

Summary

Lead Appr: WW 2.10.25 Clerk: _____ Lead Clerk: _____ Appr: MDL Input

Print Date: 9/24/2024

Acct ID: 606655 MTL: 092W06B003800 Date: 12/17/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401

Situs: 9431 DONALD LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 147239 Year: 2024

2/5/25

2025

Last Date Appraised: 01/03/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FOKSHA, OLEG Roll Type: R

Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 211570

RMV Land: 239480 RMV Imp: 195670 RMV Total: 435150 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 MDL 1.3.24 TAG 24-003890 GA #ed / From road

Notations

No notation data available.

1/8/25 100% complete shop w/ living / New SFD 45%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	21880

Land ✓ OUR OSD

Site: 0	Code Area: 05590	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 16040
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 32990	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:		Description:	
Comments: 24-25 RESET MAV						
23-24: Disqual STF/DFL						

Site: 0	Code Area: 05590	Size: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 16540
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 34020	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:		Description:	
Comments: 24-25 RESET MAV						

Site: 0	Code Area: 05590	Size: 1.36 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 61980
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 127470	Exception: Y N
Adjustment(s): GSOIL			Fire Patrol:		Description:	
Comments: 24-25 RESET MAV						
23-24: Disqual STF/DFL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05590	Stat Class: 131	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 800	% Complete: <u>70</u>
Desc: One Story Only					Dimensions:	RMV: 195670
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 95130	Adjust:	Adjust RMV: 0	<u>100</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	800	2	FB-1	2023	2023	BATH - 1, ROOF, KIT, HVAC	<u>Y</u> N
Garage Attached	3	Finished	1280	0	HB-1	2023	2023	BTH - 1, FP - 1, ROOF	Y <u>N</u>
Carport Attached	3	Unfinished	448	0	0	2023	2023	ROOF	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	3	0	2023	11718	1	<u>Y</u> N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ACCOUNT # _____ DATE: 12/17/24 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR MDL TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
AREA 2872 EFF AREA 2872 BED 3
ROOF + HVAC +
BATH PKG: 2.5+ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: 1
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 45 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT MA2 QLTY + - FLOOR MA2
AREA 918 EFF AREA 918 BED 1
ROOF + HVAC +
BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 45 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
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 ABF
STAT / CLASS 142
SIZE 953
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT 2024
EFF YR 2024
% COMP 45
EXCEPT Y N
MISC: _____
COMMENT: _____

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: _____

COMMENT: _____

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

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

APPR

APPR

APPR

MDL

Date

12/17/24

Date

Date

Date

YR For

25-26

YR For

YR For

YR For

% COMP

45%

% COMP

% COMP

% 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

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% 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%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

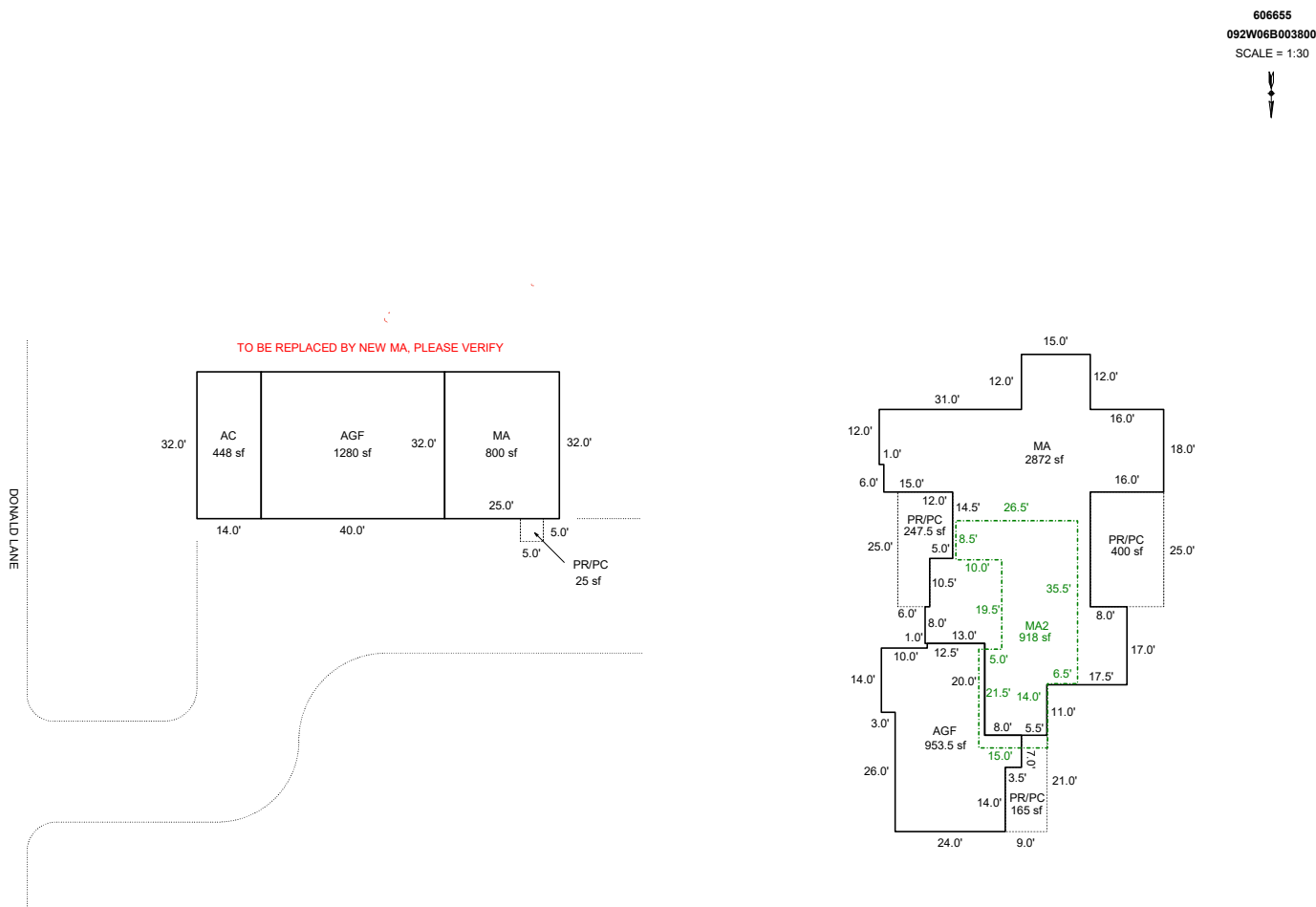
% COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606655 Parcel No.: 092W06B003800
 Property Address: 9431 DONALD LANE SE
 City: Salem County: Marion State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AC	1.0	448.0	92.0	448.0
GLA1	MA	1.0	800.0	114.0	
	MA	1.0	2872.0	318.0	3672.0
GLA2	MA2	1.0	918.3	162.0	918.3
GAR	AGF	1.0	1280.0	144.0	
	AGF	1.0	953.5	143.0	2233.5
P/P	PR/PC	1.0	25.0	20.0	
	PR/PC	1.0	165.2	60.0	
	PR/PC	1.0	400.0	82.0	
	PR/PC	1.0	247.5	74.0	837.7
	Net LIVABLE	cnt	3	(rounded)	4,590
	Net BUILDING	cnt	1	(rounded)	448

COMMENT TABLE 1

APEX BY CJURAN 06/14/2023 555-23-002585
 UPDATED W WILLIAMS 3/20/24
 UPDATED BY CLOBERG 09/06/24 24-003890 MA

COMMENT TABLE 2

MDL 01.03.24

COMMENT TABLE 3

TAGS L2

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: HDL

Print Date: 7/31/2023

Acct ID: 606655 MTL: 092W06B003800 Date: 1/3/24 Appr: HDL Prop Class: 400-401 RMV Prop Class: 400-401

Situs: _____ MaSaNh: 07 06 000 Unit: 147239 Year: 2023

Last Date Appraised: _____ Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: MICHAEL & KERRI SEAMAN LT Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 143360

RMV Land: 159260 RMV Imp: 0 RMV Total: 159260 MAV: 10630 MSAV: 0 SAV: 0

Comment: _____

Notations 24-25 : NSFD 2BD/2BA 23-002585

No notation data available.

OSDs OSDA

No OSD data available.

Land

Site: 0	Code Area: 05590	Size: 0.32 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 23390
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 23390	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	23-24: Disqual STF/DFL					

Site: 0	Code Area: 05590	Size: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY			RMV: 26530	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:						

Site: 0	Code Area: 05590	Size: 1.36 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 109340
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 109340	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments:	23-24: Disqual STF/DFL					

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

