

Summary Lead Appr: WW 1.22.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDC Input Print Date: 9/24/2024

Acct ID: 529636 MTL: 082W10C001400 Date: 12/3/24 Appr: MDC Prop Class: 501 RMV Prop Class: 501  
 Situs: 6736 JOSEPH ST SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 76222 Year: 2024  
2025

Last Date Appraised: 01/05/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (Completion)  
 Owner: DIAMOND SPRING RANCH LLC Roll Type: R  
 Cycle (9) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 707630  
 RMV Land: 431400 RMV Imp: 609460 RMV Total: 1040860 MAV: 535730 MSAV: 0 SAV: 0  
 Comment: 24-25: L2 01.05.24 GRH

*MFH's still on property*

Notations 23-003468 NSFD 100% complete 2nd Home 50% = 24-005839

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	411	SEE ACCOUNT NOTES - 411

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05410	0
1	MKTN	OSD - NO LANDSCAPE	30000	05410	14590
1	SEPTC	SEPTIC SYSTEM	12000	05410	0

**Land**

Site: 1	Code Area: 05410	Size: 3.16 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BDS	Value Source: Rural at MKT	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 62180	Exception: Y N		
Adjustment(s): VWFR, GSOIL		Fire Patrol:	Description:			
Comments: 24-25: ADD NEW OSDN FOR NEW HOUSE, ADD SEPTIC ONLY FOR HORSE ARENA AS I/O. 18-19: PER #101 ADD VIEW ADJ / 09-10: CORRECTED PART TOTALS/ 2002-03 REAPPRAISAL.						
Site: 2	Code Area: 05410	Size: 18.80 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDS	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 282220	Exception: Y N		
Adjustment(s): VWFR, GSOIL		Fire Patrol:	Description:			
Comments: 24-25: ADD NEW OSDN FOR NEW HOUSE, ADD SEPTIC ONLY FOR HORSE ARENA AS I/O. 18-19: PER #101 ADD VIEW ADJ / 09-10: CORRECTED PART TOTALS/ 2002-03 REAPPRAISAL.						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05410	Stat Class: 138	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:	RMV: 138140		
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: Y N
Garage Attached	3	Unfinished	780	0	0	1989	1989	ROOF	Exception: Y N
Garage Detached	3	Unfinished	576	0	0	1995	1995	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	232	1996	6055	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1989	30876	1	Exception: Y N

Bldg: 7	Code Area: 05410	Stat Class: 108	Year Blt: 1946	Eff Year Blt: 1946	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:	RMV: 4600		
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: Y N
ENCLOSED PORCH	2	232	1946	3770	1	Exception: Y N

Bldg: 8	Code Area: 05410	Stat Class: 142 +	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3006	% Complete: <u>50</u>
Desc: Multi Story above grade			Dimensions:	RMV: 323540 <u>(00)</u>		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 157310	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 +	Finished	2499	4	FB-3	2023	2023	HVAC+, ROOF, BATH - 3, FP - 1, KIT+	Y N
Attic	4 +	Finished	507	0	FB-1	2023	2023	HVAC+, BATH - 1	Y N
Garage Attached	4 +	Finished	863	0	0	2023	2023	ROOF	Y N

#### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	0	2023	13950	1	Y N

#### Improvements - Accessory Buildings

Bldg: 2	Code Area: 05410	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 291	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 3030	
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:
Multi-Purpose Bldg	4	Finished	291	0	0	1997	1997	FAIR	Y N

#### Accessories

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

Bldg: 3	Code Area: 05410	Stat Class: 316	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 39296	% Complete: 100
Desc: Arenas (HA)			Dimensions:		RMV: 89160	
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:
Horse Arena	4	Finished	39296	0	FB-2	1980	1980	BATH - 2, FAIR	Y N

#### Accessories

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

Bldg: 4	Code Area: 05410	Stat Class: 352	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 12640	% Complete: 100
Desc: Utility Building (UB)			Dimensions:		RMV: 48670	
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:
Utility Building	5	Finished	12640	0	0	1980	1980	AVG	Y N

#### Accessories

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

Bldg: 5	Code Area: 05410	Stat Class: 325	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Commercial Grain Storage (GR)			Dimensions:		RMV: 2000	
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:
Grain Bin	4	Finished	0	0	0	0	0		Y N

#### Accessories

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

Bldg: 6	Code Area: 05410	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 8x10		RMV: 320	
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:
Multi-Purpose Bldg	4	Finished	80	0	0	0	0	FAIR	Y N

#### Accessories

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

ACCOUNT # 529636 DATE: 12/3/24 RMV CLASS 501 PROP CLASS 501  
 MTL \_\_\_\_\_ APPR/ MNL TAG Y N \_\_\_\_\_  
 COMMENTS: 24-005839

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA  
 AREA 4122 EFF AREA 4122 BED 1  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + 1.5+ 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 \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE ALF  
 STAT / CLASS 152  
 SIZE 2010  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

TYPE Abu  
 STAT / CLASS 152  
 SIZE 658  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

STAT 152 QLTY + - FLOOR MA2  
 AREA 1563 EFF AREA 1563 BED 2  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 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: \_\_\_\_\_

YR BLT 2024  
 EFF YR 2024  
 % COMP 50  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

YR BLT 2024  
 EFF YR 2024  
 % COMP 50  
 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 \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account # 24-005839  
529636

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%	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%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MDL 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%

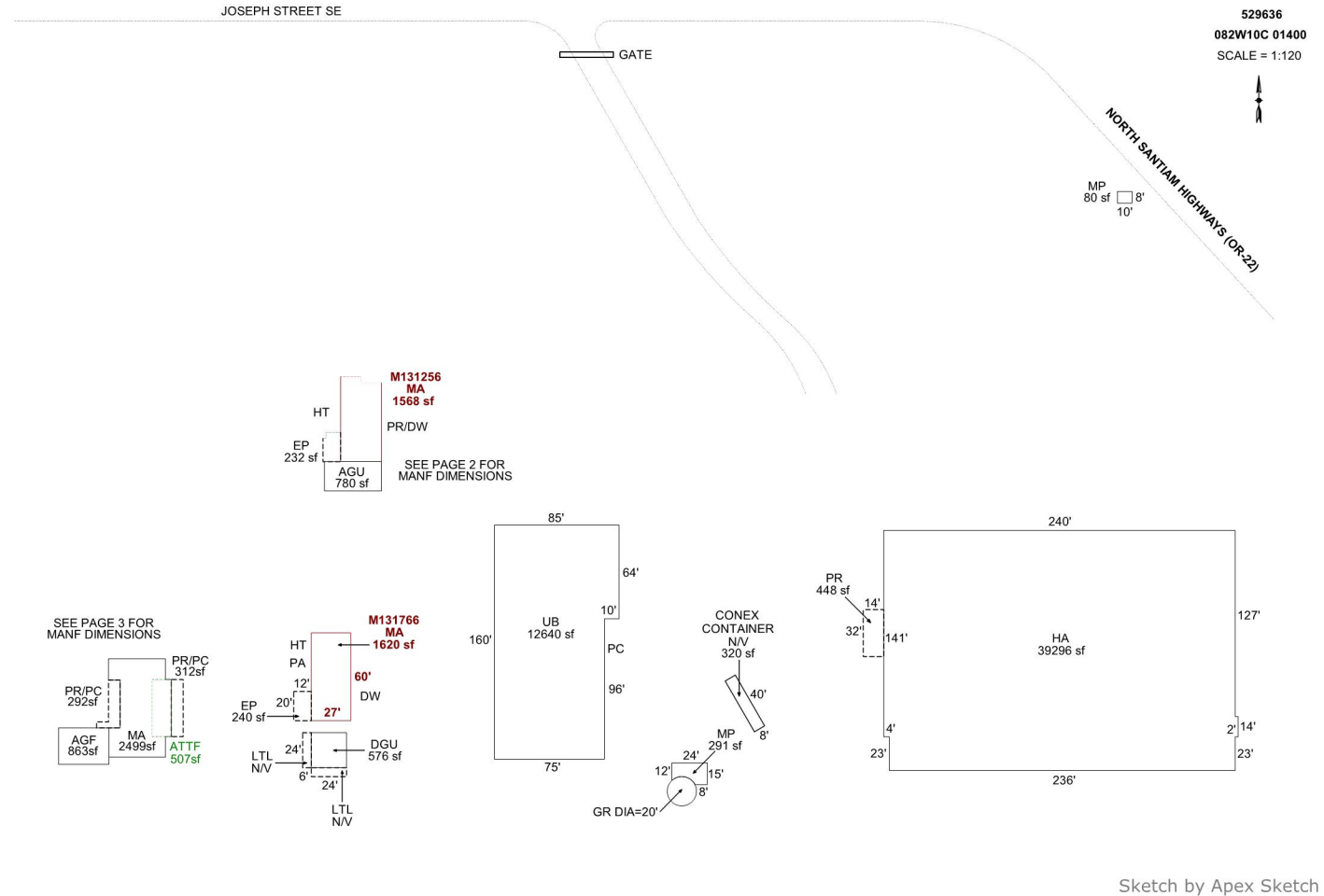
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 529636 Parcel No.: 082W10C 01400  
 Property Address: 6736 JOSEPH 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
GBA1	HA	1.0	39296.0	812.0	
	MP	1.0	290.9	77.7	
	GR DIA=20'	1.0	314.2	62.8	
	MP	1.0	80.0	36.0	
	UB	1.0	12640.0	490.0	52621.1
GLA1	MA	1.0	1568.0	172.0	
	MA	1.0	2499.0	235.0	
	MA	1.0	1620.0	174.0	5687.0
GLA2	ATTF	1.0	507.0	104.0	507.0
GAR	AGU	1.0	780.0	118.0	
	DGU	1.0	576.0	96.0	
	AGF	1.0	862.5	119.0	2218.5
P/P	EP	1.0	232.0	64.0	
	PR/PC	1.0	312.0	94.0	
	EP	1.0	240.0	64.0	
	PR	1.0	448.0	92.0	
	1 addl items				
	Net LIVABLE	cnt	4 (rounded)		6,194
	Net BUILDING	cnt	5 (rounded)		52,621

### COMMENT TABLE 1

DRAWN BY SH 2-24-10  
 UPDATED BY JRONDEMA 10/6/17  
 UPDATED BY JRONDEMA 4/4/18  
 UPDATED BY CJURAN 10/02/2023 23-003468 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

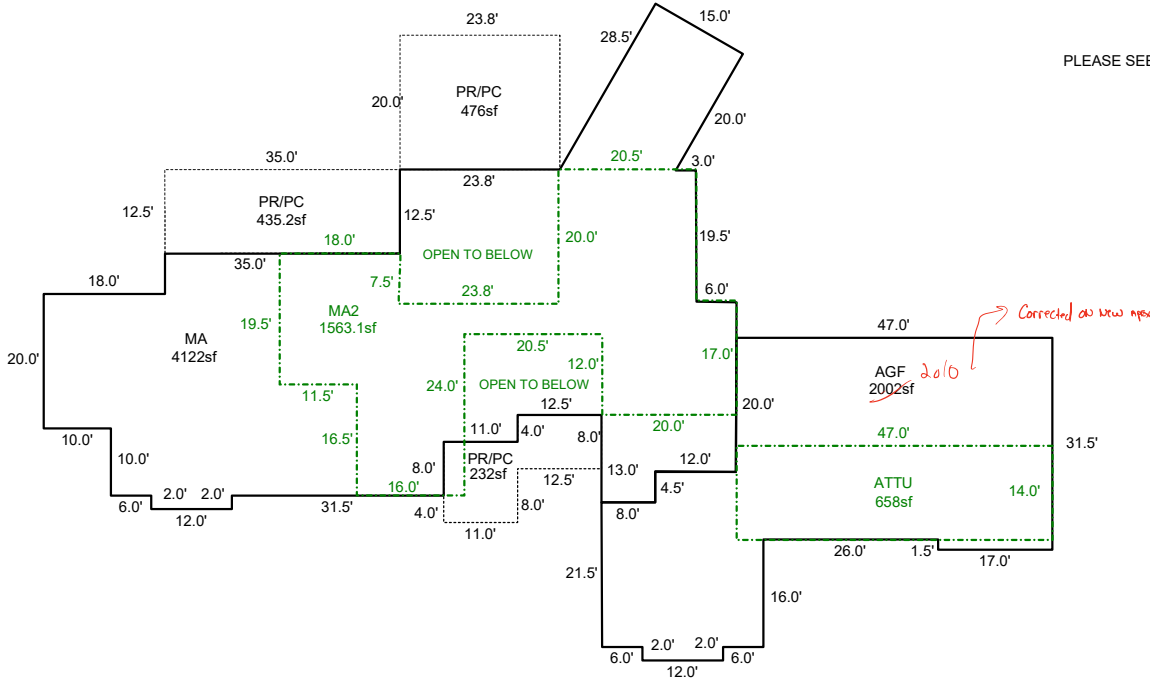
File No.: 529636 Parcel No.: 082W10C 01400  
 Property Address: 6736 JOSEPH ST SE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

529636  
082W10C 01400  
SCALE = 1:20



PLEASE SEE PAGE 1 FOR ALL BLDGS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4122.8	379.1	4122.8
GLA2	MA2	1.0	1563.1	272.3	
	ATTU	1.0	658.0	122.0	2221.1
GAR	AGF	1.0	2010.3	233.0	2010.3
P/P	PR/PC	1.0	476.0	87.6	
	PR/PC	1.0	435.2	94.8	
	PR/PC	1.0	232.0	79.0	1143.2

### COMMENT TABLE 1

DRAWN BY SH 2-24-10  
 UPDATED BY JRONDEMA 10/6/17  
 UPDATED BY JRONDEMA 4/4/18  
 UPDATED BY CJURAN 10/02/2023 23-003468 MA  
 UPDATED BY CLOBERG 10/08/24 24-005839 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

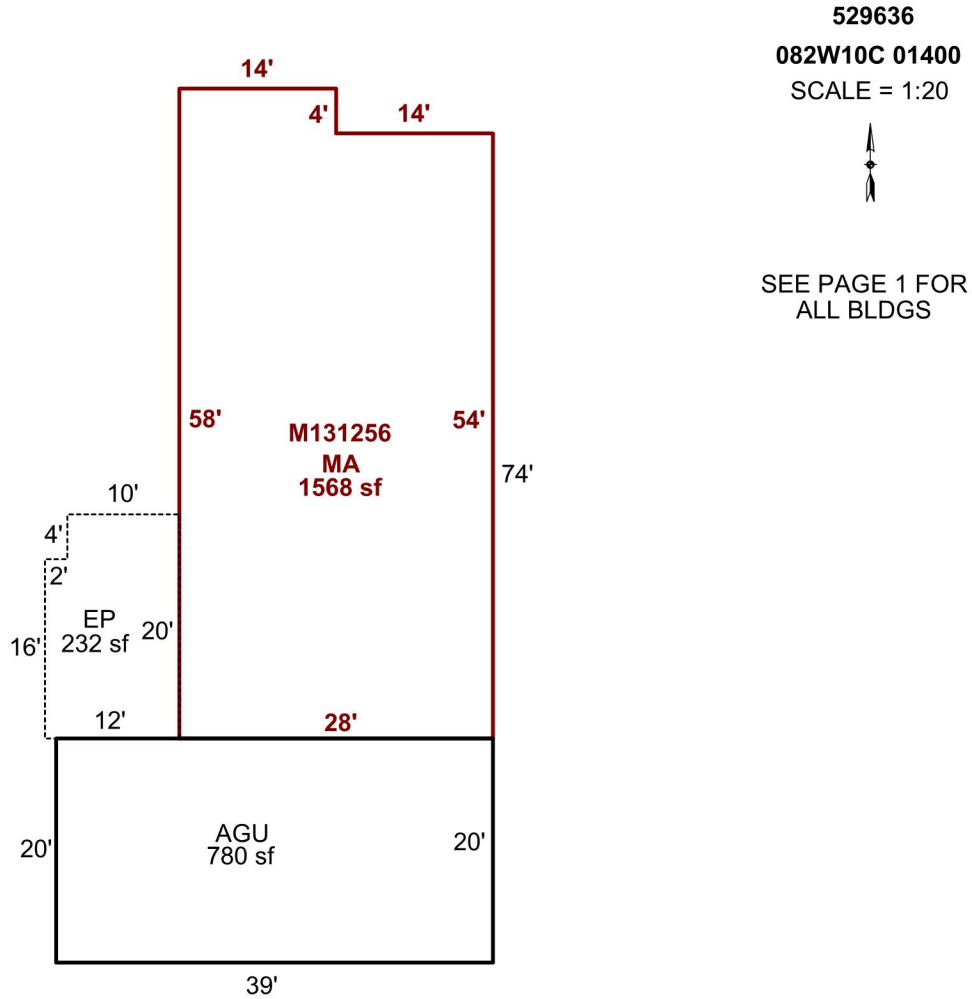
Net LIVABLE                      cnt                      0      (rounded)                      6,344

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 529636 Parcel No.: 082W10C 01400  
 Property Address: 6736 JOSEPH 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
GLA1	MA	1.0	1568.0	172.0	1568.0
GAR	AGU	1.0	780.0	118.0	780.0
P/P	EP	1.0	232.0	64.0	232.0

### COMMENT TABLE 1

DRAWN BY SH 2-24-10  
 UPDATED BY JRONDEMA 10/6/17  
 UPDATED BY JRONDEMA 4/4/18  
 UPDATED BY CJURAN 10/02/2023 23-003468 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

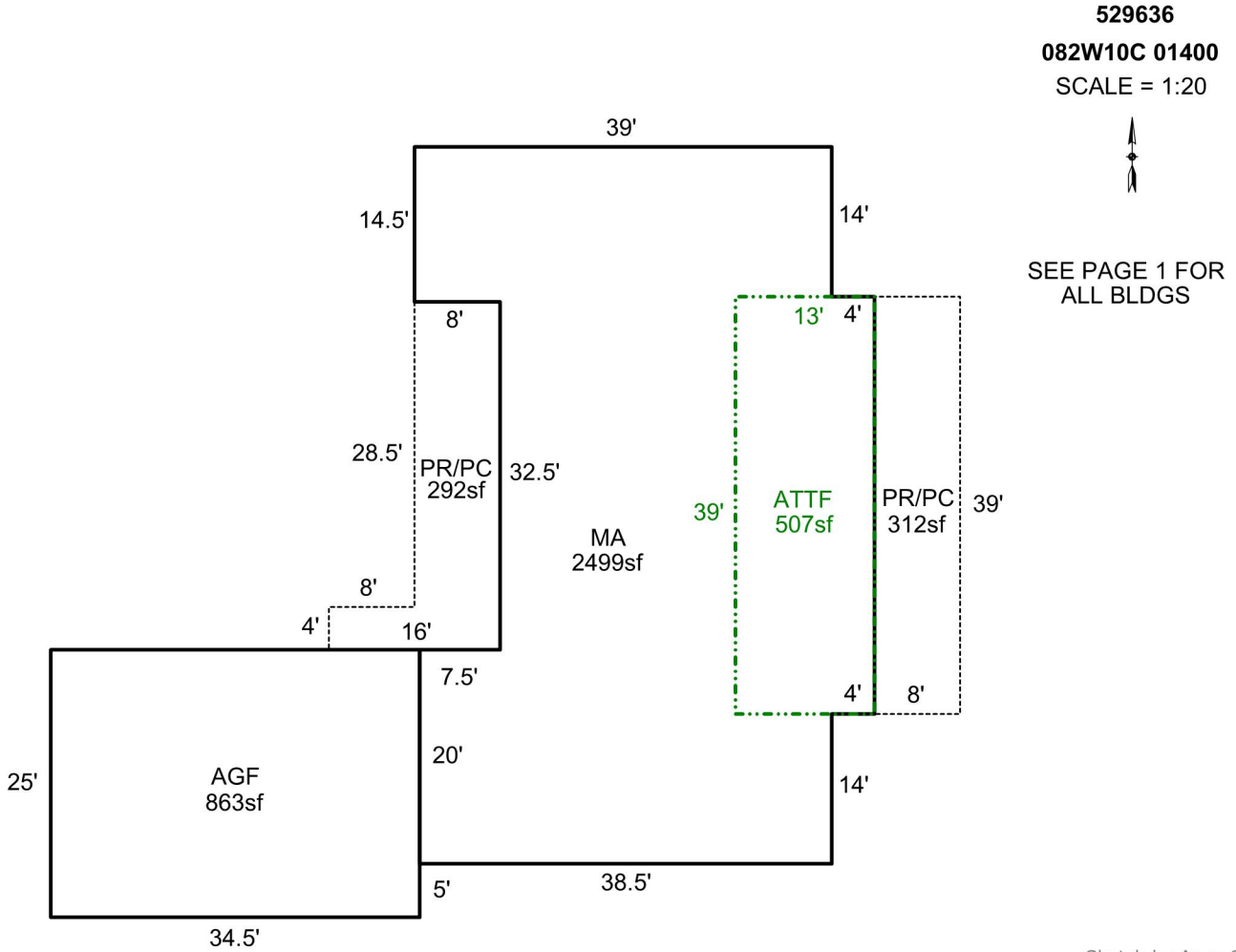
Net LIVABLE                      cnt                      1                      (rounded)                      1,568

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 529636 Parcel No.: 082W10C 01400  
 Property Address: 6736 JOSEPH 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
GLA1	MA	1.0	2499.0	235.0	2499.0
GLA2	ATTF	1.0	507.0	104.0	507.0
GAR	AGF	1.0	862.5	119.0	862.5
P/P	PR/PC	1.0	292.0	97.0	
	PR/PC	1.0	312.0	94.0	604.0

### COMMENT TABLE 1

DRAWN BY SH 2-24-10  
 UPDATED BY JRONDEMA 10/6/17  
 UPDATED BY JRONDEMA 4/4/18  
 UPDATED BY CJURAN 10/02/2023 23-003468 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      3,006



RESIDENTIAL

NO TOY CARS  
OR MOTORCYCLES  
ALLOWED

R29636 GATE

10/3/2017



R29636 HA  
10/3/2017



R29636

10/3/2017



12/3/24



