

Summary Lead Appr: ww 2.3.25 Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/24/2024

Acct ID: 545443 MTL: 083W320002400 Date: 12/11/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2858 ETOMINA LN S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 129862 Year: 2024

Last Date Appraised: 12/28/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
 Owner: BURSELL, RONDO Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1219840
 RMV Land: 422660 RMV Imp: 1628360 RMV Total: 2051020 MAV: 1219840 MSAV: 0 SAV: 0
 Comment: 24-25: L2 12.28.23 WW
 23-24: L3 01.13.23 GRH
 22-23: L4 06.02.22 MP
 12/17/21 L3 MLord

Garage 100%

Notations
 No notation data available.

OSDs 24-25 NOT ENOUGH 23-007394 GARAGE ADDITION

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	92430	0

Land

Site: 1	Code Area: 92430	Size: 2.21 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 192590	Exception: Y	N	
Adjustment(s):	VIEWE, FSOIL		Fire Patrol:	Description:		
Comments:	01-02: REAPPRAISAL					
Site: 2	Code Area: 92430	Size: 2.96 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL	RMV: 175070	Exception: Y	N	
Adjustment(s):	VIEWE, FSOIL		Fire Patrol:	Description:		
Comments:	01-02: REAPPRAISAL					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 163 +	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 6188	% Complete: 100
Desc:	One Story with basement		Dimensions:	RMV: 1407080		
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	6 +	Finished	3563	3	FB-2/ HB-1	2001	2001	BATH - 2, BTH - 1, KIT, HVAC+, FP - 1, ROOF	Y N
Basement	6 +	Finished	2625	1	FB-1/ HB-2	2001	2001	BATH - 1, BTH - 2, HVAC+	Y N
Garage Attached	6	Finished	1279	0	0	2001	2001	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	6	0	2001	38181	1	Y N

Bldg: 2	Code Area: 92430	Stat Class: 158	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements		Dimensions:	RMV: 221280		
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:
Attic	5	Unfinished	512	0	0	2021	2021		Y N
Garage Oversized Detached	5	Finished	1664	0	0	2021	2021	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

AGF CLASS 5 2024 ROOF AVERAGE 1358 SQ.FT NEW EXCEPTION

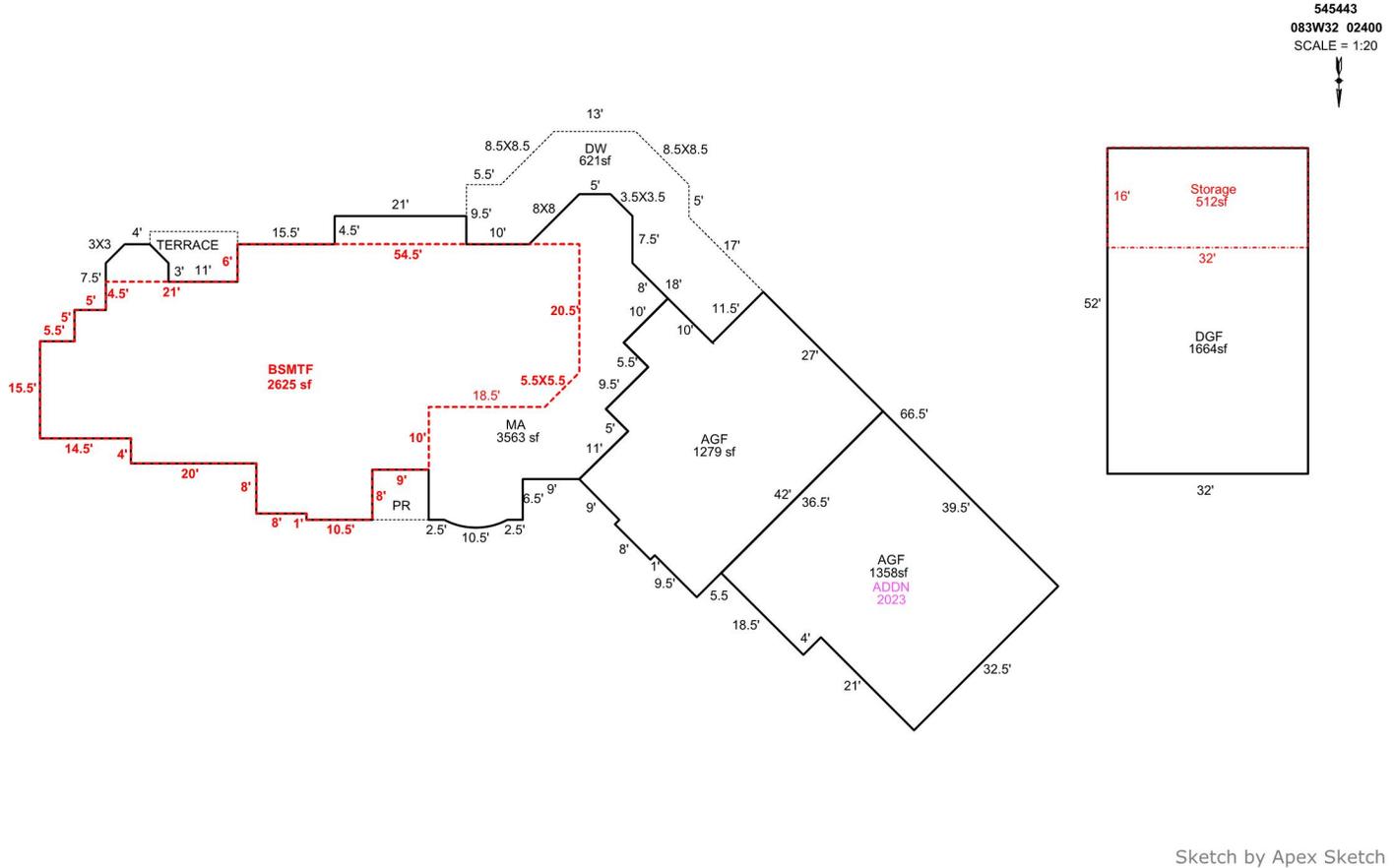


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545443 Parcel No.: 083W32 02400
 Property Address: 2858 ETOMINA LN S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: ,

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	2624.6	256.8	2624.6
GLA1	MA	1.0	3563.1	326.1	3563.1
GAR	DGF	1.0	1664.0	168.0	
	AGF	1.0	1279.5	160.0	
	AGF	1.0	1357.8	152.0	4301.2
OTH	Storage	1.0	512.0	96.0	512.0
P/P	DW	1.0	620.7	142.3	620.7

COMMENT TABLE 1

UPDATED BY JRONDEMA 8/15/16
 UPDATED BY CJURAN 10/27/2021 555-21-006002
 UPDATED BY CJURAN 12/06/2021
 UPDATED BY CJURAN 12/11/2023 23-007394 ADDN

COMMENT TABLE 2

GRH 12/11/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 6,188

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% 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%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	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%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR GRH Date 12/11/24 YR For 25-26 % COMP 100
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____