

Summary Lead Appr: WW 12.3.24 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MNL Input Print Date: 9/24/2024

Acct ID: 536992 MTL: 103W010000200 Date: 11/5/24 Appr: MNL Prop Class: 451 RMV Prop Class: 451  
Situs: MaSaNh: 07 06 000 Unit: 75278 Year: ~~2024~~ 2025  
Last Date Appraised: 10/04/2023 Appraiser: MATT LORD Retag: (Y) N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
Owner: DEROSIA, PAUL & DEROSIA, HARUMI Roll Type: R  
Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 89690  
RMV Land: 222210 RMV Imp: 120450 RMV Total: 342660 MAV: 59100 MSAV: 0 SAV: 0  
Comment: 24-25: L3 10.4.23 MDL 24-005597 NSFD  
23-24: L2 03.03.23 MDL

Notations 25-26 Foundation only ✓ 1/1/26 For completion  
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	14530	0

Land ✓

Site: 1 Code Area: 14530 Size: 2.19 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 4BDS Value Source: Permanently Disqualified Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 192210 Exception: Y N  
S  
Adjustment(s): Fire Patrol: Description:  
Comments: 19-20: #35 SALES VERIF, NO CHG / 18-19: #11 CYCLE WORK, NO CHG / 81400130 .03-04 REAPPRAISAL

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 4050 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 90x45, 45x25 RMV: 118010  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 29410 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	4050	0	0	2022	2022	AVG	Exception: Y N
GP Building Attic	5	Unfinished	1125	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 300 % Complete: 100  
Desc: Lean-to Light (LTL) Dimensions: 25x12 RMV: 1220  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 590 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Light Duty	5	Finished	300	0	0	2023	2023		Exception: Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 300 % Complete: 100  
Desc: Lean-to Light (LTL) Dimensions: 25x12 RMV: 1220  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 590 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Light Duty	5	Finished	300	0	0	2023	2023		Exception: Y N

Accessories

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

ACCOUNT # 536992 DATE: 11/5/24 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR MDL TAG (Y) N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

25-26 Foundation only; ADD Inventory of YI

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR MA  
 AREA 1846 EFF AREA 1846 BED 2  
 ROOF + HVAC +  
 BATH PKG: 2 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT (Y) N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G (A) E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE ABF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 617  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR 2024  
 % COMP \_\_\_\_\_  
 EXCEPT (Y) N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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

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

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

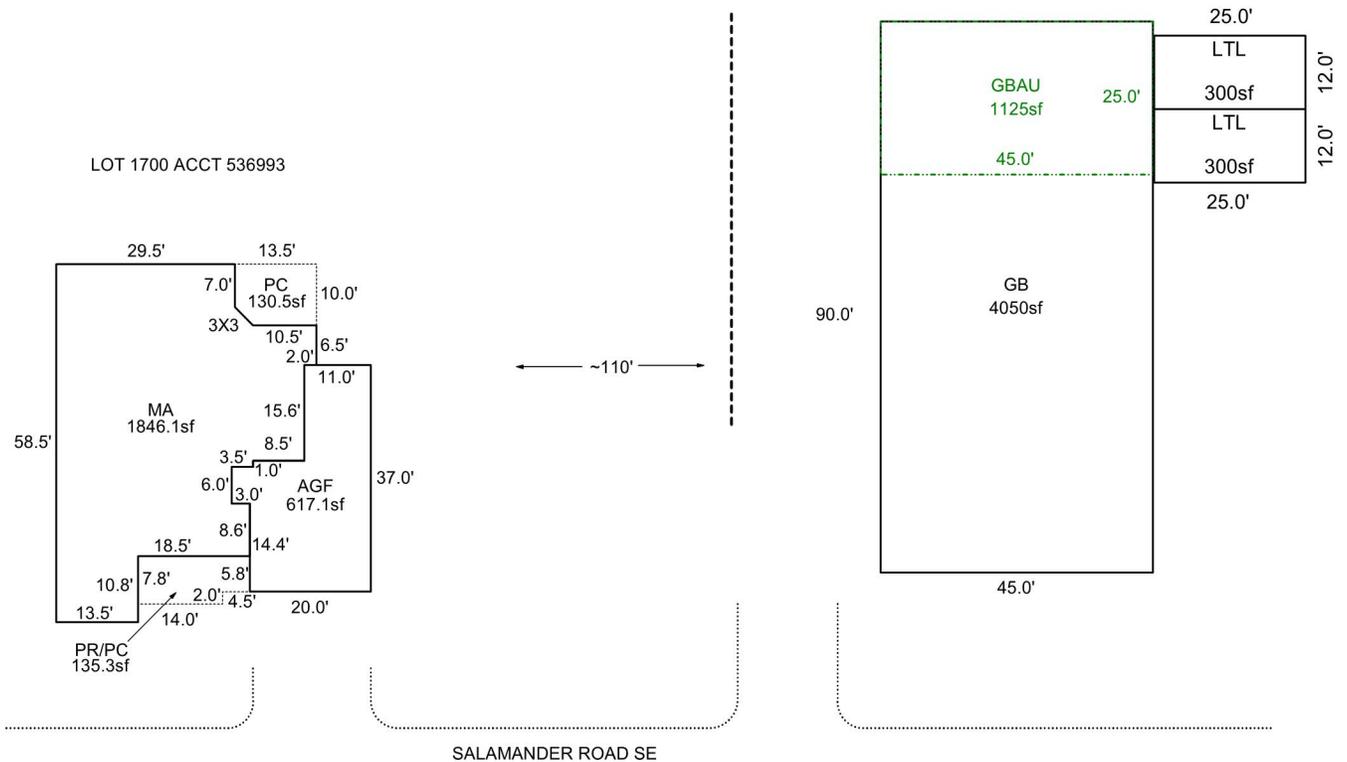
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536992 Parcel No.: 103W01 00200  
 Property Address: 2857 SALAMANDER ROAD  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

536992  
103W01 00200  
SCALE = 1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	4050.0	270.0	4050.0
GBA2	GBAU	1.0	1125.0	140.0	1125.0
GLA1	MA	1.0	1846.1	207.2	
	LTL	1.0	300.0	74.0	2446.1
	LTL	1.0	300.0	74.0	
GAR	AGF	1.0	617.1	120.0	617.1
P/P	PC	1.0	130.5	45.2	
	PR/PC	1.0	135.3	52.6	265.8
	Net LIVABLE	cnt	3 (rounded)		2,446
	Net BUILDING	cnt	2 (rounded)		5,175

### COMMENT TABLE 1

APEX BY CJURAN 01/24/2022 555-20-008755 & 555-20-008757  
 UPDATED BY WWILLIAMS 11.07.23

### COMMENT TABLE 2

MDL 10.27.23

### COMMENT TABLE 3

TAG L3



11/5/24

Summary Lead Appr: WW Clerk: Lead Clerk: Appr: MDL Print Date: 7/31/2023

Acct ID: 536992 MTL: 103W010000200 Date: 10/4/23 Appr: MDL Prop Class: 451 RMV Prop Class: 451  
Situs: MaSaNh: 07 06 000 Unit: 75278 Year: 2023-2024  
Last Date Appraised: 03/03/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - Tags/Permit (Completion)  
Owner: DEROSIA, PAUL & DEROSIA, HARUMI Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TIO INSP AV: 108530  
RMV Land: 181010 RMV Imp: 71890 RMV Total: 252900 MAV: 6640 MSAV: 0 SAV: 0  
Comment: 23-24: L2 03.03.23 MDL

Notations 24-25: BB 100% Pull TAB / Two LTL'S (Exception)  
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	14530	30000

Land  
Site: 1 Code Area: 14530 Size: 2.19 Acres Use Code: 004 Zone: REST SAV Use: Exception: 0  
Class: 48D Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 151010 Exception: Y N  
Adjustment(s): Fire Patrol: Description:  
Comments: 19-20: #35 SALES VERIF, NO CHG / 18-19: #11 CYCLE WORK, NO CHG / 81400130 .03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures  
No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings  
Bldg: 1 Code Area: 14530 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 4050 % Complete: 50/100  
Desc: General Purpose Building (GB) Dimensions: 90x45, 45x25 RMV: 71890  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 71890 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	4050	0	0	2022	2022	AVG	Y N
GP Building Attic	5	Unfinished	1125	0	0	2022	2022		Y N

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

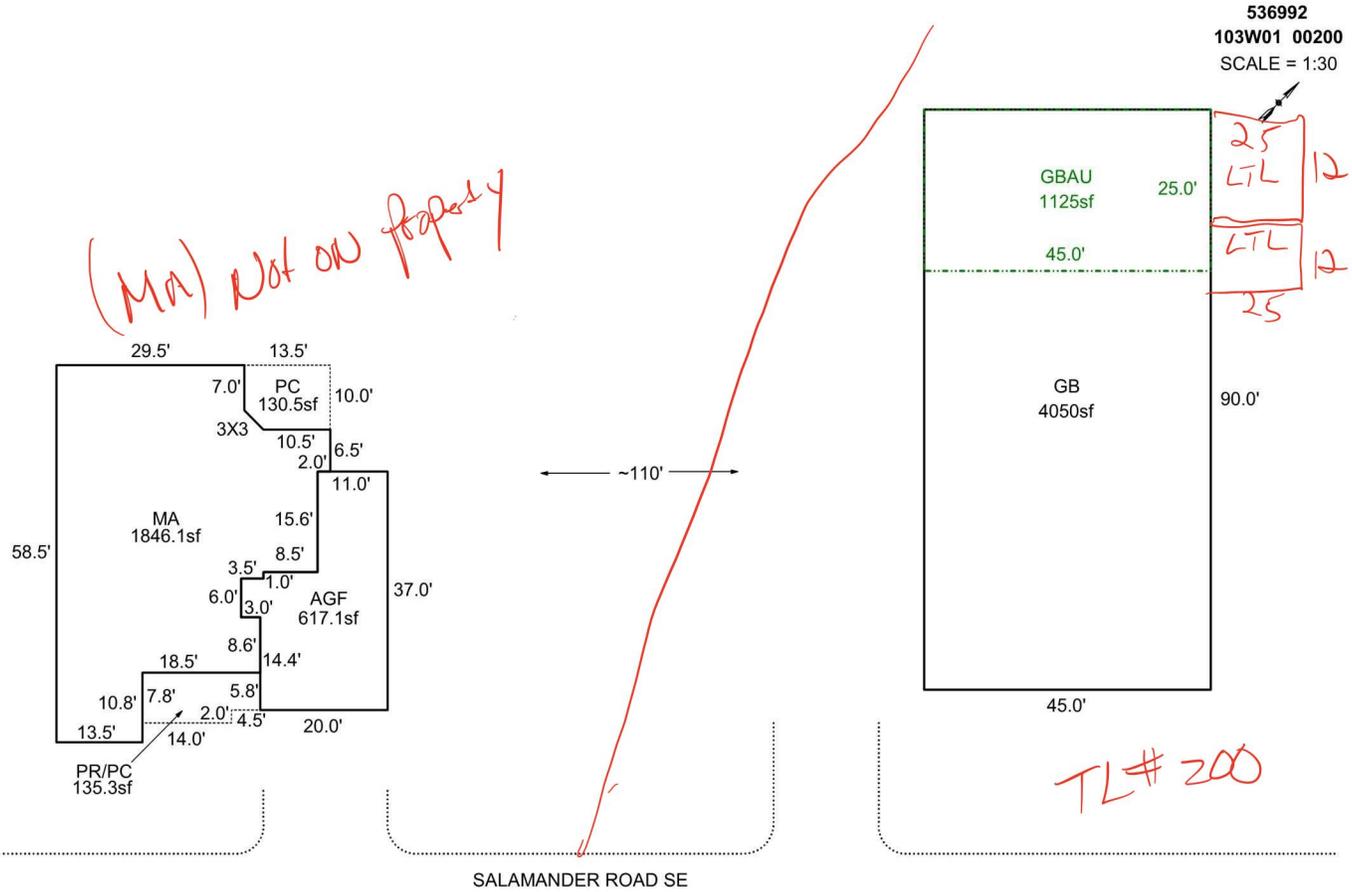
(354) LTL 12x25 (300 sqft) (354) LTL 12x25 (300 sqft)  
CLASS 5 2023 YABLD 2023 YABLD CLASS 5  
Road BKEMM Road BKEMM  
Exception Exception  
100% complete 100% complete

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 Property Address: 2857 SALAMANDER ROAD  
 City: JEFFERSON County: MARION State: OR ZipCode: 97352  
 Owner:  
 Client:  
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 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
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GBA2	GBAU	1.0	1125.0	140.0	1125.0
GLA1	MA	1.0	1846.1	207.2	1846.1
GAR	AGF	1.0	617.1	120.0	617.1
P/P	PC	1.0	130.5	45.2	
	PR/PC	1.0	135.3	52.6	265.8

### COMMENT TABLE 1

APEX BY CJURAN 01/24/2022 555-20-008755 & 555-20-008757

### COMMENT TABLE 2

### COMMENT TABLE 3

L3 MPL 10/27/23 TAB

Net LIVABLE	cnt	1	(rounded)		1,846
Net BUILDING	cnt	2	(rounded)		5,175