

Acct ID: 531478 MTL: 083W06DC02200 Date: 12/11/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 3992 VIEWCREST RD S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 94567 Year: 2024  
 Last Date Appraised: 01/09/2024 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: SMITH, ROBIN & SMITH, DOLLIE Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 339850  
 RMV Land: 277280 RMV Imp: 334260 RMV Total: 611540 MAV: 322300 MSAV: 0 SAV: 0  
 Comment: 24-25: L2 01.09.24 WW



**Notations**

*Addn @ 100%*

No notation data available.

24-25: ADDN @ 30% 23-001496 ADDITION / REMODEL MOVE KITCHEN, ADD BDRM, AND BATH, EXTENDING GREAT RO

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	0

**Land**

Site: 1 Code Area: 92430 Size: 2.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 232280 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 24-25: Update land class

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 141 - Year Blt: 1956 Eff Year Blt: 1978 Sq.Ft: 3001 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 328240  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 17550 Adjust: Adjust RMV: 0

*Addn changes class to 4, increase in window, size of kitchen increase, new bathroom, mvtide roofline exterior characteristics changes house class.*

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>4</u>	<del>4</del>	Finished	1747	4	FB-3	1956	1978	BATH - 3, FP - 2, KIT, HVAC+, ROOF+ Exception: Y N
First Floor	<u>4</u>	<del>4</del>	Finished	1254	0	0	1956	1978	<i>30% - 100%</i> Exception: Y N
Garage Attached	4		Finished	525	0	0	1956	1978	ROOF+ Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1978	21762	1

Year Built	Value
Roof	1956
Windows	Updated
Siding	Updated
Exterior Paint	Updated
Door	Updated
Suggested EYB	1983
Addition	
Original SF	1747
Add-on SF	1254
Suggested Blended EYB	1979

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 400 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 3680  
 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	6	Finished	400	0	0	1985	1985	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 92430 Stat Class: 353 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 200 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 20x10 RMV: 2340  
 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
Machine Shed	4	Finished	200	0	0	2018	2018	FAIR	Exception: Y N

**Accessories**

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

Addn appears to be used & moved in; Flooring, Kitchen cabinets close tag as of 12/11/24 completed.

Percent Complete Form  
Account # 531478

Additions		New Homes			
		No Basement		Basement	
% 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%	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%	6%	3%
3%	75%	Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%	1%	1%
		Heating Unit	1%	7%	65%
3%		Insulation	3%	60%	1%
5%	85%	Drywall (Finished)	5%	65%	4%
2%		Paint Interior	2%	70%	2%
2%	90%	Paint Exterior	2%	75%	75%
2%		Cabinets	6%	75%	5%
2%		Electrical Features	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%	1%

APPR: GRH Date: 12/11/24 YR For: 2-1-25 % COMP: 100  
 APPR: GRH Date: 12/11/24 YR For: 2-2-26 % COMP: 100  
 APPR: \_\_\_\_\_ Date: \_\_\_\_\_ YR For: \_\_\_\_\_ % COMP: \_\_\_\_\_

**Using This Form:**  
 Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good. Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.

The form will calculate an updated Percent Good value for the entire structure.

Account Number: 531478 Appraiser: GRH Date: 12/12/2024

	Sq. Ft.	% Good	% of Whole	
Addition:	1254	100%	42%	42%
Basement:				
First Floor:	1747	68%	58%	40%
Second Floor:				
Attic:				
Total Sq.Ft.:	3001		100%	81% = Updated % Good

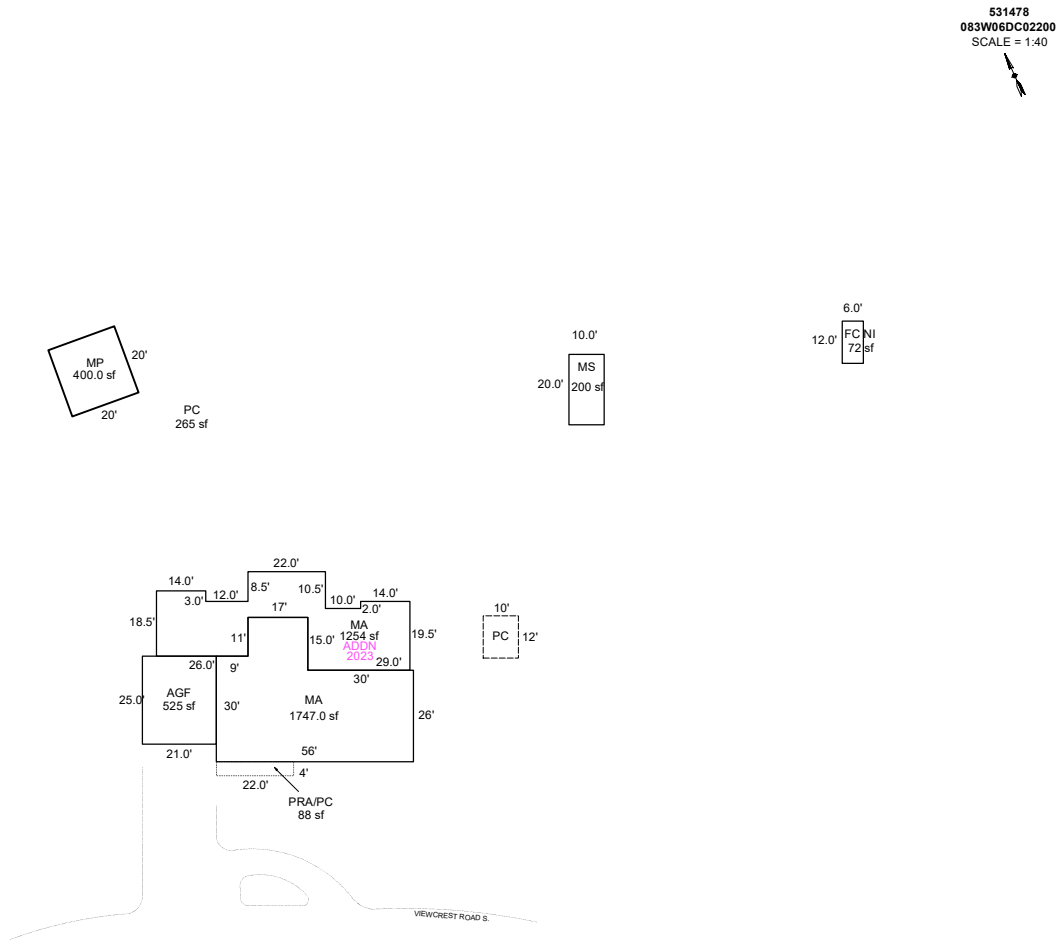


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 531478 Parcel No.: 083W6DC02200  
 Property Address: 3992 VIEWCREST ROAD S.  
 City: SALEM County: MARION State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

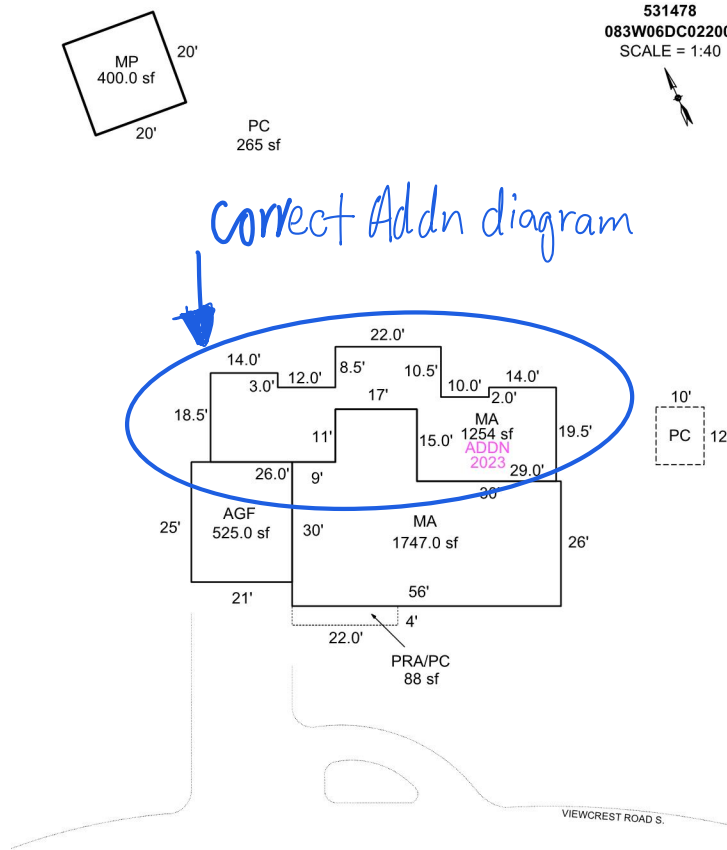
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1							
Code	Description	Factor	Net Size	Perimeter	Net Totals								
GBA1	MP	1.0	400.0	80.0	400.0	Apex 11/26/10 Jane UPD BY PHU 06.10.20 UPDATED BY CJURAN 10/30/2023 23-001496 AD UPDATED BY WWILLIAMS 3/7/24							
GLA1	MA	1.0	1747.0	194.0									
	MA	1.0	1254.0	232.0	3001.0								
GAR	MS	1.0	200.0	60.0									
	FC NI	1.0	72.0	36.0									
	AGF	1.0	525.0	92.0	797.0								
P/P	PRA/PC	1.0	88.0	52.0									
	PC	1.0	120.0	44.0	208.0								
	Net LIVABLE	cnt	0 (rounded)		3,001			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">                                 09.19.19 NM #35: S.V.                                  WW 1.9.24                             </td> <td style="vertical-align: top;">                                 TAGS L2                             </td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	09.19.19 NM #35: S.V. WW 1.9.24	TAGS L2
COMMENT TABLE 2	COMMENT TABLE 3												
09.19.19 NM #35: S.V. WW 1.9.24	TAGS L2												
	Net BUILDING	cnt	1 (rounded)		400								

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## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	400.0	80.0	400.0
GLA1	MA	1.0	1747.0	194.0	
	MA	1.0	1254.0	232.0	3001.0
GAR	AGF	1.0	525.0	92.0	525.0
P/P	PRA/PC	1.0	88.0	52.0	
	PC	1.0	120.0	44.0	208.0

### COMMENT TABLE 1

Apex 11/26/10 Jane  
 UPD BY PHU 06.10.20  
 UPDATED BY CJURAN 10/30/2023 23-001496 AD

### COMMENT TABLE 2

09.19.19 NM #35: S.V.

GRH 12/11/24

### COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 3,001  
 Net BUILDING cnt 1 (rounded) 400