

Acct ID: 515696 MTL: 061W070001300 Date: **1/15/25** Appr: **335** Prop Class: 551 RMV Prop Class: 501
 Situs: 9932 HOWELL PRAIRIE RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 86959 Year: 2024
 Last Date Appraised: 12/13/2023 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: 2025 - Tags/Permit (Completion)
 Owner: TIPIKIN, STEFAN & TIPIKIN, ALEXANDRA Roll Type: R
 Cycle **(Tag)** Sales Verification Other: _____ Inspection level: 1 **(2)** 3 4 LCB **(TTO)** INSP AV: 1091322
 RMV Land: 1055390 RMV Imp: 1805732 RMV Total: 2861122 MAV: 787480 MSAV: 133112 SAV: 413531
 Comment: 24-25: L1 12.13.23 MLH
 23-24: L3 12.29.22 MLH
 22-23: L2 09.15.21 CL
 LEVEL 3 1.7.21 JS29

Notations **MA to 100%, asked to leave property**

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

OSDs **Chris 3/6/25**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	01470	0

Land

Site: 1	Code Area: 01470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 12800	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 21-22: PER #29 ADD 2ND SA HOMESITE & OSD / 20-21: PER #94 CHG POND AND WOODLOT TO WASTE.// 16-17: COMB LIKE SEGS					
Site: 3	Code Area: 01470	Size: 68.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 910420	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1974 / 00100150					
Site: 4	Code Area: 01470	Size: 0.75 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 9170	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1974 / 00100150					
Site: 5	Code Area: 01470	Size: 18.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND	RMV: 6380	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1980					
Site: 6	Code Area: 01470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 12800	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2021					
Site: 7	Code Area: 01470	Size: 1.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Farm Use - EFU	Description: SIX BENCH	RMV: 13820	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:	Description:			
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01470	Stat Class: 134	Year Blt: 1914	Eff Year Blt: 1914	Sq.Ft: 1959	% Complete: 100
Desc:	Multi Story above grade with basement			Dimensions:	RMV: 161410	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

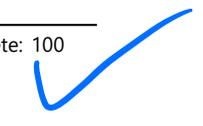
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1283	0	0	1914	1914	KIT-, ROOF, HVAC, FP - 1	Exception: Y N
Attic	3	Finished	676	2	FB-1	1914	1914	BATH - 1, HVAC	Exception: Y N
Basement	3	Unfinished	480	0	0	1914	1914		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1914	8370	1

Bldg: 15	Code Area: 01470	Stat Class: 162	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 5158	% Complete: 85
Desc:	Multi Story above grade			Dimensions:	RMV: 1120960	



100%

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 170730 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	4481	4	FB-2/ HB-2	2020	2020	BATH - 2, BTH - 2, KIT-, HVAC+, FP - 1, ROOF	Exception: Y N
Attic	6	Finished	677	0	0	2020	2020	HVAC+	Exception: Y N
Garage Attached	6	Finished	1297	0	0	2020	2020	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
SWIMMING POOL	6	800	2020	42000	0	Exception: Y N
YARD IMPROVEMENTS GOOD	6	0	2020	42042	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01470 Stat Class: 312 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2232 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 62x36 RMV: 44710
 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
Loft Barn	6	Finished	2232	0	0	1997	1997	AVG	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01470 Stat Class: 341 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4300
 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
Multi-Purpose Bldg	6	Finished	192	0	0	1997	1997	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01470 Stat Class: 353 Year Blt: 1986 Eff Year Blt: 1983 Sq.Ft: 1800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 5320
 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
Machine Shed	5	Finished	1800	0	0	1986	1983	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01470 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x26 RMV: 22850
 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
General Purpose Bldg	6	Finished	1560	0	FB-2	1997	1997	BATH - 2, AVG	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 01470 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 1998 Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 200
 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
Multi-Purpose Bldg	6	Finished	100	0	0	1986	1998	FAIR	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 01470 Stat Class: 352 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 13500 % Complete: 100
Desc: Utility Building (UB) Dimensions: 150x90 RMV: 215430
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
Utility Building	6	Finished	13500	0	0	2006	2006	AVG	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 10 Code Area: 01470 Stat Class: 342 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 7200 % Complete: 100
Desc: Metal Component Building (MC) Dimensions: 120x60 RMV: 221060
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
Metal Componet Bldg	5	Finished	7200	0	0	2019	2019	AVG	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 01470 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 300 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3900
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
Multi-Purpose Bldg	4	Finished	300	0	0	2003	2003	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 01470 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 240 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 3270
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
Multi-Purpose Bldg	4	Finished	240	0	0	2003	2003	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 13 Code Area: 01470 Stat Class: 354 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 320 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 20x16 RMV: 780
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
Lean-to Light Duty	4	Finished	320	0	0	2003	2003		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 14 Code Area: 01470 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 800 % Complete: 100
Desc: Frost Control Dimensions: 16x50 RMV: 1542
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
Frost Control	4	Finished	800	0	0	2003	2003		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

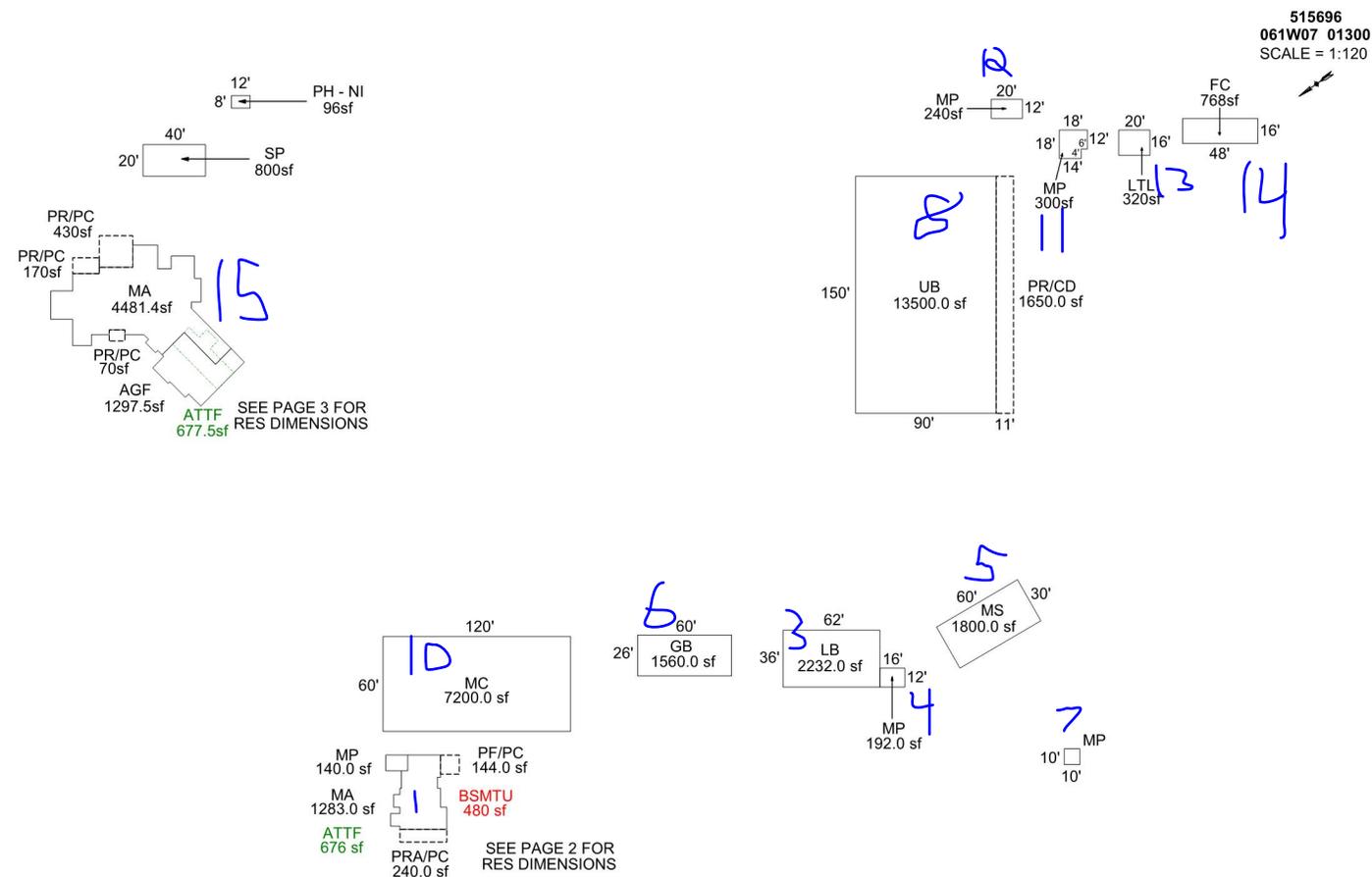


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 515696 Parcel No.: 062W07 01300
 Property Address: 9932 HOWELL PRAIRIE RE NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	2232.0	196.0	
	MP	1.0	192.0	56.0	
	MS	1.0	1800.0	180.0	
	GB	1.0	1560.0	172.0	
	MP	1.0	100.0	40.0	
	UB	1.0	13500.0	480.0	
	PH - NI	1.0	96.0	40.0	
	MC	1.0	7200.0	360.0	
	SP	1.0	800.0	120.0	
	MP	1.0	240.0	64.0	
	MP	1.0	140.0	48.0	
	FC	1.0	768.0	128.0	
	LTL	1.0	320.0	72.0	
	MP	1.0	300.0	72.0	29248.0
GBA2	ATTF	1.0	677.5	125.0	677.5
GLA1	MA	1.0	4481.4	414.7	
	6 addl items				
	Net LIVABLE	cnt	2 (rounded)		5,764
	Net BUILDING	cnt	15 (rounded)		29,926

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/29/17
 UPD BY PH 12.02.19
 UPDATED BY CJURAN 01/27/2021 555-20-001746
 UPDATED BY CJURAN 03/21/2023

COMMENT TABLE 2

10.16.19 SR #94
 MLH 12/29/2022
 MLH 12/13/2023

COMMENT TABLE 3

TAGS
 TAGS L2
 TAGS L1

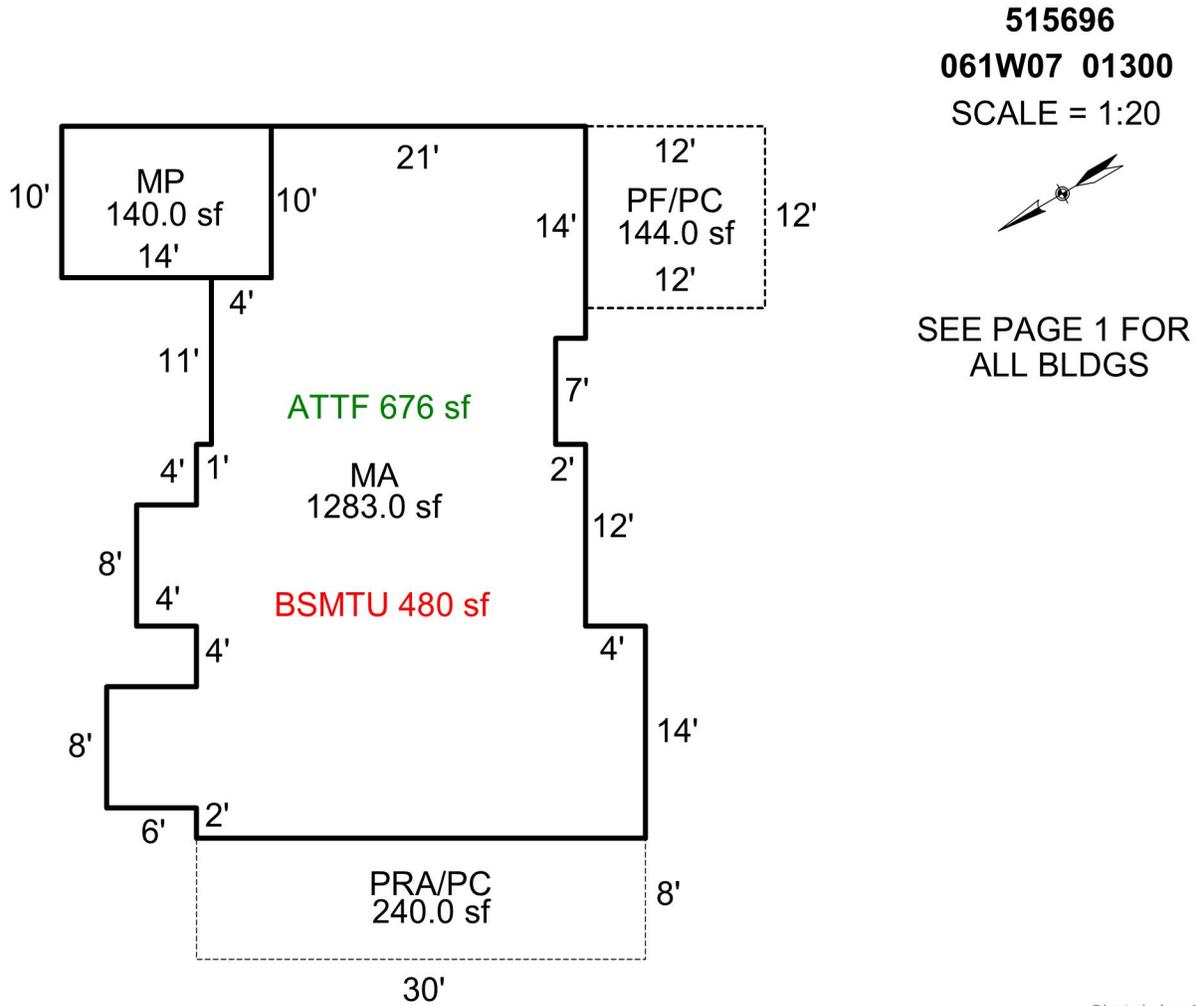
JSS 1/15/25 TAGS L2

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	140.0	48.0	140.0
GLA1	MA	1.0	1283.0	178.0	1283.0
YI1	PRA/PC	1.0	240.0	76.0	240.0

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 MLH 12/29/2022
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COMMENT TABLE 3

TAGS
 TAGS L2
 TAGS L1

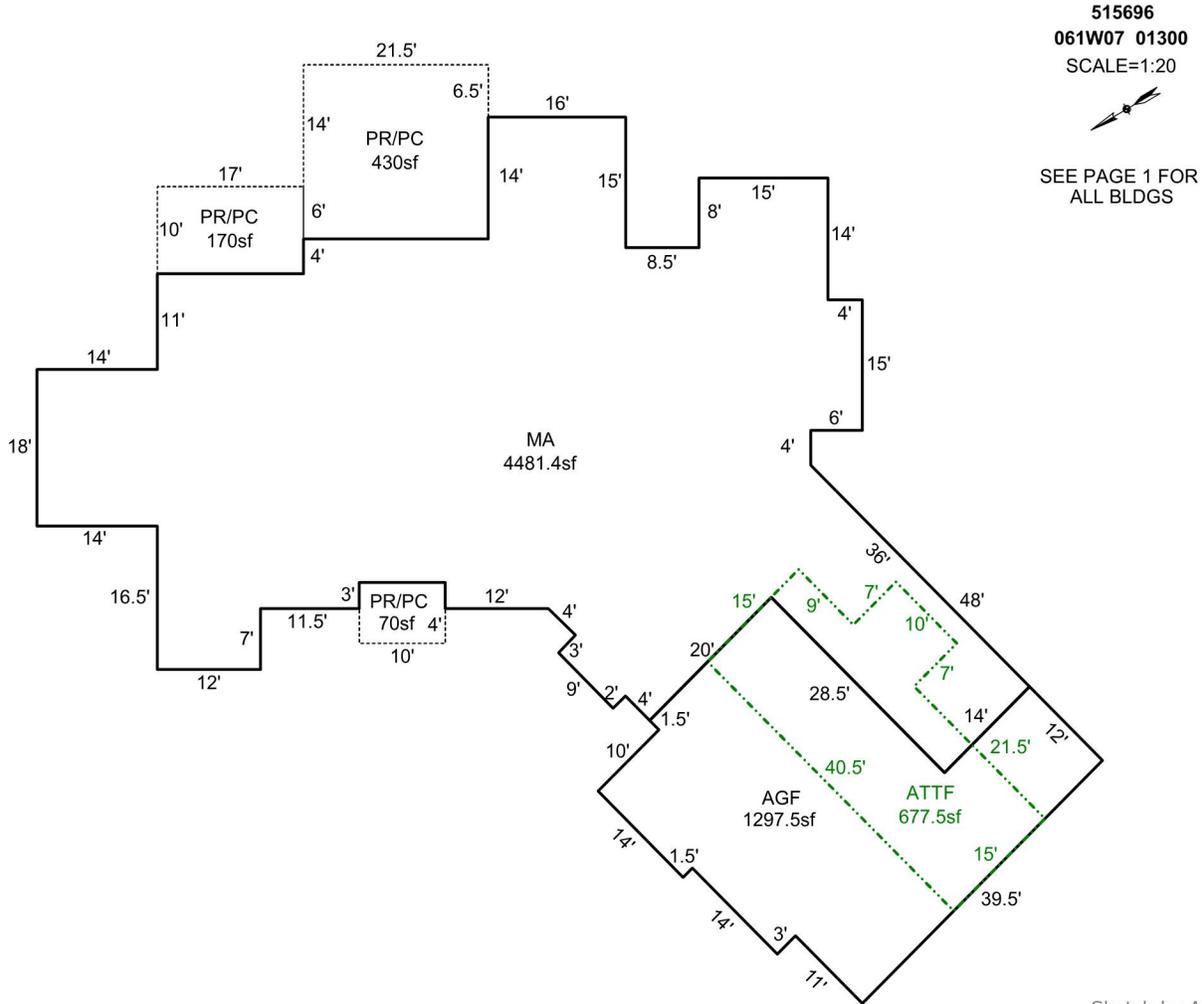
Net LIVABLE	cnt	1	(rounded)		1,283
Net BUILDING	cnt	1	(rounded)		140

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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTF	1.0	677.5	125.0	677.5
GLA1	MA	1.0	4481.4	414.7	4481.4
GAR	AGF	1.0	1297.5	169.0	1297.5
P/P	PR/PC	1.0	430.0	83.0	
	PR/PC	1.0	170.0	54.0	
	PR/PC	1.0	70.0	34.0	670.0
	Net LIVABLE	cnt	1 (rounded)		4,481
	Net BUILDING	cnt	1 (rounded)		678

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 MLH 12/29/2022
 MLH 12/13/2023

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TAGS
 TAGS L2
 TAGS L1