

Summary

Lead Appr: WW 1.23.25

Clerk:

Lead Clerk:

Appr: GRH

Print Date: 9/24/2024

Acct ID: 561444

MTL: 083W27A002100

Date: 12/20/24

Appr: GRH

Prop Class: 641

RMV Prop Class: 401

Situs: 7281 RAINBOW DR SE SALEM OR 97306

MaSaNh: 06 06 000

Unit: 120242

Year: 2024

Last Date Appraised: 03/26/2024

Appraiser: WENDY WILLIAMS

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: SOUTH, MATTHEW

Roll Type: R

Cycle: 1

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 210072

RMV Land: 357960

RMV Imp: 201370

RMV Total: 559330

MAV: 196480

MSAV: 1112

SAV: 2082

Comment: 24-25: L4 03.26.24 WW

Notations

RP/MS	Code	Description	MLS#: 807893
RP	DFL	DESIGNATED FORESTLAND	

OSDs

PER MLS NEW OWNER TO DEMO OLD MA.
24-000725 REPL SFD: 3 BED, 4 BATH W/ OFFICE, HOBBY, STUDY, SEWING, AND CRAFT ROOMS

Count	Code	Description	RMV	Code Area	Exception	1st: 2960 1 bed, 1.5 bath, 1 bath+, fp, roof, hvac+ KITCHEN 1st: 900 1 bath, roof, hvac+ 2nd:1008 2 bed, 1 bath, hvac+ Agt: 480, roof
1	MKTF	OSD - FAIR	35000	92430	0	

Land

Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Market Homesite	Description: FOUR HILL DRY	RMV: 64170	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 24-25: Updated land classes						

2400230/00-01; SEPERATED INCREMENT FROM HOMESITE. 01-02: repp						
Site: 3	Code Area: 92430	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLCL	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 128340	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1991						
Site: 4	Code Area: 92430	Size: 1.03 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Rural Restrictive	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 72700	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						
Site: 5	Code Area: 92430	Size: 0.90 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Rural Restrictive	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 57750	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 131 -	Year Blt: 1947	Eff Year Blt: 1947	Sq.Ft: 1334	% Complete: 100
Desc: One Story Only	GONE	Dimensions:	RMV: 114210			
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
First Floor	3 -	Finished	1334	3	FB-1	1947	1947	BATH - 1, KIT-, ROOF, HVAC, FP - 1	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	2	1	1947	2455	1	

Improvements - Accessory Buildings

Bldg: 6	Code Area: 92430	Stat Class: 351	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 3600	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 60x60	RMV: 87160				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 12480	Adjust:	Adjust RMV: 0	I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	3600	0	0	2017	2017	GOOD HALF BATH	

Accessories

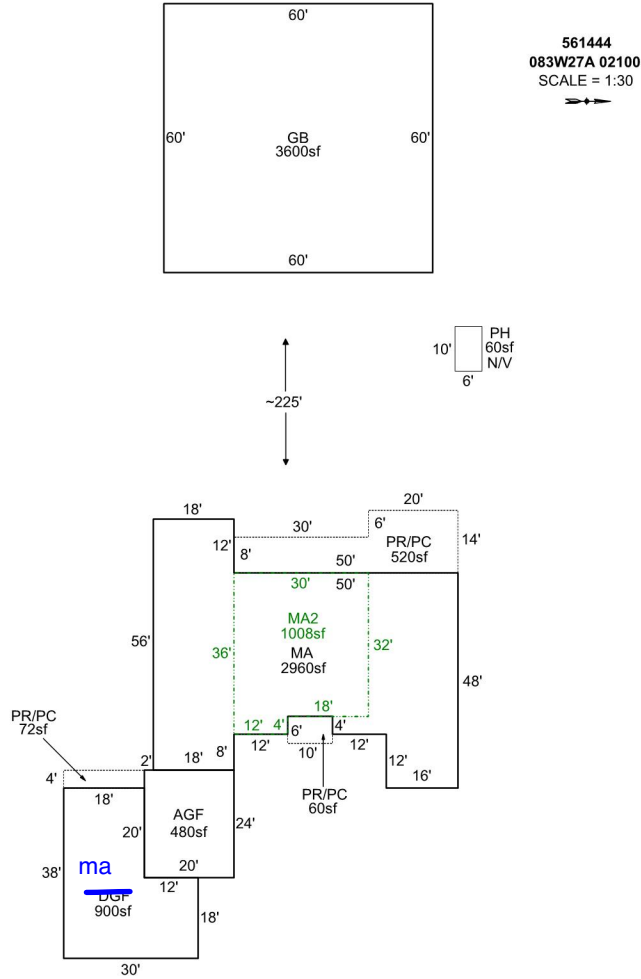
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561444 Parcel No.: 083W27A 02100
 Property Address: 7281 RAINBOW DR SE
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3600.0	240.0	3600.0
GLA1	MA	1.0	2960.0	280.0	2960.0
GLA2	MA2	1.0	1008.0	132.0	1008.0
GAR	AGF	1.0	480.0	88.0	
	DGF	1.0	900.0	136.0	1380.0
P/P	PR/PC	1.0	72.0	44.0	
	PR/PC	1.0	60.0	32.0	
	PR/PC	1.0	520.0	128.0	652.0

COMMENT TABLE 1

DRAWN BY NRC 01/13/2009
 UPDATED BY JRONDEMA 6/20/16
 UPDATED BY JRONDEMA 5/2/17
 UPDATED BY JRONDEMA 2/21/18
 UPDATED BY WWILLIAMS 3.26.24
 UPDATED BY CJURAN 04/09/2024 24-000725 MA

COMMENT TABLE 2

WW 3.26.24

GPH 12/20/24

COMMENT TABLE 3

SV L4

TAGS L2

Net LIVABLE	cnt	2	(rounded)	3,968
Net BUILDING	cnt	1	(rounded)	3,600



Percent Complete Form

Account # 561444

Additions

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

APPR GPH

APPR _____

APPR _____

APPR _____

Date 12/20/24

Date _____

Date _____

Date _____

YR For 25-26

YR For _____

YR For _____

YR For _____

% COMP 65

% COMP _____

% COMP _____

% 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 _____

APPR _____

APPR _____

APPR _____

Date _____

Date _____

Date _____

Date _____

YR For _____

YR For _____

YR For _____

YR For _____

% COMP _____

% COMP _____

% COMP _____

% 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%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____

APPR _____

APPR _____

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Date _____

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YR For _____

YR For _____

YR For _____

YR For _____

% COMP _____

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