

Summary

Lead Appr: WW 11.21.24

Clerk:

Lead Clerk:

Appr:

Print Date: 9/24/2024

Acct ID: 563403

MTL: 082W11B002100

Date: 10-3-24

Appr: Luke

Prop Class: 401

RMV Prop Class: 401

Situs: 3748 74TH AVE SE SALEM OR 97317

MaSaNh: 01 06 004

Unit: 116445

Year: 2024

Last Date Appraised: 08/25/2017

Appraiser: CLINT LUKE

Retag: Y N

Tag info: 2025 - Tags/Permit (Addition)

Owner: JOHNSON FAM RT & JOHNSON, JOSEPH E TRE &

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 596760

RMV Land: 373240

RMV Imp: 848830

RMV Total: 1222070

MAV: 596760

MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTG | OSD - GOOD  | 55000 | 92410     | 0         |

Land

Site: 2

Code Area: 92410

Size: 5.37 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 318240

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 08-09: LAND SEG CONSOLIDATION// 2400210 06-07: 4.37 ACRES DISQUAL FARM DEF W/PAT LIAB

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 92410

Stat Class: 122

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 4767

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 363630

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  | 2     | Finished      | 3228       | 0    | FB-1  | 1990   | 1990       | BATH - 1, KIT, ROOF, HVAC | Y N        |
| Second Floor | 2     | Finished      | 1539       | 3    | 0     | 1990   | 1990       | HVAC                      | Y N        |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 3     | 1         | 1990       | 14062 | 1        |

Bldg: 2

Code Area: 92410

Stat Class: 142 +

Year Blt: 2002

Eff Year Blt: 2002

Sq.Ft: 2928

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 473700

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  | 4 +   | Finished      | 1344       | 1    | FB-1  | 2002   | 2002       | BATH - 1, KIT-, ROOF+, HVAC+ | Y N        |
| Second Floor | 4 +   | Finished      | 1584       | 1    | FB-1  | 2002   | 2002       | BATH - 1                     | Y N        |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 5     | 1         | 2002       | 34020 | 1        |

Improvements - Accessory Buildings

Bldg: 3

Code Area: 92410

Stat Class: 351

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 1056

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 44x24

RMV: 5490

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: |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|------------|
| General Purpose Bldg | 4     | Finished      | 1056       | 0    | 0     | 1990   | 1990       | FAIR      | Y N        |

Accessories

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

Bldg: 4

Code Area: 92410

Stat Class: 353

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 828

% Complete: 100

Desc: Machine Shed (MS)

Dimensions: 36x23

RMV: 4290

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 |                |
|-----------------------------|-------|---------------|------------|-------|-----------|------------|------------|-----------|----------------|
| Machine Shed                | 5     | Finished      | 828        | 0     | 0         | 1990       | 1990       |           | Exception: Y N |
| Accessories                 |       |               |            |       |           |            |            |           |                |
| Description                 |       |               |            | Class | Size SqFt | Eff Yr Blt | RMV        | Quantity  |                |
| No accessory data available |       |               |            |       |           |            |            |           |                |

NC

Bldg: 5      Code Area: 92410      Stat Class: 354      Year Blt: 1990    Eff Year Blt: 1990    Sq.Ft: 1248      % Complete: 100  
Desc: Lean-to Light (LTL)      Dimensions:      RMV: 1720  
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 |                |
| Lean-to Light Duty | 4     | Finished      | 1248       | 0    | 0     | 1990   | 1990       |           | Exception: Y N |

NC

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

2024

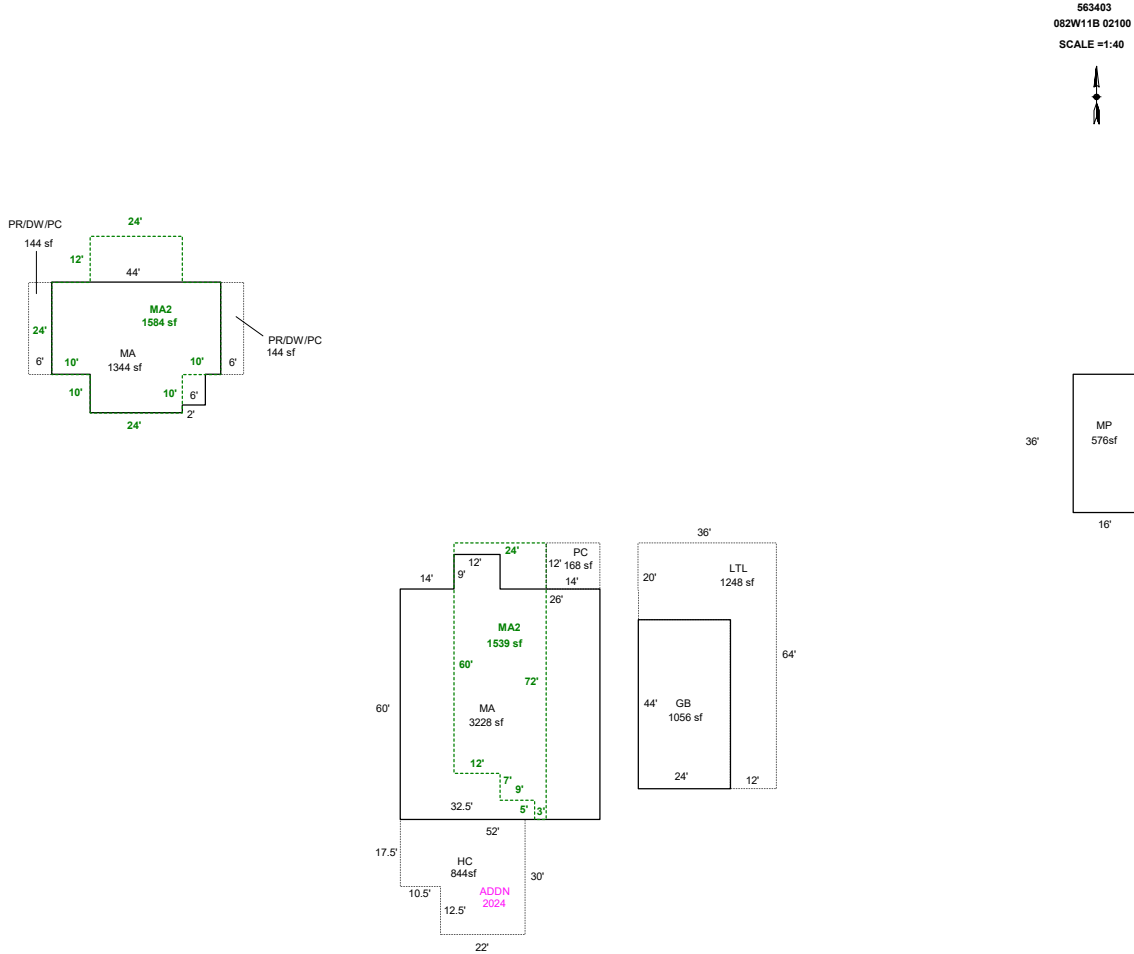
HC 5844<sup>th</sup> AVE 2025 NEW

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563403 Parcel No.: 082W11B 02100  
 Property Address: 3748 74TH AV SE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|----------|-----------|------------|
| GBA1 | GB           | 1.0    | 1056.0   | 136.0     |            |
|      | LTL          | 1.0    | 1247.7   | 200.0     |            |
|      | MP           | 1.0    | 576.0    | 104.0     | 2879.7     |
| GLA1 | MA           | 1.0    | 3228.0   | 242.0     |            |
|      | MA           | 1.0    | 1344.0   | 156.0     | 4572.0     |
| GLA2 | MA2          | 1.0    | 1539.0   | 192.0     |            |
|      | MA2          | 1.0    | 1584.0   | 180.0     | 3123.0     |
| P/P  | PC           | 1.0    | 168.0    | 52.0      |            |
|      | PR/DW/PC     | 1.0    | 144.0    | 60.0      |            |
|      | PR/DW/PC     | 1.0    | 144.0    | 60.0      |            |
|      | HC           | 1.0    | 843.8    | 125.0     | 1299.8     |
|      | Net LIVABLE  | cnt    | 4        | (rounded) | 7,695      |
|      | Net BUILDING | cnt    | 3        | (rounded) | 2,880      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/11/18  
 UPDATED BY CLOBERG 08/14/24 22-001525 ADDN  
 UPDATED BY CLOBERG 10/28/24

### COMMENT TABLE 2

CLUKE 10/03/24

### COMMENT TABLE 3

TAGS L4