

Summary Lead Appr: WW 2.7.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input Print Date: 9/24/2024

Acct ID: 556063 MTL: 083W24D002300 Date: 1/7/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 3166 FIR TREE DR SE SALEM OR 97317 MaSaNh: 07 06 004 Unit: 97219 Year: 2024
2025

Last Date Appraised: 01/10/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
Owner: NELSON, ANDREW & NELSON, NICHOLE Roll Type: R
Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 334410
RMV Land: 239880 RMV Imp: 363460 RMV Total: 603340 MAV: 334410 MSAV: 0 SAV: 0
Comment: 24-25: L2 1.10.24 WW 23-005503 36x48

Notations 25-26 NEW GB @ 100' b complete
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92590	0

Land ✓

Site: 1	Code Area: 92590	Size: 1.53 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 120230	Exception: Y N		
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments: 24-25: Update land classes						
Site: 2	Code Area: 92590	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 6H	Value Source: Rural at MKT	Description: SIX HILL	RMV: 74650	Exception: Y N		
Adjustment(s): FSOIL		Fire Patrol:	Description:			
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92590	Stat Class: 141	Year Blt: 1975	Eff Year Blt: 1986	Sq.Ft: 2224	% Complete: 100
Desc: One Story Only				Dimensions:	RMV: 363460	
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	4	Finished	2224	3	FB-2	1975	1986	BATH - 2, KIT, HVAC, FP - 1, ROOF	Y N
Garage Attached	4	Finished	650	0	0	1975	1986	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	0	1986	13727	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

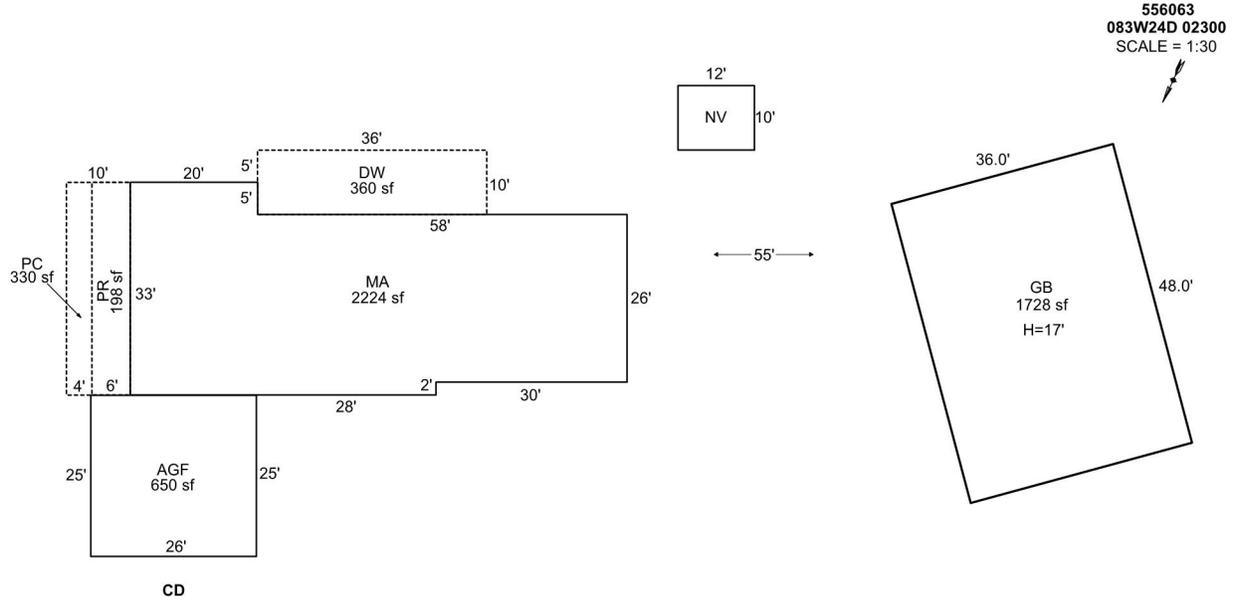
GB
36x48
5
2024 YR
FAIR

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556063 Parcel No.: 083W24D 02300
 Property Address: 3166 FIR TREE DR SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	NV	1.0	120.0	44.0	
	GB	1.0	1728.0	168.0	1848.0
GLA1	MA	1.0	2224.0	222.0	2224.0
GAR	AGF	1.0	650.0	102.0	650.0
P/P	DW	1.0	360.0	92.0	
	PR	1.0	198.0	78.0	
	PC	1.0	330.0	86.0	888.0

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 UPDATED BY CJURAN 08/28/2023 555-23-005503

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,224
Net BUILDING	cnt	2	(rounded)	1,848



1/7/25

