

Acct ID: 533289 MTL: 083W32C000200 Date: 12-28-23 Appr: WW Prop Class: 641 RMV Prop Class: 401
 Situs: 2741 BUNKER HILL RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 146430 Year: 2023

Last Date Appraised: 12/13/2022 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2024 - Tags/Permit (Completion)
 Owner: SHIPUK, DANIL V 23-24: Per GRH add new res @ 35%, recheck 1/1/24./cwo/ 21-011190 LAST INSP SHOWER PAN 9/18 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 382783
 RMV Land: 354830 RMV Imp: 326340 RMV Total: 681170 MAV: 24140 MSAV: 2303 SAV: 4167
 Comment: 23-24: L2 12.13.22 GRH LEVEL 4 C19 6-1-20 CL10

MA @ 65%

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	92430	30000

Land

Site: 1 Code Area: 14430 Size: 3.50 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLD Value Source: Designated Forest Land Description: H&B or DFL Class D RMV: 114980 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2002 / 21-22: #10 CYCLE C19, NO CHG //

Site: 2 Code Area: 92430 Size: 2.88 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 94610 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 21-22: #10 CYCLE C19, NO CHG //15-16: #73 CYCLE WORK, GATED, NO CHG /
 14-15: ROLLED 4.02 FROM NON-EFU FARM TO DFL, CLASSED WRONG. DISQ 5.77 ACRES FARM USE
 // 01-02: REAPPRAISAL /02-03; UPDATED MARKET VALUE, NO LONGER PART TOTALED

Site: 3 Code Area: 92430 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLF Value Source: Designated Forest Land Description: H&B or DFL Class F RMV: 15610 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2002

Site: 4 Code Area: 92430 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 32850 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments:

Site: 5 Code Area: 14430 Size: 1.74 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLF Value Source: Designated Forest Land Description: H&B or DFL Class F RMV: 54300 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments:

Site: 6 Code Area: 92430 Size: 0.38 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: H&B or DFL Class C RMV: 12480 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 151 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 4645 % Complete: 35
 Desc: One Story Only Dimensions: RMV: 319670
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 319670 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	4645	4	FB-3 HB1	2022	2022	KIT, BATH+, HVAC, FP, BATH - 3 BTH	Y N
Garage Attached	5	Finished	1197	0	0	2022	2022	<u>Roof</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available <u>Y15A</u>					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 6670
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 6670 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	200	0	0	2022	2022	FAIR	

Accessories

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

Percent Complete Form

Account # 533289

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding <i>Stucco</i>	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR GRH Date 12/13/12 YR For 22-23 % COMP 35%
 APPR WJW Date 12-28-23 YR For 24-25 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

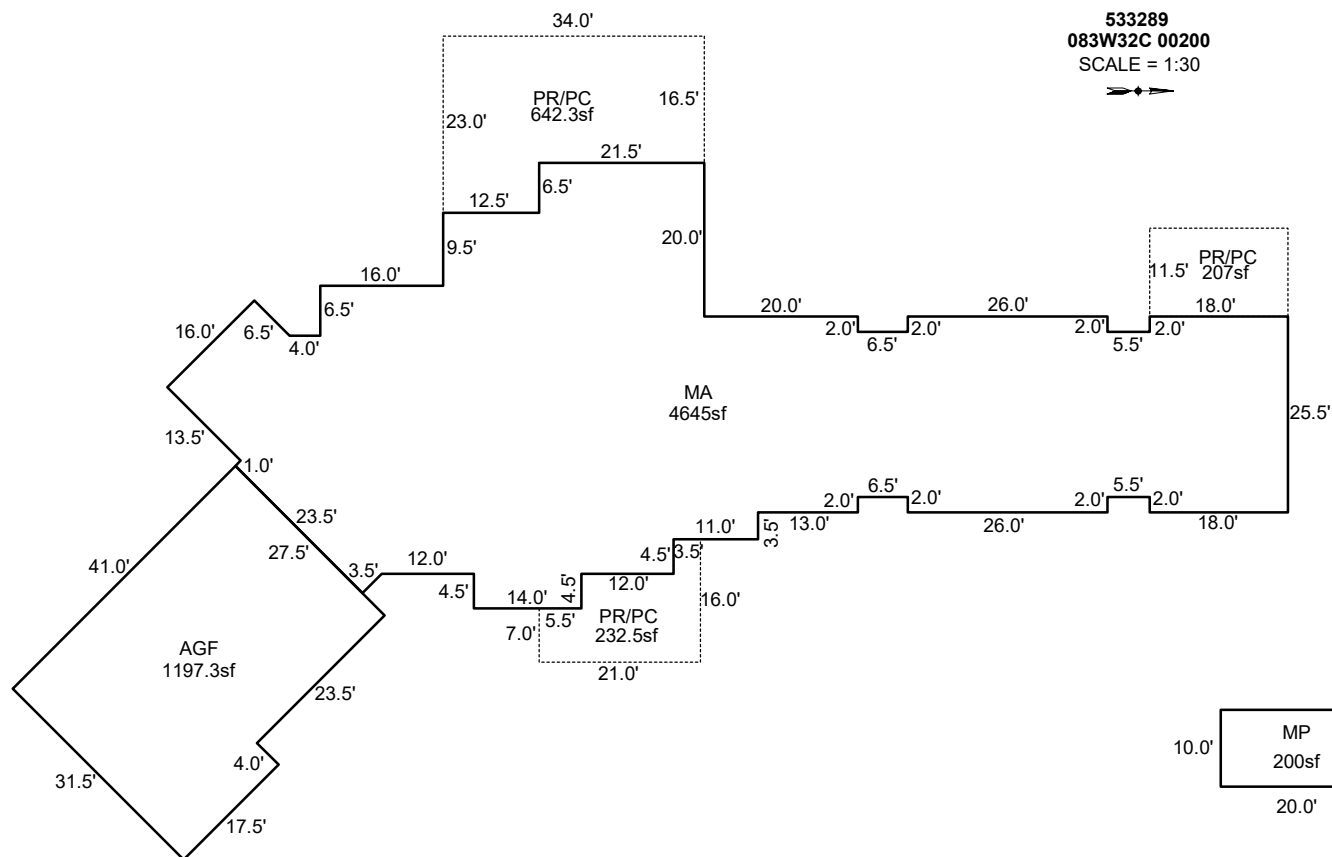


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533289 Parcel No.: 083W32C 00200
 Property Address: 8672 COBOS CREEK LANE S.
 City: SALEM County: MARION State: OR ZipCode: 97306
 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	MP	1.0	200.0	60.0	200.0	APEX BY CJURAN 01/20/2022 555-21-011190 UPDATED BY CJURAN 01/10/2023	
GLA1	MA	1.0	4645.0	413.0	4645.0		
GAR	AGF	1.0	1197.3	145.0	1197.3		
P/P	PR/PC	1.0	232.5	74.0			
	PR/PC	1.0	207.0	59.0			
	PR/PC	1.0	642.3	114.0	1081.8		
						COMMENT TABLE 2	COMMENT TABLE 3
						12/13/2022 GRH WW 12.28.23	TAGS L2 TAGS L1
		Net LIVABLE	cnt	1 (rounded)	4,645		
		Net BUILDING	cnt	1 (rounded)	200		