

Acct ID: 528074 MTL: 081W040001701 Date: 1-9-25 Appr: GEVKE Prop Class: 451 RMV Prop Class: 451
 Situs: 11980 WALDO HILLS DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 22841 **INPUT 1-21-25 GEVKE** Year: 2025
 Last Date Appraised: 09/01/2016 Appraiser: CLINT LUKE Retag: N Tag info: 2025 - Tags/Permit (Addition)
 Owner: J&T SCHNEIDER TR Roll Type: R
 Cycle: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITG INSP AV: 360160
 RMV Land: 302560 RMV Imp: 432480 RMV Total: 735040 MAV: 360160 MSAV: 0 SAV: 0
 Comment:

Notations

MURKLE NOTED CHANGES RESTATE

RP/MS	Code	Description
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04580	0

Land

Site: 1 Code Area: 04580 Size: 1.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Permanently Disqualified Description: RMV: 252560 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP;#10 5/20/04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04580 Stat Class: 143 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1909 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 399860
 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	1909	<u>2</u>	<u>FB-2</u>	1975	1975	FP - 2, KIT+, BATH - 2, HVAC, ROOF	Y <input checked="" type="checkbox"/>
Basement	4	Unfinished <u>FIN</u>	1725	<u>1</u>	<u>1</u>	1975	1975	<u>AVE (MISSED MV)</u>	Y <input checked="" type="checkbox"/>
Garage Attached	4	Unfinished	552	0	0	1975	1975	ROOF <u>NC</u>	Y <input checked="" type="checkbox"/>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	5	1	1975	25422	1	Y N

Bldg: 3 Code Area: 04580 Stat Class: 108 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 19000
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	8000	2014	19000	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04580 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1920 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x32 RMV: 13620
 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	6	Finished	1920	0	0	1988	1988	FMR <u>AVE</u>	Y N

Accessories

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

Percent Complete Form

Account # 528074

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%	60%
4%	75%	Plumbing Rough-In	4%	3%	65%
3%		Electrical Rough-In	3%	2%	
2%	80%	Heating Rough-In	2%	1%	65%
		Heating Unit	1%	1%	
3%	85%	Insulation	3%	2%	70%
5%		Drywall (Finished)	5%	4%	
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
	95%	Cabinets	6%	5%	85%
2%		Electrical Fixtures	3%	2%	
2%		Plumbing Fixtures	4%	3%	
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR Date 1-9-25 YR For 25-26 % COMP 80
 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%

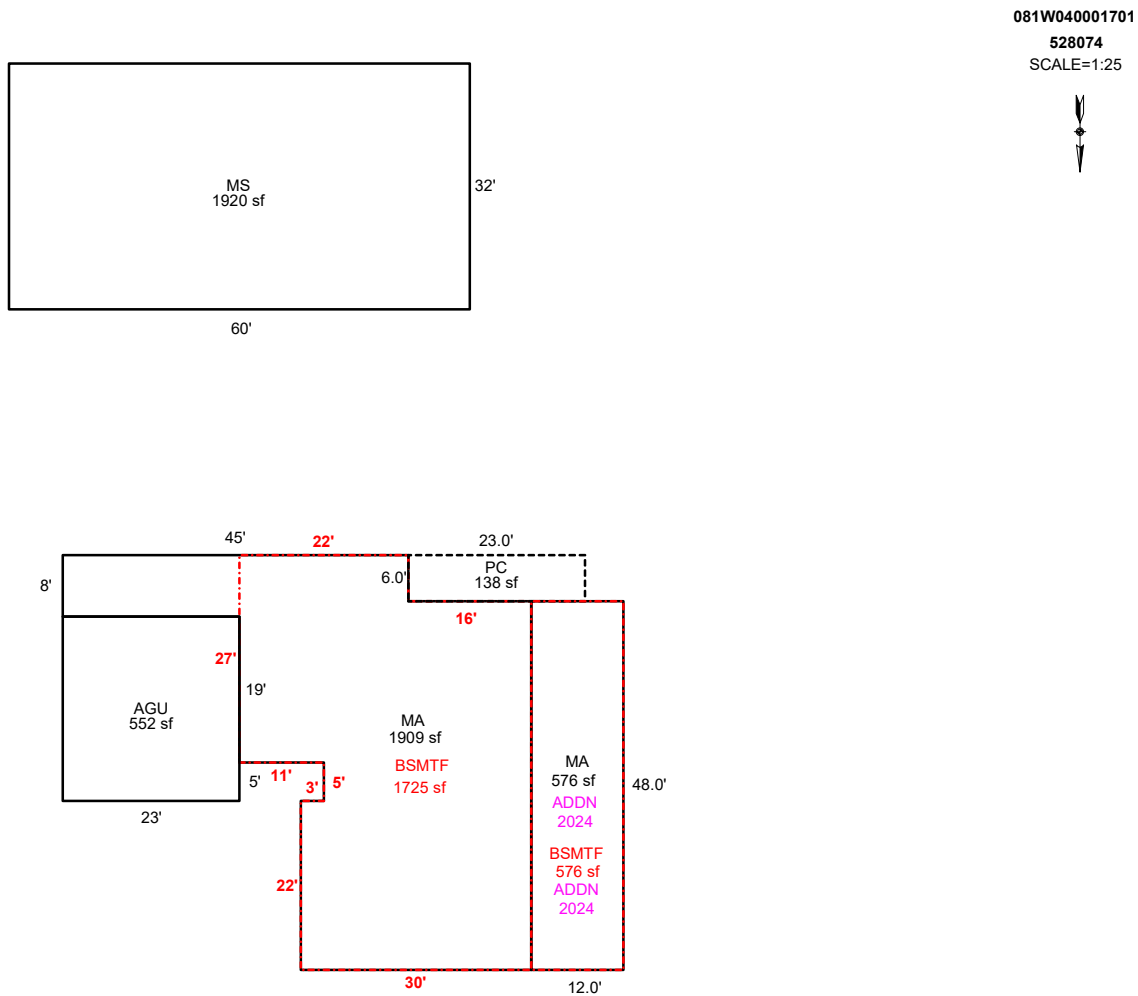
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 APPR Date YR For % COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528074 Parcel No.: 081W04 01701
 Property Address: 11980 WALDO HILLS DR SE
 City: SALEM County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1920.0	184.0	1920.0
GLA1	MA	1.0	1909.0	236.0	1909.0
BSMTU	BSMTF	1.0	1725.0	190.0	
	BSMTF	1.0	576.0	120.0	2301.0
GAR	AGU	1.0	552.0	94.0	552.0
MA	MA	1.0	576.0	120.0	576.0
P/P	PC	1.0	138.0	58.0	138.0

COMMENT TABLE 1

APEXED BY NRC 05/20/2009
 UPDATED BY CLOBERG 12/04/24 24-008040 MA ADDN
 UPDATED BY CLOBERG 01/14/25

COMMENT TABLE 2

CLUKE 01/09/25

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 2,485
 Net BUILDING cnt 1 (rounded) 1,920



1/9/25



1/9/25