

Acct ID: 558201 MTL: 082W11B005500 Date: 10-29-24 Appr: LUKE Prop Class: 401 RMV Prop Class: 401
 Situs: 3958 78TH AVE SE SALEM OR 97317 12-16-24 MaSaNh: 01 06 004 Unit: 113234 INPUT 1-14-25 SENCE Year: 2024
 Last Date Appraised: 07/20/2017 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2025 - Tags/Permit (Addition)
 Owner: ELLIS, CHRISTOPHER M & ELLIS, MARSHA M Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 0 3 4 LCB 0 INSP AV: 390080
 RMV Land: 279300 RMV Imp: 366410 RMV Total: 645710 MAV: 390080 MSAV: 0 SAV: 0
 Comment:

Notations No notation data available.

24-004873 ADDN 65% RETAG
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OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	92410	0

Land

Site: 1 Code Area: 92410 Size: 2.49 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 244300 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 17-18: PER #94 CHG OSD / 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1976 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 320650
 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	1976	3	FB-2	1976	1976	BATH - 2, KIT+, ROOF, HVAC+, FP - 1	Y N
Garage Attached	4	Finished	460	0	0	1976	1976	ROOF	Y N

Accessories

1st FL 4 1051 FBI 2025 65% Comp HVB ROOF Y

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	36	1976	942	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1976	21483	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 64 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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	64	0	0	1976	1976		Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3310
 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	5	Finished	720	0	0	1976	1976	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 128 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 8x16 RMV: 100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

60%

2004

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	128	0	0	1976	1976	2004	60% Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 352 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3500 % Complete: 100
 Desc: Utility Building (UB) HA Dimensions: 50x70 RMV: 41310
 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
Utility Building HA	5	Finished	3500	0	0	2005	2005	FAIR AVB	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 24x10 RMV: 1040
 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
Lean-to Heavy Duty	4	Finished	240	0	0	2005	2005		Exception: Y N

Accessories

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

Percent Complete Form

Account # _____

Additions

New Homes

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

APPR Genie Date 12-16-24 YR For 25-26 % COMP 65

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 _____



12/17/24



12/17/24



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12/17/24



12/17/24

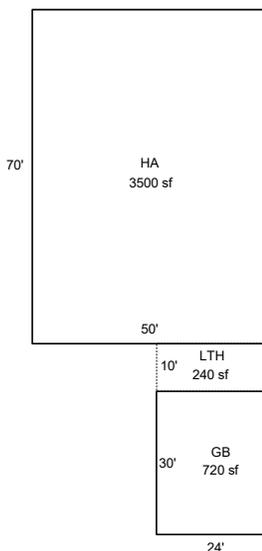
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

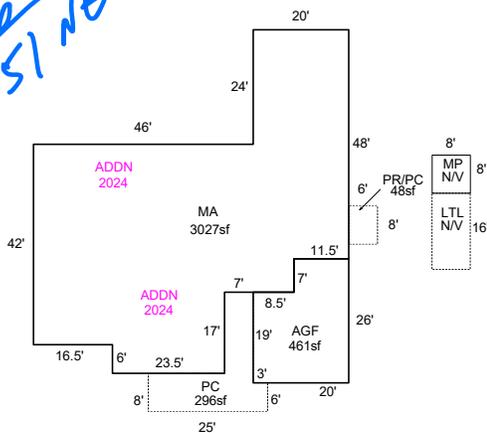
File No.: 558201 Parcel No.: 082W11B 05500
 Property Address: 3958 78TH AV SE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

558201
 082W11B 05500
 SCALE=1:40



3027 NEW
 - 1976 ORIG
 1051 NEW



**ADDN TOTALING 1019 SQ FT

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	720.0	108.0	
	LTH	1.0	240.0	68.0	
	HA	1.0	3500.0	240.0	4460.0
GLA1	MA	1.0	3026.5	276.0	3026.5
GAR	AGF	1.0	460.5	92.0	460.5
P/P	PR/PC	1.0	48.0	28.0	
	PC	1.0	296.0	100.0	344.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/26/18
 UPDATED BY CLOBERG 09/13/24 24-004873 ADDN
 UPDATED BY CLOBERG 12/24/24

COMMENT TABLE 2

CLUKE 12/17/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 3,027
 Net BUILDING cnt 3 (rounded) 4,460