

Summary Lead Appr: ww 12.30.24 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 548813 MTL: 082W17D000400 Date: 12/3/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 5501 LIPSCOMB ST SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 126255 Year: 2024
Last Date Appraised: 09/11/2019 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
Owner: GREG BROWN PROPERTIES LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 262000
RMV Land: 251510 RMV Imp: 167260 RMV Total: 418770 MAV: 262000 MSAV: 0 SAV: 0
Comment: 23 = 009699 NSFD

Notations No notation data available. 25-26 NSFD 50% complete ✓ 1/1/26 For completion / Exemption

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE ✓	30000	05590	0

Land ✓

Site: 1 Code Area: 05590 Size: 2.68 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural at MKT Description: RMV: 221510 Exception: Y N
Adjustment(s): VWAR Fire Patrol: Description:
Comments: 08-09: F08-315 CREATES R343562 FROM R48813/ 2002-03 REAPPRAISAL. //04-05 LAND SCHEDULE CHG FOR RECALCULATION BY #29
//07-08: CHG OF VIEW ADJUST FROM VIEWA.02M TO VIEWA.RUR BY #49

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 131 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1232 % Complete: 100
Desc: One Story Only Dimensions: RMV: 167260
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	1232	2	FB-1	2005	2005	BATH - 1, KIT-, ROOF, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <u>YI 3A</u>	3	48	2005	961	1	Exception: Y N
DECK	3	360	2006	7286	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # 548813 DATE: 12/3/24 RMV CLASS 401 PROP CLASS _____
 MTL _____ APPR MDL TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 153 QLTY + - FLOOR MA
 AREA 4119 EFF AREA 4119 BED 4
 ROOF + HVAC +
 BATH PKG: 4.5+ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS YES F (G) A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS 5
 SIZE 1556
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT 2024
 EFF YR 2024
 % COMP 50
 EXCEPT (Y) N
 MISC: _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT 153 QLTY + - FLOOR BSMTF
 AREA 1718 EFF AREA 1718 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1.5 BATH BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

COMMENT: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

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: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

COMMENT: _____

Percent Complete Form

Account # 548813

Additions

New Homes

Additions		New Homes					
% Item	% Sum	No Basement		Basement			
		% Item	% Sum	% Item	% Sum		
3%	0%	Plans/Survey	3%	0%	3%		
2%		Excavation	2%		4%		
3%		Foundation	3%		10%		
35%	45%	Framing	14%	20%	16%	35%	
8%	50%	Trusses	7%	30%	7%	40%	
7%	60%	Roofing	7%	35%	7%	45%	
7%	65%	Windows/Ext Doors	7%	45%	6%	55%	
5%	70%	Siding	5%	50%	5%	60%	
4%	75%	Plumbing Rough-In	4%		3%		
3%		Electrical Rough-In	3%	55%	2%		
2%	80%	Heating Rough-In	2%		1%		
		Heating Unit	1%	60%	1%		
3%	Insulation	3%	2%				
5%	85%	Drywall (Finished)	5%	65%	4%	70%	
2%	90%	Paint Interior	2%	70%	2%	75%	
2%		Paint Exterior	2%		2%		
		Cabinets	6%	75%	5%	80%	
2%	95%	Electrical Fixtures	3%	80%	2%		
2%		Plumbing Fixtures	4%	85%	3%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%	
2%		Interior Trim Carpentry	7%		95%		6%
		Porch/Entry/Stoop	2%		100%		2%
	Finish Grade	1%	1%	100%			

APPR MSL Date 12/3/24 YR For 25-26 % COMP 50%
 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: _____

	% 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%

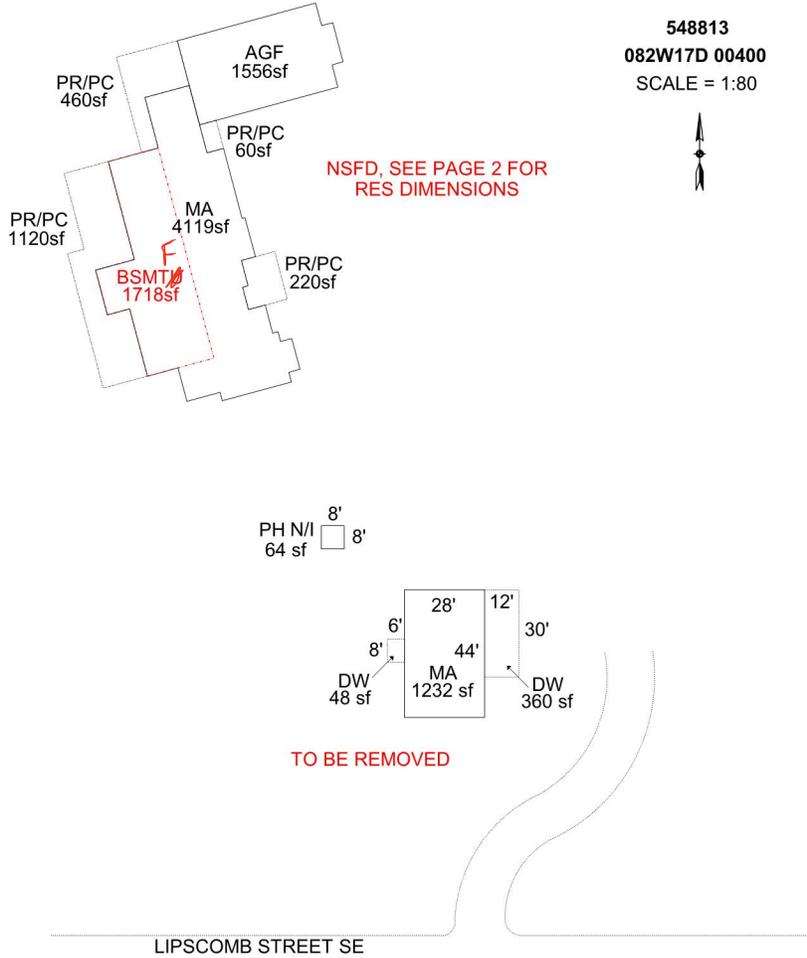
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548813 Parcel No.: 082W17D 00400
 Property Address: 5501 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

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	64.0	32.0	64.0
GLA1	MA	1.0	4119.0	350.0	
	MA	1.0	1232.0	144.0	5351.0
BSMT	BSMT <i>sf</i>	1.0	1718.0	214.0	1718.0
CD	dw	1.0	48.0	28.0	
	DW	1.0	360.0	84.0	408.0
GAR	AGF	1.0	1556.0	168.0	1556.0
P/P	PR/PC	1.0	460.0	112.0	
	PR/PC	1.0	220.0	62.0	
	PR/PC	1.0	1120.0	210.0	
	PR/PC	1.0	60.0	32.0	1860.0
	Net LIVABLE	cnt	2 (rounded)		5,351
	Net BUILDING	cnt	1 (rounded)		64

APEX BY CW 3/20/17
 UPDATED BY CHRIS 10/10/19
 UPDATED BY CJURAN 02/13/2024 23-009699 MA

COMMENT TABLE 2

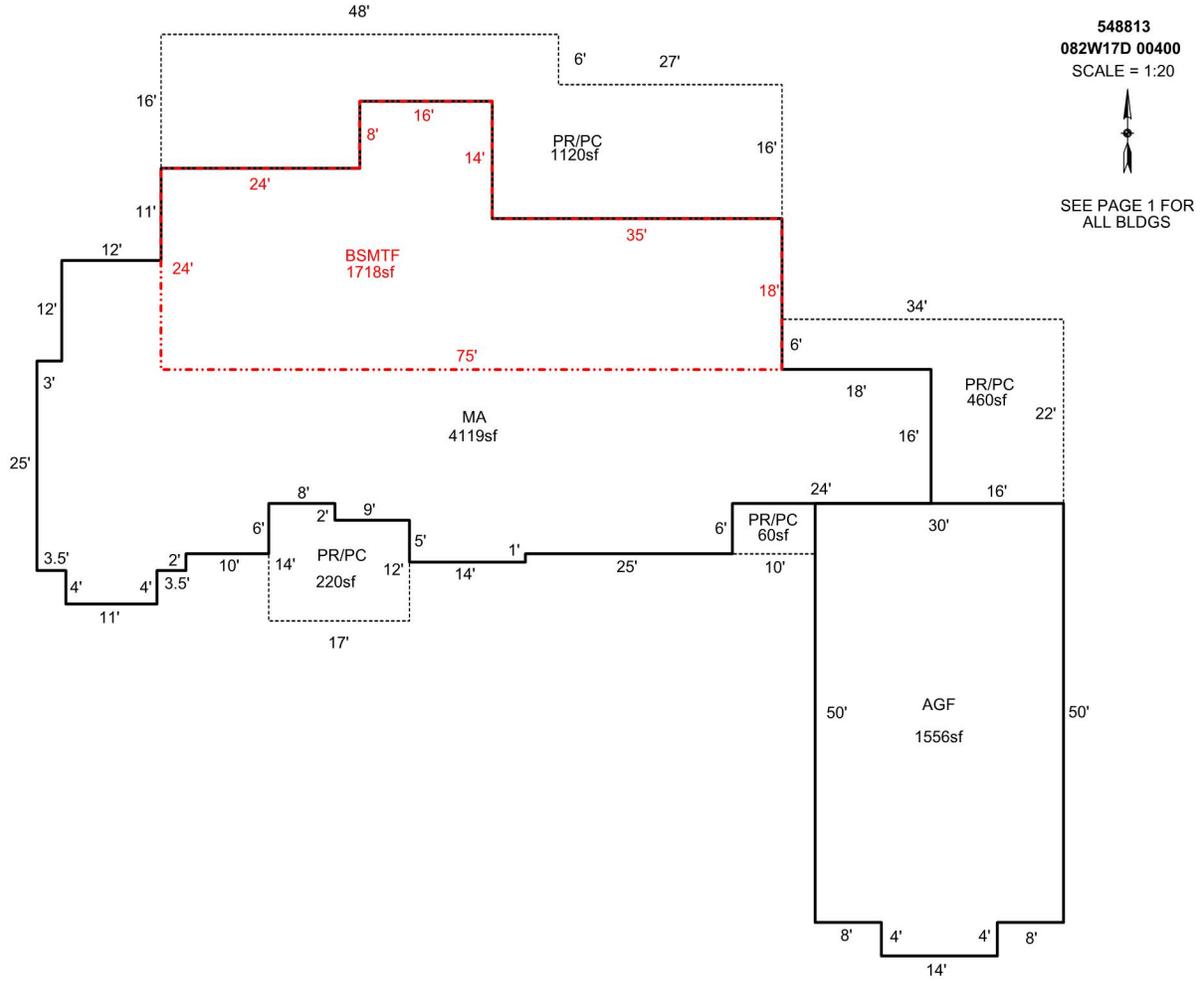
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548813 Parcel No.: 082W17D 00400
 Property Address: 5501 LIPSCOMB ST SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4119.0	350.0	4119.0
BSMT	BSMTF	1.0	1718.0	214.0	1718.0
GAR	AGF	1.0	1556.0	168.0	1556.0
P/P	PR/PC	1.0	1120.0	210.0	
	PR/PC	1.0	220.0	62.0	
	PR/PC	1.0	60.0	32.0	
	PR/PC	1.0	460.0	112.0	1860.0

COMMENT TABLE 1

APEX BY CW 3/20/17
 UPDATED BY CHRIS 10/10/19
 UPDATED BY CJURAN 02/13/2024 23-009699 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 4,119



12/3/24



9-11-19

R48813 MA







