907
 UPDATED BY CJURAN
 UPDATED BY WWILLIAMS 09.28.23

COMMENT TABLE 2

GRH 01/20/2023
 WW 9/11/23

COMMENT TABLE 3

TAGS L2
 TAGS L4