

Acct ID: 523827 MTL: 072W28BC01900 Date: **3/27/24** Appr: **M2H** Prop Class: 401 RMV Prop Class: 401
 Situs: 465 FIR KNOLL LN NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 77882 Year: 2024

Last Date Appraised: 08/04/2015 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____ Roll Type: R

Owner: RAYMOND G LANHAM RL
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 308470

RMV Land: 213220 RMV Imp: 271770 RMV Total: 484990 MAV: 308470 MSAV: 0 SAV: 0

Comment: **MLS 799538**
49 DOM 2022

Sales code 30 update inventory

Input MLH 3/29/24

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.79 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 168220 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 05-06: RECALC SETUP; APPR 36, 06/17/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1972 Eff Year Blt: **1999** Sq.Ft: 1443 % Complete: 100
 Desc: One Story Only *EB Roof paint floor Bath* Dimensions: _____ RMV: 255610
 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
First Floor	4	Finished	1443	3	FB-2	1972	1988	ROOF, FP - 1, HVAC, KIT, BATH - 2	Y N
Garage Attached	4	Finished	441	0	0	1972	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER <i>part of HI</i>	4	540	1988	12998	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1988	30876	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1990 Eff Year Blt: **1998** Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) *Fair condition* Dimensions: 14x10 RMV: 1380
 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
Multi-Purpose Bldg	5	Finished	140	0	0	1990	1990	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1998 Sq.Ft: 1120 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x28 RMV: 14780
 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
General Purpose Bldg	6	Finished	1120	0	0	1994	1998	FAIR Ade, 1 Bath	Y N

Accessories

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

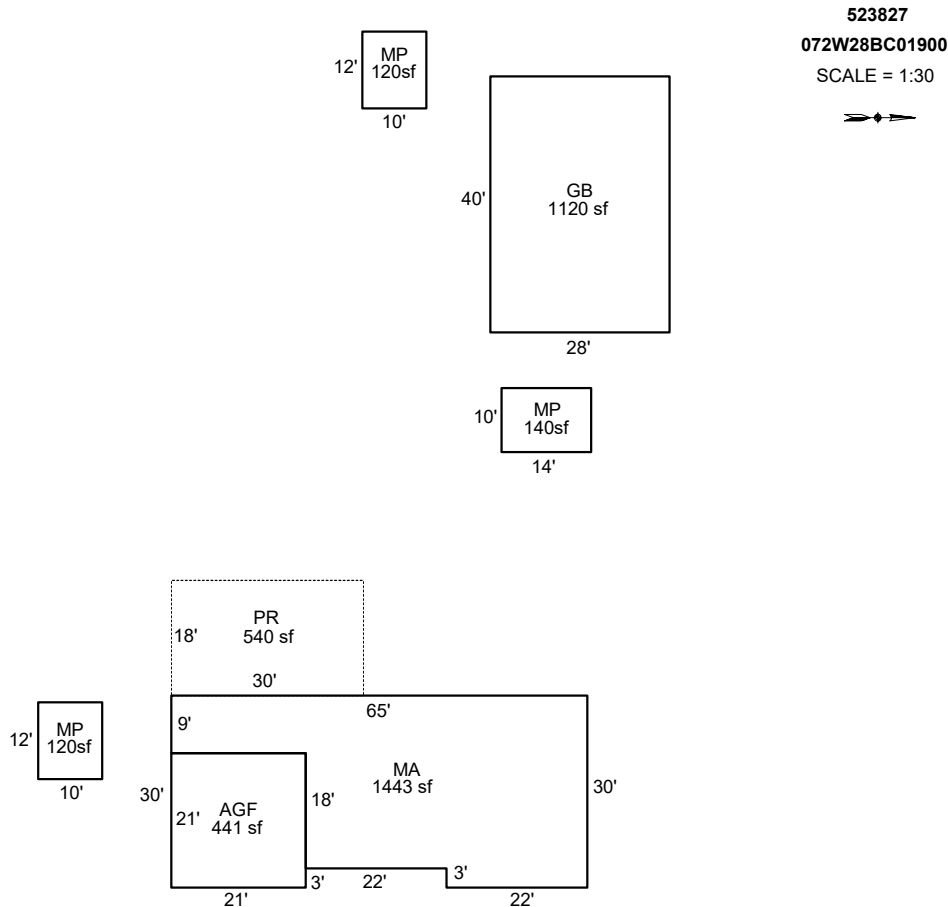
341 MP 5 10x12 1998 Fair pkg I/O
341 MP 5 10x12 1998 Ade pkg I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 523827 Parcel No.: 072W28BC01900
 Property Address: 465 FIR KNOLL LANE NE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1120.0	136.0	
	MP	1.0	120.0	44.0	
	MP	1.0	140.0	48.0	
	MP	1.0	120.0	44.0	1500.0
GLA1	MA	1.0	1443.0	190.0	1443.0
GAR	AGF	1.0	441.0	84.0	441.0
P/P	PR	1.0	540.0	96.0	540.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/28/17
 UPDATED BY CJURAN 03/27/2024

COMMENT TABLE 2

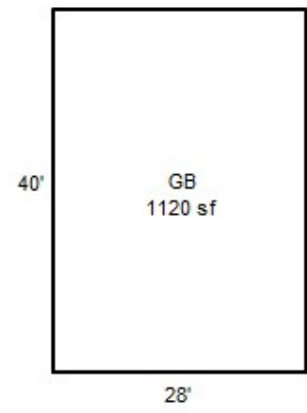
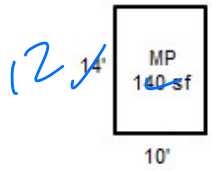
MLH 03/27/2024

COMMENT TABLE 3

SV L4

Net LIVABLE cnt 1 (rounded) 1,443
 Net BUILDING cnt 4 (rounded) 1,500

3/27/24 MLH SU L4



R23827
072W28BC01900
SCALE=1:30
N



97-34

28BC072W
072W-28BC-01900
131 0-3C F51
MARTINMAAS, DAVID L & JUDY M

R23827

52044-000

024-00-21-0

.79 ACRES

465 FIR KNOLL LN NE
V0930P0079RD

08/10/93

No other value



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
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							Homestead					
							All Other					

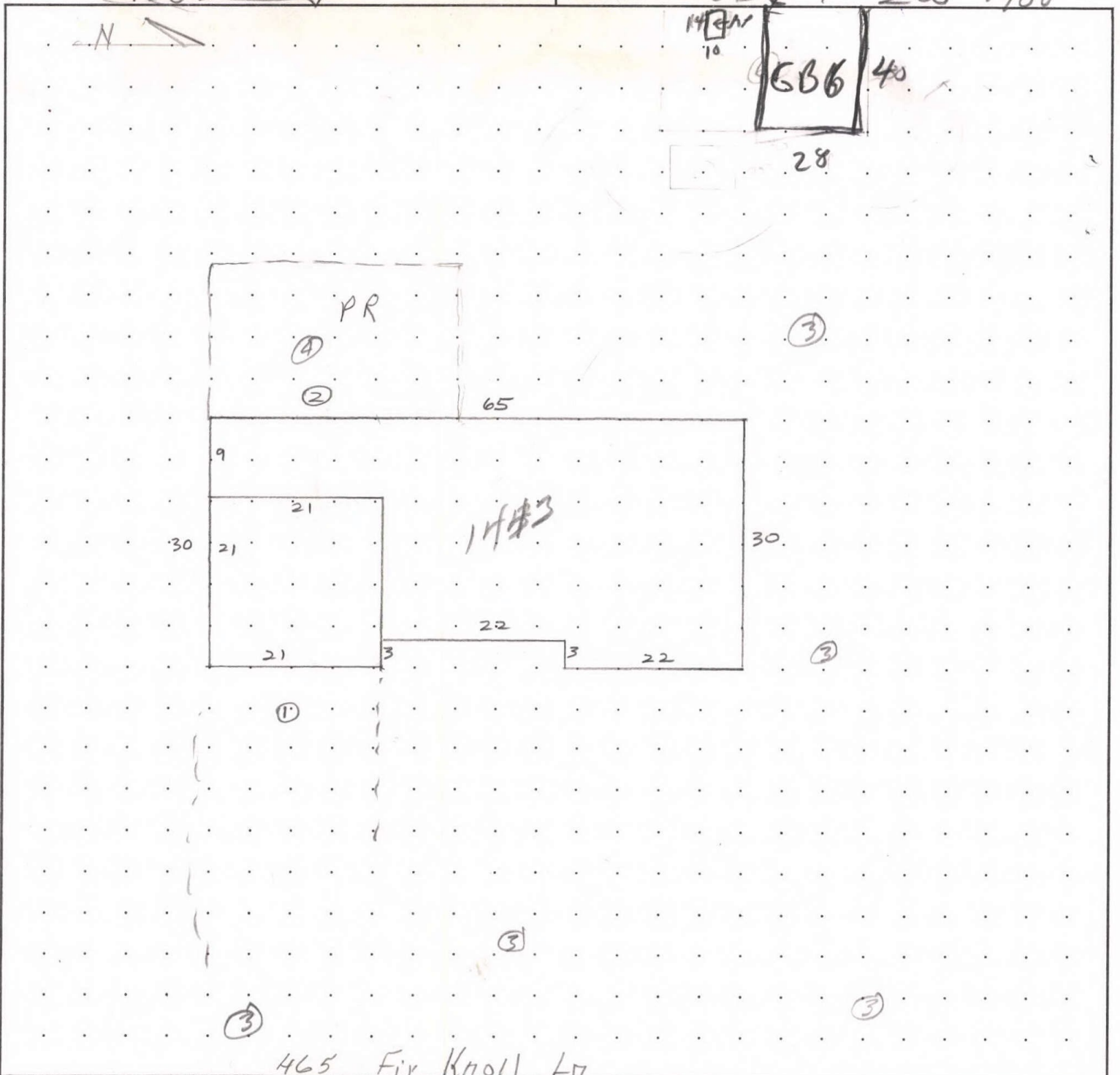
~~1-07-2-28-2-3962-2092-00~~
BUILDING DIAGRAM AND OUTBUILDINGS

52044-000

R23827

ACCT. NO. ~~9683-34~~

MAP NO. 28BE 7-2W 1900



465 Fir Knoll Ln

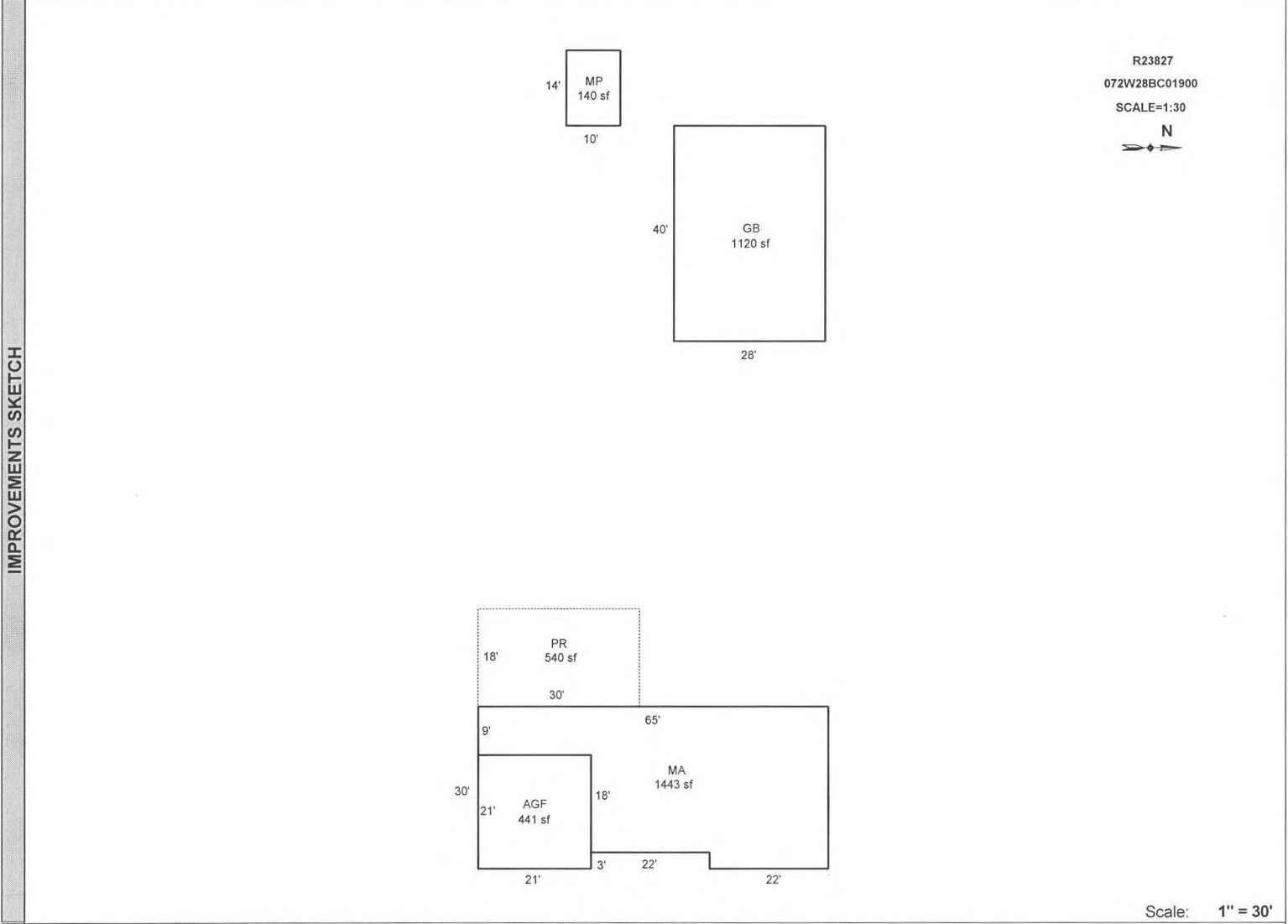
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-18-73	DAL	$(30 \times 22) + (27 \times 22) \times (21 \times 9) = 1443 \text{ ft}^2$ 660 594 189
3-3-87	#9	
6-17-94	#32	
8-4-15	#29	

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W28BC01900

File No R23827

SUBJECT	Property Address 465 FIR KNOLL LN NE		
	City SALEM	County MARION	State OR Zip 97317
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1443	190	1443	DRAWN BY JRONDEMA 12/28/17	
GBA1	GB	1.00	1120	136			
	MP	1.00	140	48	1260		
GAR	AGF	1.00	441	84	441		
P/P	PR	1.00	540	96	540		
Net LIVABLE Area (rounded w/ factors)					1443	Comment Table 2 Comment Table 3	
Net BUILDING Area (rounded w/ factors)					1260		

R23827 072W28BC01900 Appr #: 29 Date 8-4-15 Prop Class 401 Prop Code F41W
 Situs Address 465 FIR KNOLL LN NE 97317 Franchise Code 90 Year For: 2015-2016
 Owner HOWELL,FRANK P &

Tags Cycle Sales Verification Other: updates

Notes: _____

RMV Land: 136,090 RMV Imp: 163,520 RMV Total: 299,610 M50 Total: 236,450

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1443 Eff Area 1443
 Length _____ Width _____ Roof Cover ~~SHAKE~~ ARCOP Plumbing BATH2 Heat FA
 Fireplace SGL-P Inter. Comp: RNG;DW Bedrooms 3
 Year Built 1972 Eff. Year Built 1988 Cond. P F A G E
 Adj Codes RLCM4 Qty _____ % Comp _____ Func _____ Econ _____ RMV: 103,900
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 441 Eff Area 441
 Length 21 Width 21 Roof Cover ~~SHAKE~~ ARCOP Plumbing Heat
 Fireplace Inter. Comp: ARCOP Bedrooms
 Year Built 1972 Eff. Year Built 1988 Cond. P F A G E
 Adj Codes RLCM4 Qty _____ % Comp _____ Func _____ Econ _____ RMV: 21,100
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type PR RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 540 Eff Area 540
 Length 30 Width 18 Foundation POST Ex. Wall Roof Cover ~~SHAKE~~ ARCOP
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1988 Cond. P F A G E % Comp _____ Econ _____ RMV: 13,620
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type YI4G RESIDENTIAL Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length _____ Width _____ Foundation _____ Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: _____ Cond. P F A G E % Comp _____ Econ _____ RMV: 8,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP MULTI/MISC PURPOSE B Seg. # 2.1 Method: F09 Class 5 Area 140 Eff Area 140
 Length 14 Width 10 Foundation FRAME Ex. Wall 8FT;BEVEL Roof Cover SHAKE
 Roof Style GAMBRL Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1990
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 2,110
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB DETACHED GARAGE Seg. # 3.1 Method: F09 Class 6 Area 1120 Eff Area 1120
 Length 40 Width 28 Foundation CONC Ex. Wall 8FT Roof Cover COMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1994 Eff. Yr. Blt: 1998
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 14,790
 Lump Sum _____ Except Code/Year _____ Comments _____

R23827 072W28BC01900 Appr #: _____ Date _____ Prop Class 401 Prop Code F41W
 Situs Address 465 FIR KNOLL LN NE 97317 Franchise Code 90 Year For: 2015-2016
 Owner HOWELL,FRANK P &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 136,090 RMV Imp: 163,520 RMV Total: 299,610 M50 Total: 236,450

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009C	0.79		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Date 8/11/15 Clerk Chui **ROUTING SLIP**

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

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

