

Acct ID: 529841 MTL: 082W15C000900 Date: 12/3/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 6597 LIPSCOMB ST SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 89353 Year: 2024  
2025

Last Date Appraised: 12/08/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: HALL, ANDREW J & HALL, TAMMERA T Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 260140  
 RMV Land: 190000 RMV Imp: 245960 RMV Total: 435960 MAV: 260140 MSAV: 0 SAV: 0  
 Comment: 24-25: L3 12.08.23 GRH 23-004019 LB @ 30%

**Notations** 25-26 LB @ 45% ✓ 1/1/26  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	05410	0

**Land** ✓

Site: 1 Code Area: 05410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 160000 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05410 Stat Class: 132 + Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1564 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 218130  
 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	809	0	FB-1/ HB-1	1973	1973	BTH - 1, KIT+, ROOF, HVAC, FP - 1	Exception: Y N
Second Floor	3 +	Finished	755	3	FB-1	1973	1973	BATH - 1, HVAC	Exception: Y N
Garage Basement	3 +	Low Cost	364	0	0	1973	1973		Exception: Y N

**Accessories** YEA

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

Bldg: 2 Code Area: 05410 Stat Class: 107 Year Blt: Eff Year Blt: 1973 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 19760  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS <u>GOOD</u> <u>AVL</u>	3	0	1973	16200	1
Exception: Y N					

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 05410 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1008 % Complete: 30  
 Desc: General Purpose Building (GB) Dimensions: 36x28 RMV: 7340  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 45

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1008	0	0	2023	2023	<u>AVG FAIR</u>	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 05410 Stat Class: 355 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 360 % Complete: 30  
 Desc: Lean-to Heavy (LTH) Dimensions: 24x15 RMV: 730  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 45

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	360	0	0	2023	2023	Exception: Y N
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								



12/3/24

Percent Complete Form

Account # 529841

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% 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%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%	75%	Plumbing Rough-In	4%	3%	60%
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%	4%	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 \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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: GB&LTZ

	% 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%

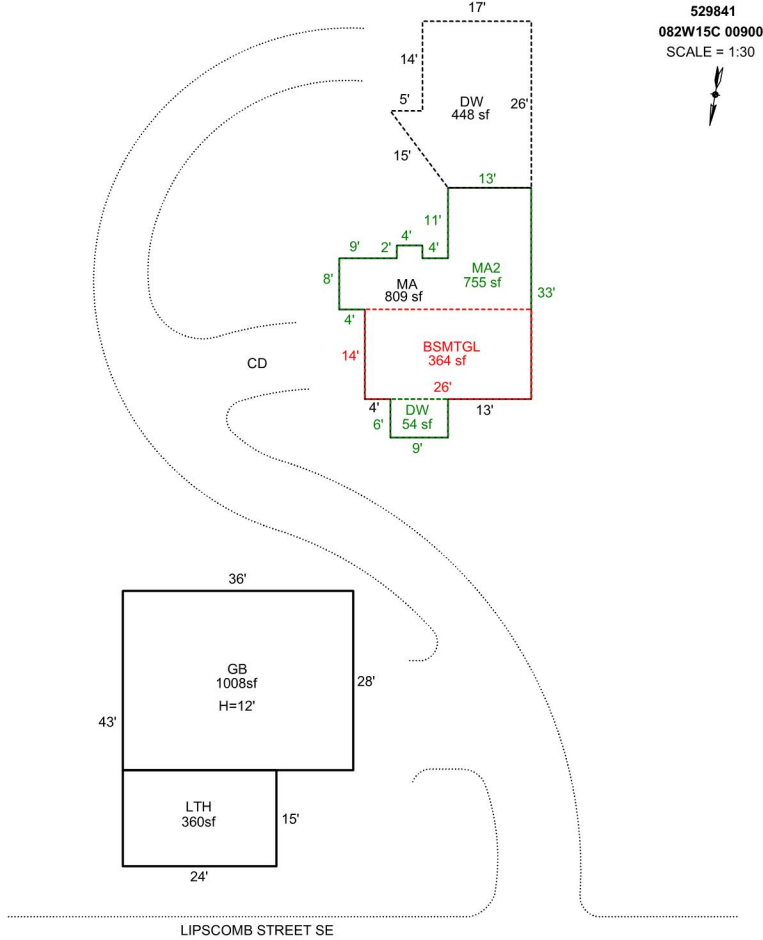
APPR GRH Date 12/8/23 YR For 24 % COMP 30  
 APPR MDL Date 12/3/24 YR For 25-26 % COMP 45%  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 529841 Parcel No.: 082W15C 00900  
 Property Address: 6597 LIPSCOMB ST SE  
 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	1008.0	128.0	
	LTH	1.0	360.0	78.0	1368.0
GLA1	MA	1.0	809.0	142.0	809.0
GLA2	MA2	1.0	755.0	130.0	755.0
BSMT	BSMTGL	1.0	364.0	80.0	364.0
P/P	DW	1.0	54.0	30.0	
	DW	1.0	448.0	90.0	502.0
	Net LIVABLE	cnt	2 (rounded)		1,564
	Net BUILDING	cnt	2 (rounded)		1,368

### COMMENT TABLE 1

Apex by CW 2/21/17  
 UPDATED BY JRONDEMA 7/26/18  
 UPDATED BY CJURAN 07/25/2023 555-23-004019  
 UPDATED BY CJURAN 12/18/2023

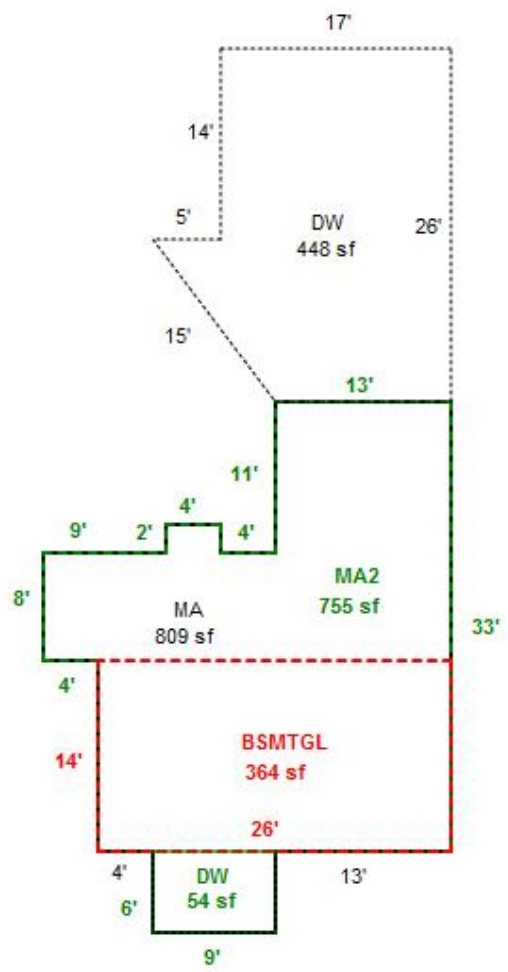
### COMMENT TABLE 2

GRH 12/08/2023

### COMMENT TABLE 3

TAGS L3

R29841  
082W15C 00900  
SCALE=1:20



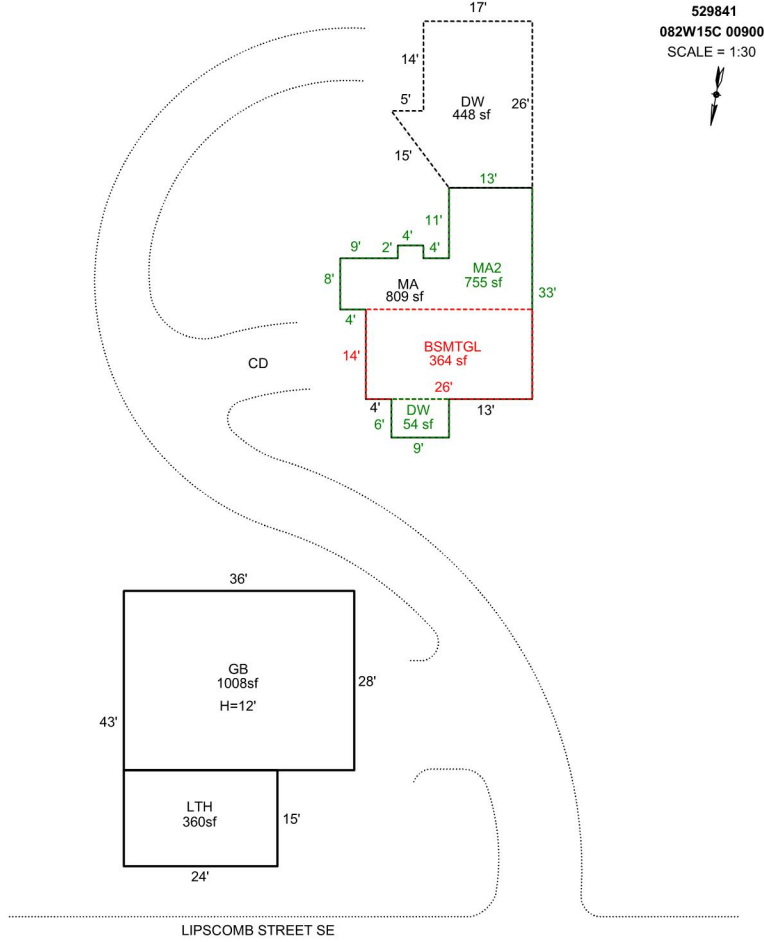
CD

# SKETCH/AREA TABLE ADDENDUM

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File No.: 529841 Parcel No.: 082W15C 00900  
 Property Address: 6597 LIPSCOMB ST SE  
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 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	1008.0	128.0	
	LTH	1.0	360.0	78.0	1368.0
GLA1	MA	1.0	809.0	142.0	809.0
GLA2	MA2	1.0	755.0	130.0	755.0
BSMT	BSMTGL	1.0	364.0	80.0	364.0
P/P	DW	1.0	54.0	30.0	
	DW	1.0	448.0	90.0	502.0

### COMMENT TABLE 1

Apex by CW 2/21/17  
 UPDATED BY JRONDEMA 7/26/18  
 UPDATED BY CJURAN 07/25/2023 555-23-004019

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		1,564
Net BUILDING	cnt	2	(rounded)		1,368



MA

R29481 DW2

5/1/2018



MA

R29481 back

5/1/2018



MA

R29481 back 2

5/1/2018



MA

R29481 backside

5/1/2018



MA

R29481 bsmntgl

5/1/2018



MA

R29481 DW

5/1/2018



MA

R29481

5/1/2018

Acct ID: 529841 MTL: 082W15C000900 Date: **12/8/23** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 6597 LIPSCOMB ST SE SALEM OR 97317 MaSaNh: 04 06 000 Unit: 89353 Year: **2023**

Last Date Appraised: 04/30/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding) **2024**  
**completion for 1.1.25**

Owner: HALL, ANDREW J & HALL, TAMMERA T Roll Type: R  
 Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO **NSP** AV: 252570  
 RMV Land: 149970 RMV Imp: 250380 RMV Total: 400350 MAV: 252570 MSAV: 0 SAV: 0  
 Comment:

**GB + LTL @ 30%** INPUT GRH 02-06-24

Notations No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	05410	0

Land **Amy 5-8-24**

Site: 1 Code Area: 05410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **4HD** Value Source: Rural at MKT Description: RMV: 119970 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 132 + Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1564 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 230130 **N/C**  
 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	809	0	FB-1/ HB-1	1973	1973	BTH - 1, KIT+, ROOF, HVAC, FP	Y N
Second Floor	3 +	Finished	755	3	FB-1	1973	1973	BATH - 1, HVAC	Y N
Garage Basement	3 +	Low Cost	364	0	0	1973	1973		Y N

Accessories

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

Bldg: 2 Code Area: 05410 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 20250 **N/C**  
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	0	0	16200	1	Y N

Improvements - Accessory Buildings  
 No improvement data available for all other stat class types.

ACCOUNT # 529841 DATE: 12/8/23  
 MTL 082WISC000900 APPR GRH  
 COMMENTS: \_\_\_\_\_

RMV CLASS 401 PROP CLASS 401  
 TAG 0 N GB @ 30% LTH @ 30%

Retag for completion

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE GB  
 STAT / CLASS 351/5  
 SIZE 36x28  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 30  
 EXCEPT 0 N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE LTH  
 STAT / CLASS 355  
 SIZE 15x24  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 30  
 EXCEPT 0 N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_



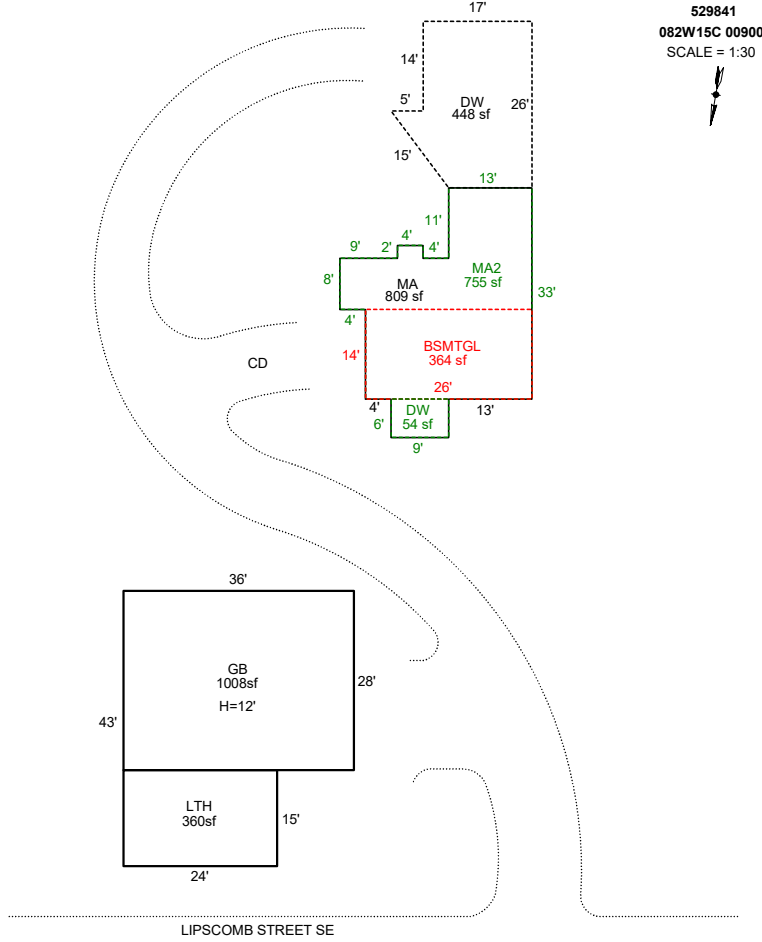
GB LTH 12.08.23 L3

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 Client: Client Address:  
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## SKETCH



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GBA1	GB	1.0	1008.0	128.0	
	LTH	1.0	360.0	78.0	1368.0
GLA1	MA	1.0	809.0	142.0	809.0
GLA2	MA2	1.0	755.0	130.0	755.0
BSMT	BSMTGL	1.0	364.0	80.0	364.0
P/P	DW	1.0	54.0	30.0	
	DW	1.0	448.0	90.0	502.0

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 UPDATED BY JRONDEMA 7/26/18  
 UPDATED BY CJURAN 07/25/2023 555-23-004019  
 UPDATED BY CJURAN 12/18/2023

### COMMENT TABLE 2

GRH 12/08/2023

### COMMENT TABLE 3

TAGS L3

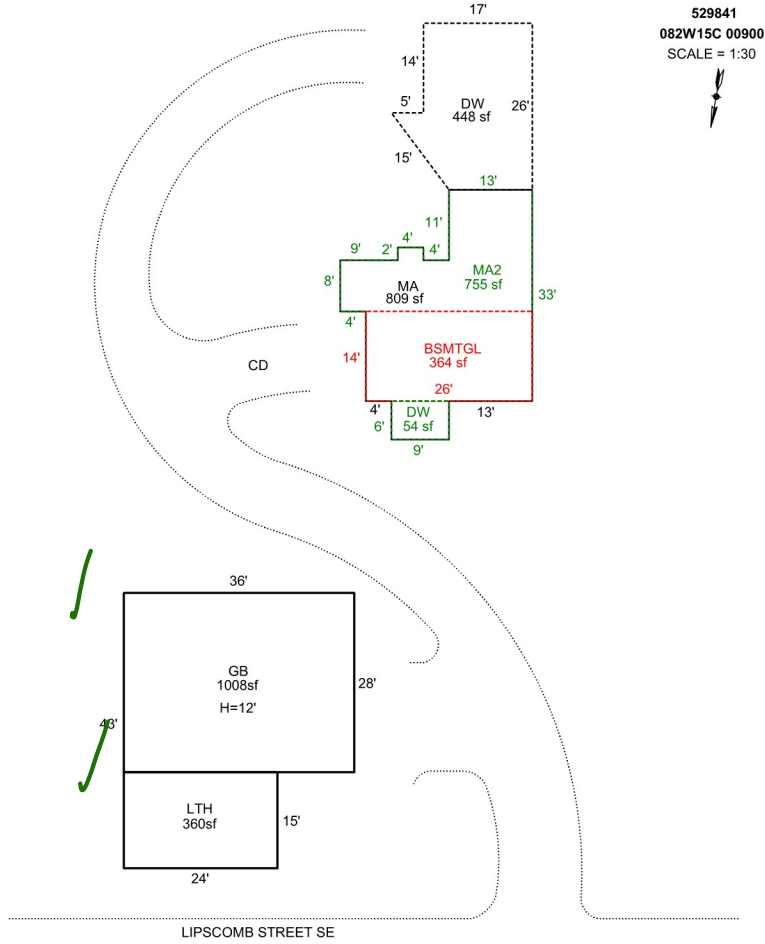
Net LIVABLE	cnt	2	(rounded)		1,564
Net BUILDING	cnt	2	(rounded)		1,368

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 Appraiser Name: Inspection Date:

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Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1008.0	128.0	
	LTH	1.0	360.0	78.0	1368.0
GLA1	MA	1.0	809.0	142.0	809.0
GLA2	MA2	1.0	755.0	130.0	755.0
BSMT	BSMTGL	1.0	364.0	80.0	364.0
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	DW	1.0	448.0	90.0	502.0

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### COMMENT TABLE 2

GRH 12/8/23

### COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	2	(rounded)		1,564
Net BUILDING	cnt	2	(rounded)		1,368