

Acct ID: 559137 MTL: 084W14A001500 Date: **11/9/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 5052 HALLS FERRY RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 125238 Year: 2025
 Last Date Appraised: 09/23/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **0** Tag info: 2025 - Tags/Permit (Addition)

Owner: FAIRFAX, CAROLYN S Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 247440
 RMV Land: 346610 RMV Imp: 346810 RMV Total: 693420 MAV: 247440 MSAV: 0 SAV: 0
 Comment: **TTO 1.28.25 phone**

Notations

No notation data available.

Call before 503 949 7192

Addn 80%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 3.79 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: **4HD** RMV: 296610 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 Year Blt: 1950 Eff Year Blt: 1980 Sq.Ft: 1788 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 248970
 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	1788	3	FB-2/ HB-2	1950	1980	FP - 2, ROOF, HVAC, KIT-, BTH - 1, BTH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	32	1980	849	1	Y N
ENCLOSED PORCH	4	80	1980	2122	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1980	25038	1	Y N

Bldg: 2 Code Area: 92430 Stat Class: 148 Year Blt: 1973 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 79380
 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
Garage Detached	4	Finished	908	0	FB-1/ HB-1	1973	1980	HVAC, ROOF, BTH - 1	Y N

Accessories

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

Bldg: 5 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 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
No floor data available								

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 1960 Eff Year Blt: 1980 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x24 RMV: 6210
 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	1440	0	0	1960	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 92430	Stat Class: 341	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 384	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 16x24			RMV: 1800
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	
Multi-Purpose Bldg	5	Finished	384	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 92430	Stat Class: 321	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 288	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 16x18			RMV: 1410
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	
Hay Cover	4	Finished	288	0	0	2005	2005	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 92430	Stat Class: 353	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 288	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 12x24			RMV: 1740
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: 10	Adjust RMV: 0	I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	288	0	0	2000	2000	FAIR	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 92430	Stat Class: 354	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 128	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 16x8			RMV: 210
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	
Lean-to Light Duty	4	Finished	128	0	0	1994	1994		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 92430	Stat Class: 341	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 128	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 2220
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	
Multi-Purpose Bldg	4	Finished	128	0	0	2015	2015	FAIR	Exception: Y N

Accessories

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

Bldg: 10	Code Area: 92430	Stat Class: 355	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 384	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 2550
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	
Lean-to Heavy Duty	5	Finished	384	0	0	2015	2015	FAIR	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 92430 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 228 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 1380
 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	5	Finished	228	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 92430 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 224 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 940
 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	
Lean-to Heavy Duty	5	Finished	224	0	0	2005	2005		Exception: Y N

Accessories

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

Bld 2 - Detached Garage

148 - 216 sq Ft. Addn Built 2024, NEW Exception 801.

Percent Complete Form

Account #

559137

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%		Heating Rough-In	2%		1%
	80%	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 GRH Date 1/9/25 YR For 25-26 % COMP 80

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 _____

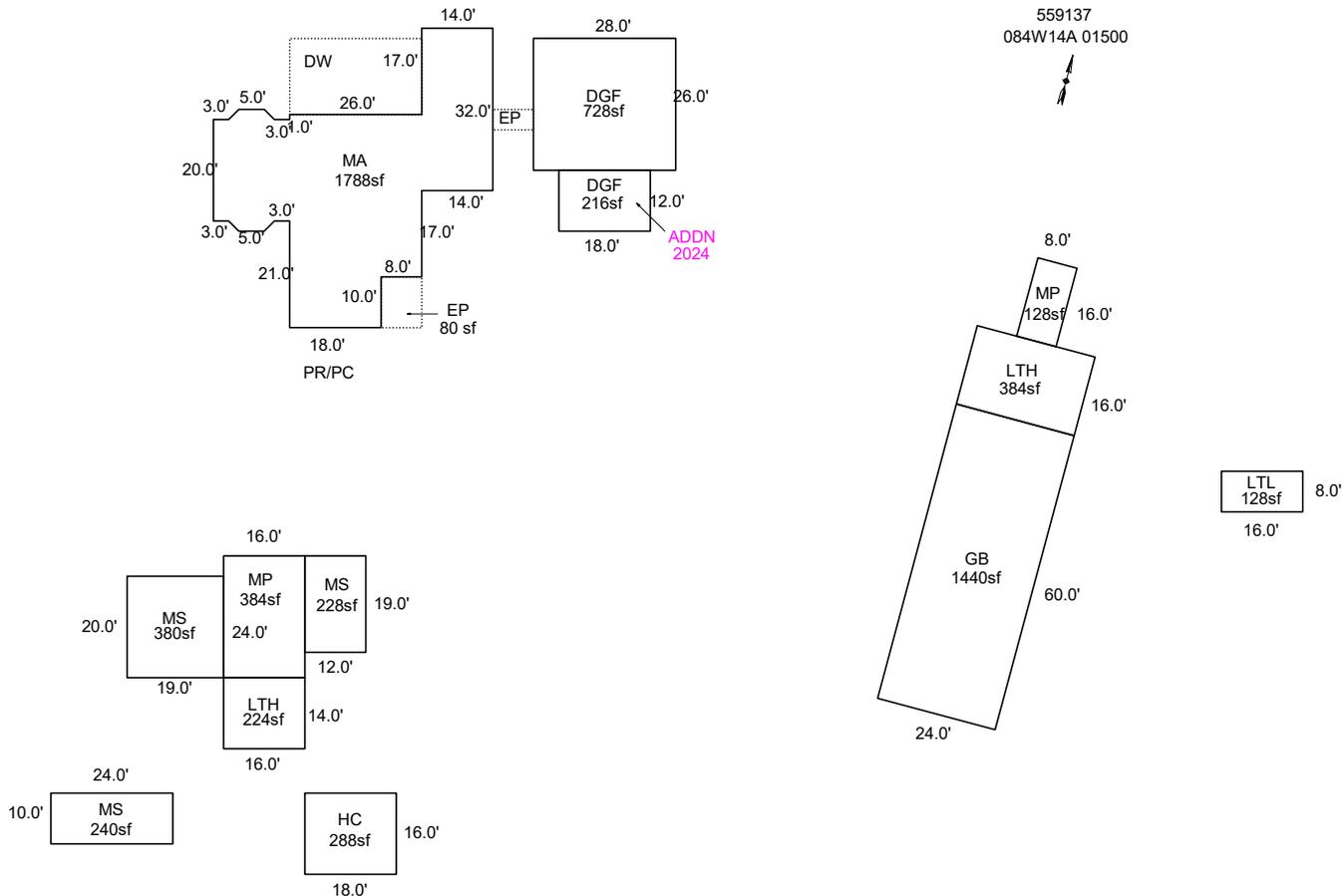
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559137 Parcel No.: 084W14A 01500
 Property Address: 5052 Halls Ferry Road S
 City: Salem County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	80.0	
	MS	1.0	228.0	62.0	
	GB	1.0	1440.0	168.0	
	LTH	1.0	384.0	80.0	
	MP	1.0	128.0	48.0	
	LTL	1.0	128.0	48.0	
	LTH	1.0	224.0	60.0	
	MS	1.0	380.0	78.0	
	HC	1.0	288.0	68.0	
	MS	1.0	240.0	68.0	3824.0
GLA1	MA	1.0	1788.0	231.3	1788.0
GAR	DGF	1.0	216.0	60.0	216.0
P/P	EP	1.0	80.0	36.0	80.0
	Net LIVABLE	cnt	0 (rounded)		1,788
	Net BUILDING	cnt	10 (rounded)		3,824

COMMENT TABLE 1

DRAWN BY SH 9-9-10
 UPDATED BY CLOBERG 11/13/24 24-007416 MA ADDN
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

GRH 01/09/25

COMMENT TABLE 3

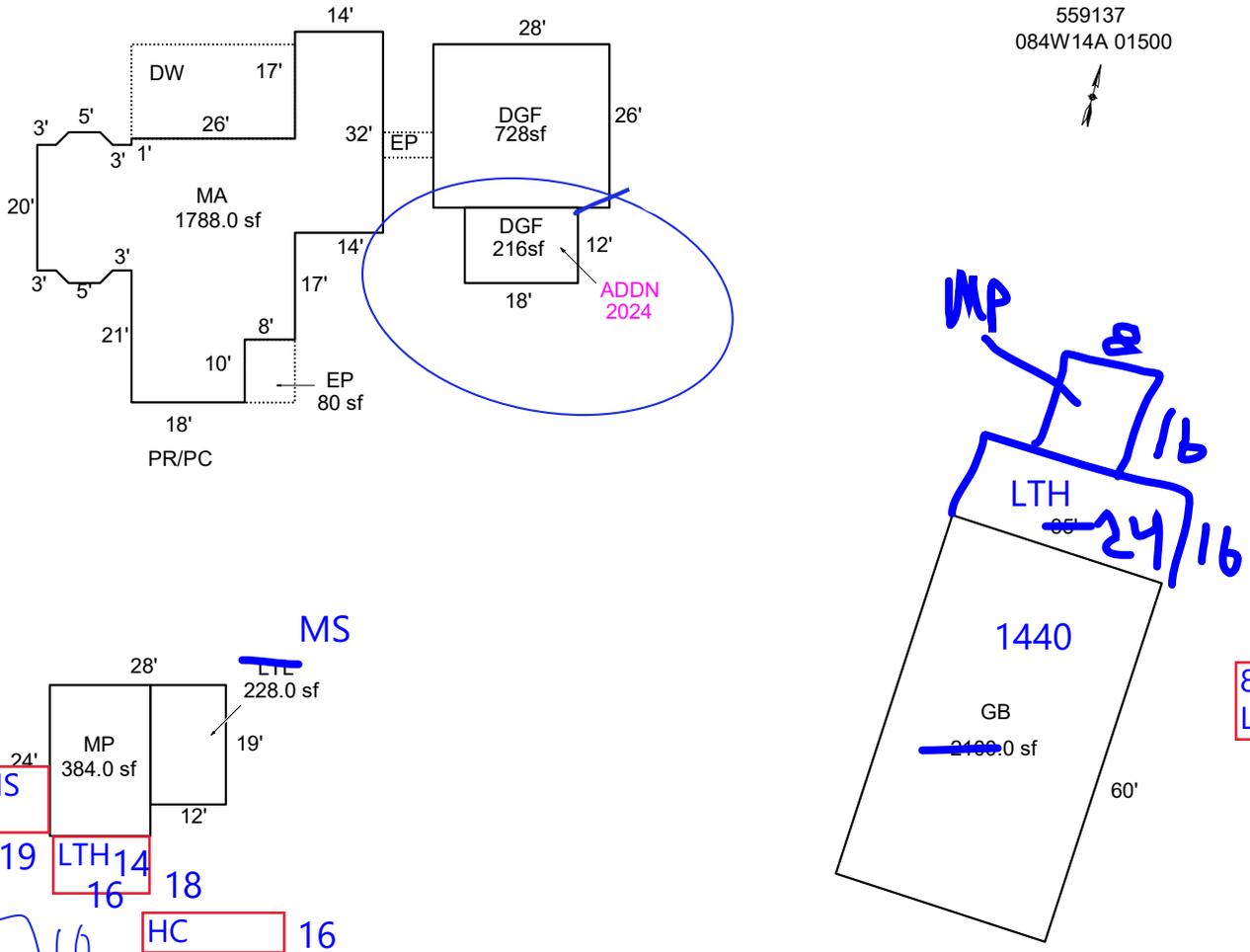
TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559137 Parcel No.: 084W14A 01500
 Property Address: 5052 Halls Ferry Road S
 City: Salem County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2100.0	190.0	
	MP	1.0	384.0	80.0	
	LTL	1.0	228.0	62.0	2712.0
GLA1	MA	1.0	1788.0	231.3	1788.0
GAR	DGF	1.0	216.0	60.0	216.0
P/P	EP	1.0	80.0	36.0	80.0

COMMENT TABLE 1

DRAWN BY SH 9-9-10
 UPDATED BY CLOBERG 11/13/24 24-007416 MA ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 1,788
 Net BUILDING cnt 3 (rounded) 2,712