

Acct ID: 518340 MTL: 062W090003101 Date: **1/3/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 451
 Situs: 9785 PORTLAND RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 67648 Year: 2025

Last Date Appraised: 12/11/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **b** Tag info: 2025 - Tags/Permit (Addition)

Owner: DAVID AND KATHRYN LECOMPTE REV FAM TR Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: **1 2 3 4** LCB TTO INSP AV: 554191
 RMV Land: 404020 RMV Imp: 939055 RMV Total: 1343075 MAV: 515590 MSAV: 38601 SAV: 152880
 Comment: 24-25: L4 12.11.23 MLH
 23-24: L2 1.3.23 MLH

Notations **Addn @ 65%** UPDATE INV

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm ok Nursery stock and row crops
shares farm land with 518339

OSDs **Chris 2/18/25**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

Land

Site: 2	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Homesite	Description: FOUR BENCH DRY			RMV: 45280	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:			Description:	
Comments: Liability year - 2009 / 100210						
Site: 3	Code Area: 01410	Size: 2.84 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 147900	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:			Description:	
Comments: Liability year - 1976 / 100210						
Site: 4	Code Area: 01410	Size: 0.28 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 13310	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:			Description:	
Comments: Liability year - 1976 / 100210						
Site: 5	Code Area: 01410	Size: 2.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 113660	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:			Description:	
Comments: Liability year - 1976 / 100210						
Site: 6	Code Area: 01410	Size: 0.68 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 33870	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:			Description:	
Comments: Liability year - 1976 / 100210						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 152	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 3316	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 691060
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1397	0	FB-1	1994	1994	ROOF, FP - 2, HVAC+, KIT-, BATH - 1	Exception: Y N
Second Floor	5	Finished	1447	3	FB-2	1994	1994	HVAC+, BATH - 2	Exception: Y N
Attic	5	Finished	472	1	0	1994	1994	HVAC+	Exception: Y N
Garage Attached	5	Finished	1066	0	0	1994	1994	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	1994	37910	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 2700	% Complete: 100
Desc: Frost Control					Dimensions: 90x30	RMV: 3809
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	2700	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x60		RMV: 37720	
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
General Purpose Bldg	5	Finished	2400	0	0	1994	2008	AVG Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 5760	% Complete: 100
Desc: Frost Control			Dimensions: 96x30		RMV: 7521	N/C
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
Frost Control	4	Finished	5760	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 352	Year Blt: 2004	Eff Year Blt: 2008	Sq.Ft: 5660	% Complete: 100
Desc: Utility Building (UB)			Dimensions:		RMV: 98980	N/C
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
Utility Building	6	Finished	5660	0	0	2004	2008	AVG Exception: Y N

Accessories

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

Bldg: 6	Code Area: 01410	Stat Class: 353	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 280	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 14x20		RMV: 2480	N/C
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	4	Finished	280	0	0	1994	2008	FAIR Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 357	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 704	% Complete: 100
Desc: Frost Control			Dimensions: 32x22		RMV: 1176	N/C
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
Frost Control	4	Finished	704	0	0	1994	2000	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 357	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 2700	% Complete: 100
Desc: Frost Control			Dimensions: 30x90		RMV: 3809	N/C
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
Frost Control	4	Finished	2700	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 01410 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3000 % Complete: 100
 Desc: General Purpose Building (GB) **CHG TO DGO LOW COST CLASS 4** Dimensions: RMV: 92500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
QUALITY AND CONSTRUCTION FEATURE SIMILAR TO HOUSE

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	3000	0	0	2022	2022	GOOD Exception: Y N

Accessories

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

EP CLASS 6 365 SQ.FT 65% COMPLETE NEW EXCEPTION YEAR BUILT 2024

152 174 SQ.FT BUILT 65% COMPLETE 2024 ADDN MA CLASS 5 ADDN, 65 % COMPLETE NEW EXCEPTION

Percent Complete Form

Account # 518340

Additions

New Homes

		No Basement		Basement	
% 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 GPH Date 1/3/25 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 _____

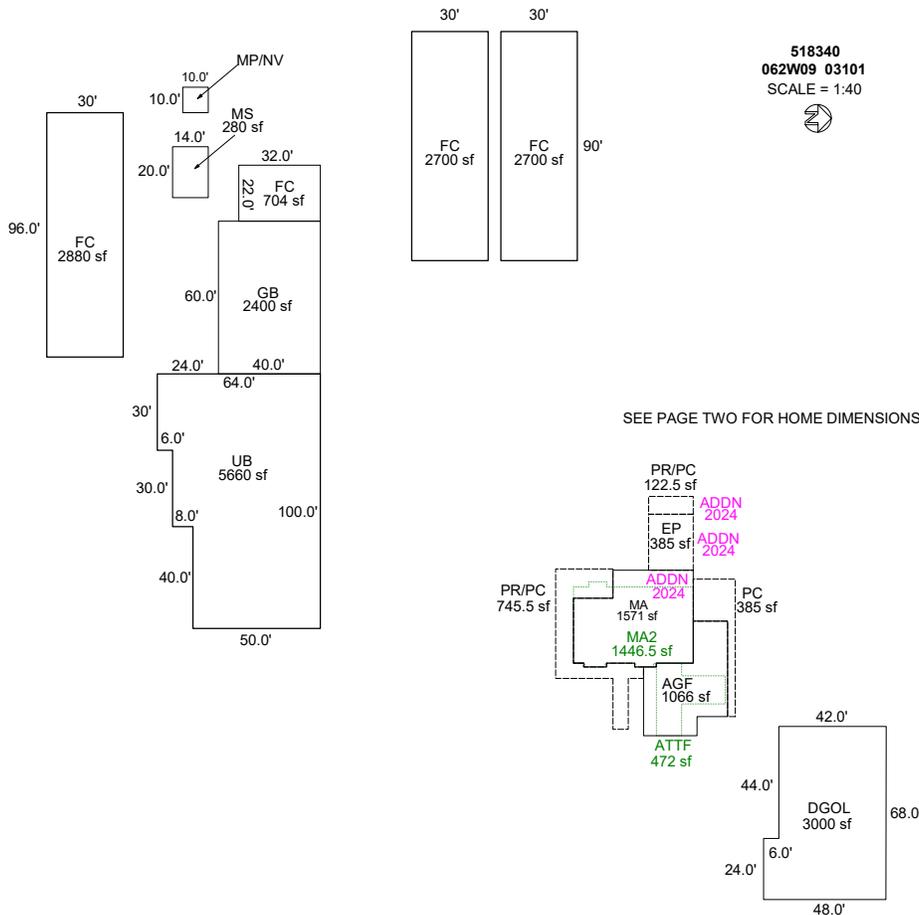


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518340 Parcel No.: 062W09 03101
 Property Address: 9785 PORTLAND RD NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

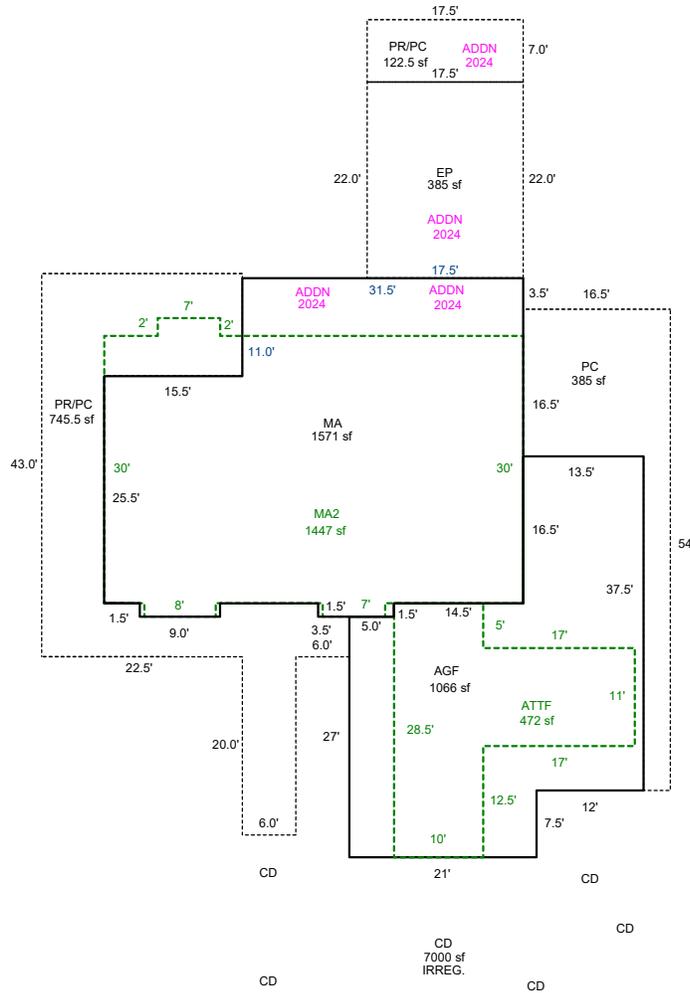
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	FC	1.0	2700.0	240.0		APEXED BY NRC 05/18/2009 UPDATED BY CJURAN 03/09/2021 UPDATED BY CJURAN 08/03/2021 UPDATED BY CJURAN 05/11/2023 UPDATED BY CJURAN 02/14/2024 UPDATED BY CLOBERG 10/16/24 23-009036 MA ADDN UPDATED BY CLOBERG 01/08/25 UPDATED BY CLOBERG 01/21/25	
	FC	1.0	2700.0	240.0			
	UB	1.0	5660.0	328.0			
	FC	1.0	2880.0	252.0			
	MS	1.0	280.0	68.0			
	FC	1.0	704.0	108.0			
	GB	1.0	2400.0	200.0			
	DGOL	1.0	3001.5	232.0	20325.5		
GLA1	MA	1.0	1571.2	173.0	1571.2	COMMENT TABLE 2	
GLA2	MA2	1.0	1446.6	164.0			
	ATTF	1.0	472.0	111.0	1918.6	#19 02/25/2009 CYCLE #10 CL 04/24/2020 CYCLE C-19 MLH 01/03/2023 TAGS L2 MLH 12/11/2023 TAGS L4 GRH 01/03/25 TAGS L2	
GAR	AGF	1.0	1065.8	156.0	1065.8		
P/P	PR/PC	1.0	745.7	229.0			
	EP	1.0	385.0	79.0			
	PR/PC	1.0	122.5	49.0			
	PC	1.0	385.0	141.0	1638.2		
	Net LIVABLE	cnt	0	(rounded)	3,490		
Net BUILDING	cnt	8	(rounded)	20,325			

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518340
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 SCALE = 1:10

 SEE PAGE ONE FOR ALL BLDGS

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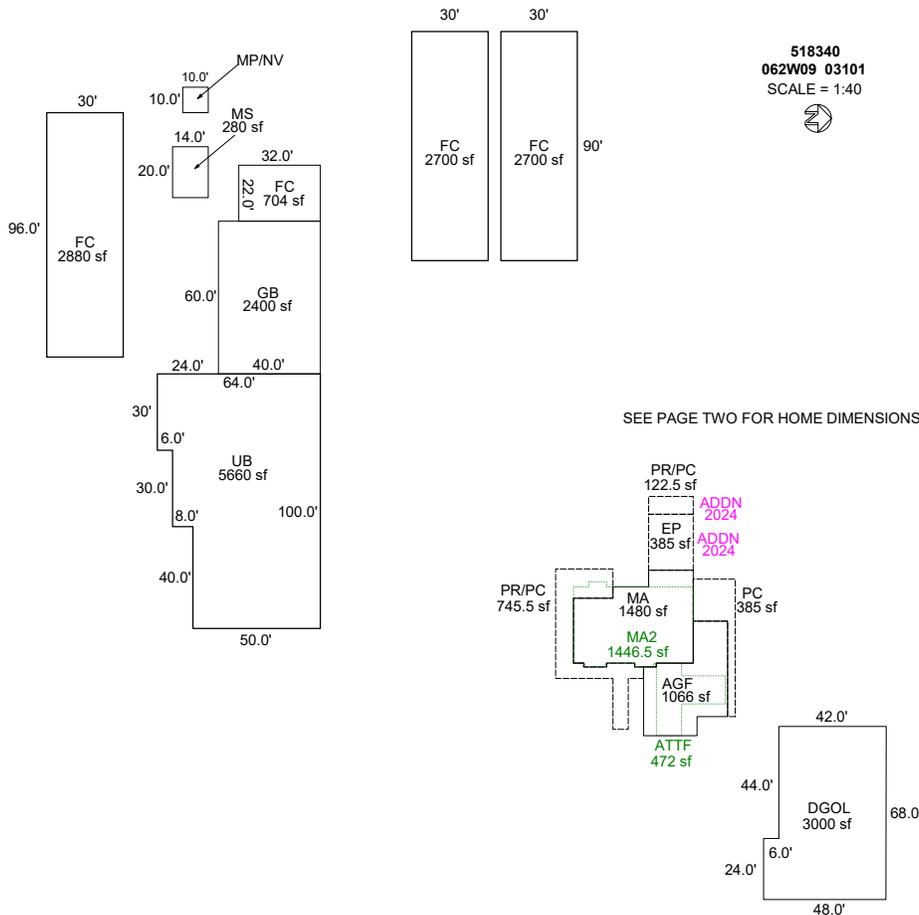
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GLA2	MA2	1.0	1446.6	164.0			
	ATTF	1.0	472.0	111.0	1918.6		
GAR	AGF	1.0	1065.8	156.0	1065.8		
P/P	PR/PC	1.0	745.7	229.0			
	PC	1.0	385.0	141.0			
	PR/PC	1.0	122.5	49.0			
	EP	1.0	385.0	79.0	1638.2		
						COMMENT TABLE 2	COMMENT TABLE 3
						#19 02/25/2009 #10 CL 04/24/2020 MLH 01/03/2023 MLH 12/11/2023 GRH 01/03/25	CYCLE CYCLE C-19 TAGS L2 TAGS L4 TAGS L2
Net LIVABLE		cnt	0	(rounded)	3,490		

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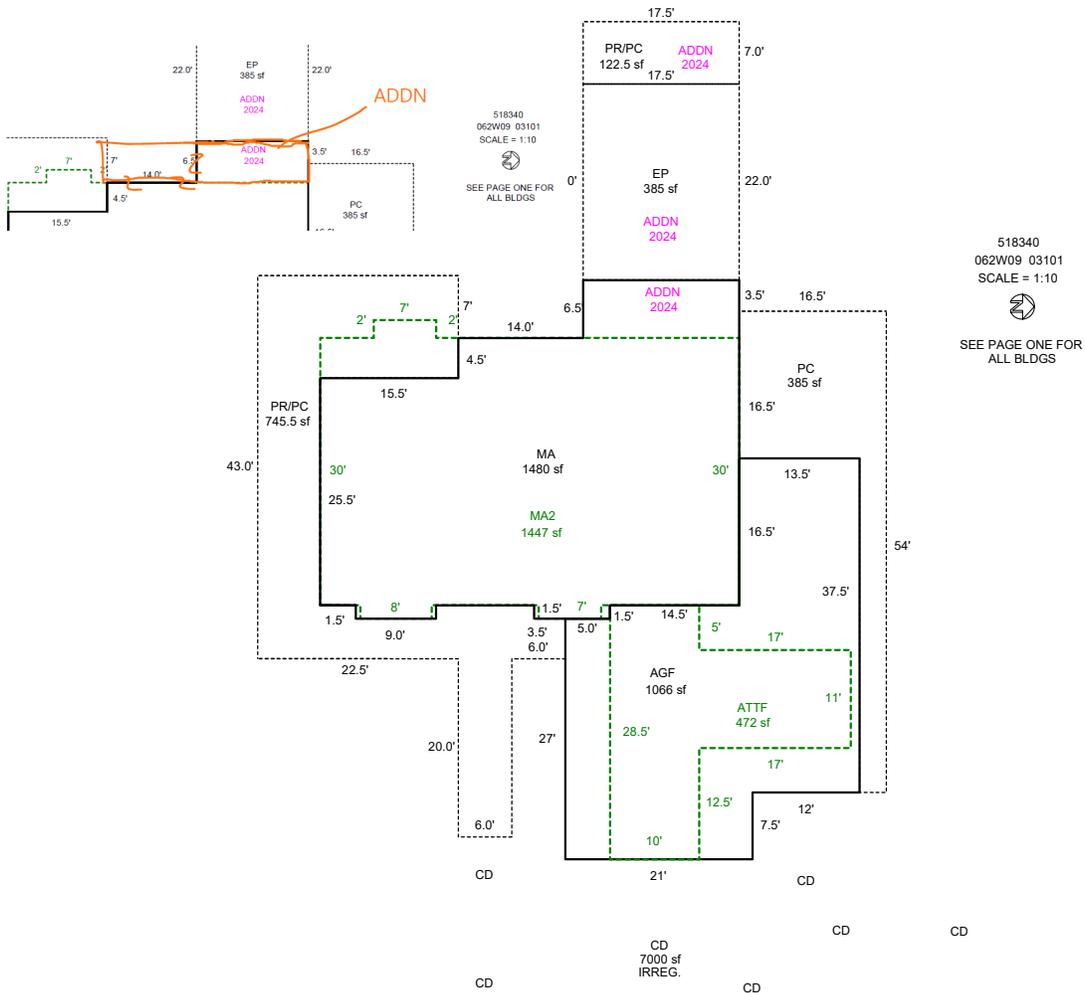
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	MS	1.0	280.0	68.0			
	FC	1.0	704.0	108.0			
	GB	1.0	2400.0	200.0			
	DGOL	1.0	3001.5	232.0	20325.5		
GLA1	MA	1.0	1480.2	173.0	1480.2	COMMENT TABLE 2 COMMENT TABLE 3	
GLA2	ATTF	1.0	472.0	111.0			
	MA2	1.0	1446.6	164.0	1918.6	#19 02/25/2009 #10 CL 04/24/2020 MLH 01/03/2023 MLH 12/11/2023 GRH 01/03/25	CYCLE CYCLE C-19 TAGS L2 TAGS L4 TAGS L2
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P/P	PR/PC	1.0	745.7	229.0			
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	PR/PC	1.0	122.5	49.0			
	PC	1.0	385.0	141.0	1638.2		
	Net LIVABLE	cnt	0	(rounded)	3,399		
	Net BUILDING	cnt	8	(rounded)	20,325		

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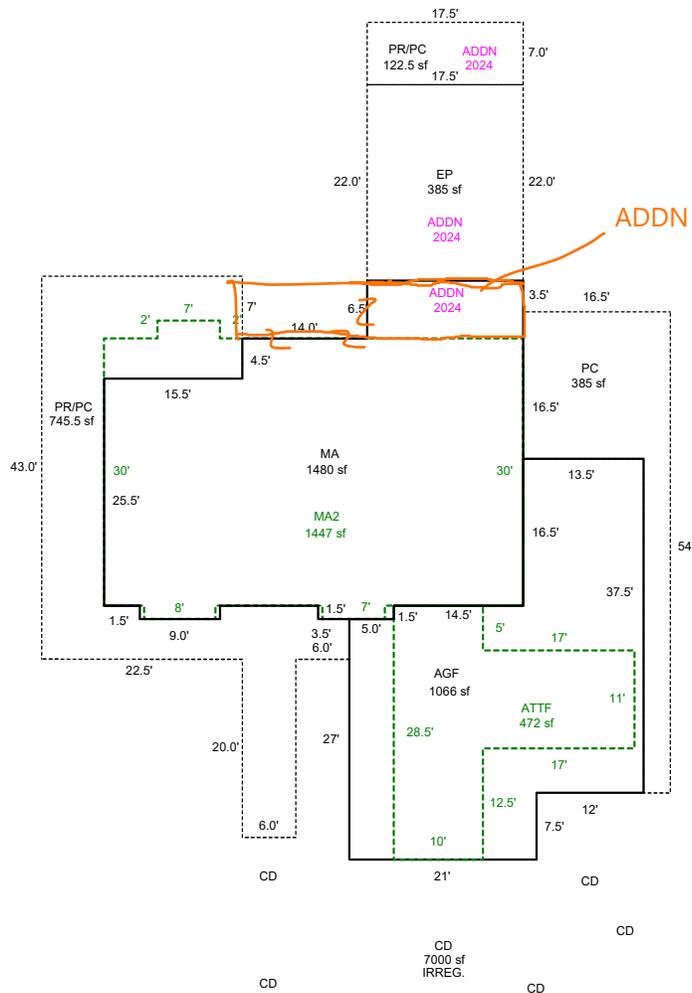
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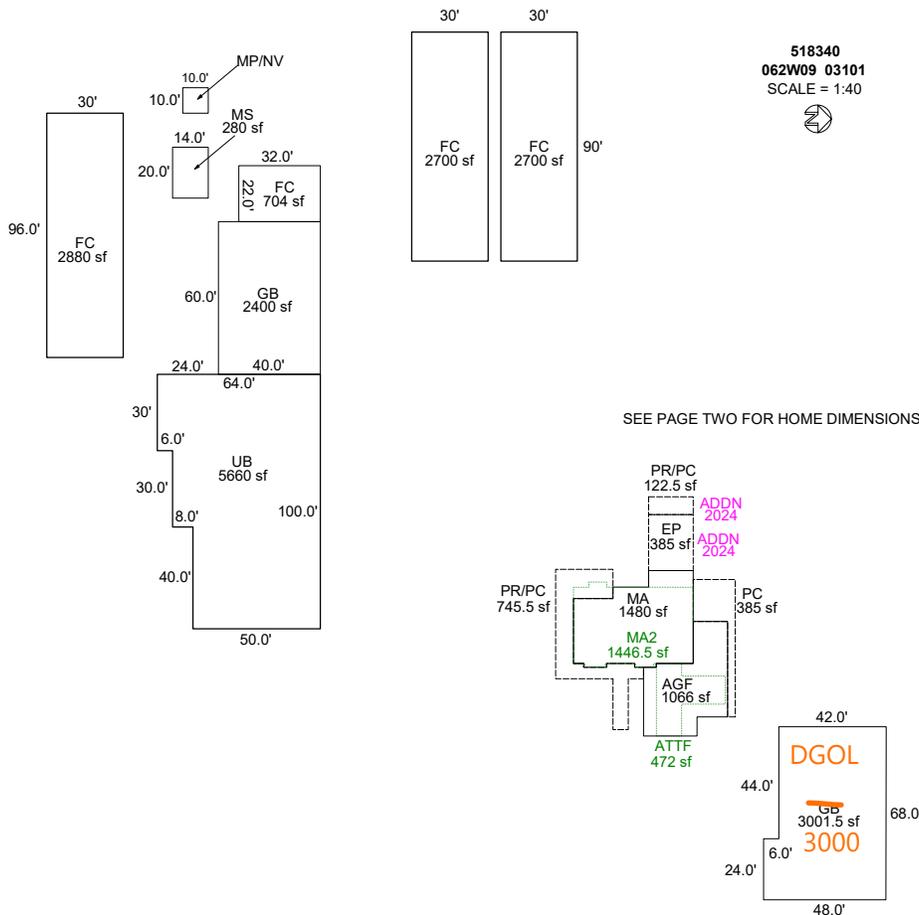
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
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						COMMENT TABLE 3 CYCLE CYCLE C-19 TAGS L2 TAGS L4 <i>TAGS L2</i>	
	Net LIVABLE	cnt	3	(rounded)	3,399		

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	MS	1.0	280.0	68.0				
	FC	1.0	704.0	108.0				
	GB	1.0	2400.0	200.0				
	GB	1.0	3001.5	232.0	20325.5			
GLA1	MA	1.0	1480.2	173.0	1480.2	COMMENT TABLE 2		
GLA2	ATTF	1.0	472.0	111.0				COMMENT TABLE 3
	MA2	1.0	1446.6	164.0	1918.6	#19 02/25/2009	CYCLE	
GAR	AGF	1.0	1065.8	156.0	1065.8	#10 CL 04/24/2020	CYCLE C-19	
P/P	PR/PC	1.0	745.7	229.0		MLH 01/03/2023	TAGS L2	
	EP	1.0	385.0	79.0		MLH 12/11/2023	TAGS L4	
	PR/PC	1.0	122.5	49.0				
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