

**Summary** Lead Appr: WW 1.27.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/24/2024  
 Acct ID: 545994 MTL: 082W11C001500 Date: 10-24-24 Appr: LUKE Prop Class: 409 RMV Prop Class: 409 401  
 Situs: 4435 ROSE BOWL LN SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 132447 1-14-25  
 Last Date Appraised: 01/05/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
 Owner: RUIZ, NOE NUNEZ Roll Type: R  
 Cycle Tag 0 Sales Verification Other: \_\_\_\_\_ Inspection level: 1 0 3 4 LCB TTO INSP AV: 195070  
 RMV Land: 270740 RMV Imp: 175190 RMV Total: 445930 MAV: 125970 MSAV: 0 SAV: 0  
 Comment: 24-25: L2 01.05.23 GRH  
 23-24 L4 04.18.23

**Notations** 24-000988 NSFD EXT SW 9/19/24  
 No notation data available.

INITIAL WORKFLOW CLOSED BY MW 1-14

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05410	0

**Land**

Site: 1 Code Area: 05410 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 225740 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05410 Stat Class: 444 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 938 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 67x14 RMV: 22050  
 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	938	2	FB-1	1974	1974	BATH - 1, KIT-, HVAC+, ROOF+, SKIRT	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05410 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1440 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x36 RMV: 11010  
 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	4	Finished	1440	0	0	1998	1998	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 05410 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3000 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x50, 60x20 RMV: 142130  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 69100 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	6	Finished	3000	0	0	2023	2023	AVG	Y N
GP Building Attic	6	Finished	1200	0	0	2023	2023		Y N

**Accessories**

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

ACCOUNT # 545994 DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR 1st Fl  
 AREA \_\_\_\_\_ EFF AREA 1650 BED \_\_\_\_\_  
 ROOF Asph+ HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + Roof only  
 YR BLT \_\_\_\_\_ EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 55 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS S  
 SIZE 948  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR \_\_\_\_\_  
 % COMP 55  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 5 QLTY + - FLOOR NA 2  
 AREA \_\_\_\_\_ EFF AREA 1665 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - + 0  
 YR BLT \_\_\_\_\_ EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 55 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH BATH + 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT - LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account #

545994

Additions

New Homes

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%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	
4%	75%	Plumbing Rough-In	4%	3%	60%
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	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%	
		Cabinets	6%	5%	
2%		Electrical Fixtures	3%	2%	80%
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR Once Date 12-17-24 YR For 25-26 % COMP 55

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 \_\_\_\_\_



10/29/24



10/29/24



10/29/24



10/29/24



12/17/24



12/17/24



12/17/24



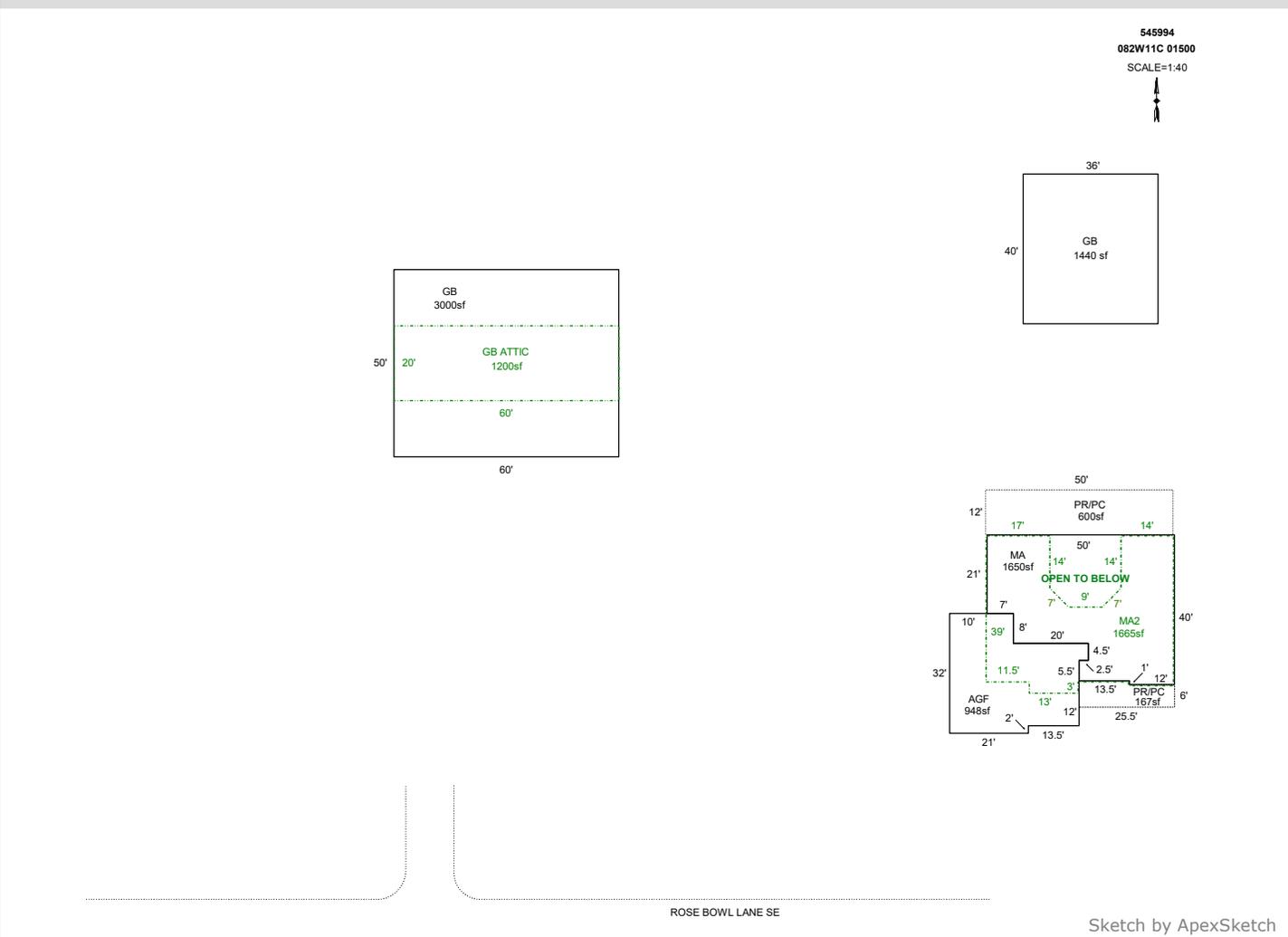
12/17/24

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 545994 Parcel No.: 082W11C 01500  
 Property Address: 4435 ROSE BOWL LN SE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	1440.0	152.0		DRAWN BY JRONDEMA 2/27/18 UPDATED BY CJURAN 08/28/2023 555-23-005651 UPDATED BY CJURAN 02/08/2024 UPDATED BY CLOBERG 08/08/24 24-000988 MA UPDATED BY CLOBERG 12/24/24			
	GB	1.0	3000.0	220.0	4440.0				
GBA2	MA2	1.0	1665.0	218.1					
	GB ATTIC	1.0	1200.0	160.0	2865.0				
GLA1	MA	1.0	1649.8	185.0	1649.8				
GAR	AGF	1.0	948.3	138.0	948.3				
P/P	PR/PC	1.0	166.5	65.0					
	PR/PC	1.0	600.0	124.0	766.5				
								COMMENT TABLE 2	COMMENT TABLE 3
								GRH 01/05/2024	TAGS L2
						CLUKE 10/29/24	TAGS L2		
						CLUKE 12/17/24	TAGS L2		
Net LIVABLE		cnt	0 (rounded)		1,650				
Net BUILDING		cnt	4 (rounded)		7,305				