

Acct ID: 522052 MTL: 072W05D000300 Date: 1/15/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 4540 CORDON RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 90449 Year: 2024

Last Date Appraised: 05/11/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: TUGGY, DANIEL J & TUGGY, CHERYL A Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 343460

RMV Land: 282910 RMV Imp: 469090 RMV Total: 752000 MAV: 343460 MSAV: 0 SAV: 0

Comment: *MA Addn @ 80% update inventory Retag for '26* Input MLH 2/20/25

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 2.23 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 480 Value Source: Rural Restrictive Description: RMV: 237910 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP; #T19 04-26-04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 144 + Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1994 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 453440
 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	977	1	FB-1	1993	1993	BATH - 1, KIT+, ROOF, HVAC, FP - 1	Y N
Attic	4 +	Finished	510	1	FB-1	1993	1993	BATH - 1, HVAC	Y N
Basement	4 +	Finished	507	1	0	1993	1993	HVAC	Y N
Garage Basement	4 +	Finished	455	0	0	1993	1993		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <i>part of I/O</i>	4	370	2010	7652	1	Y N
ROOF EXTENSION OR PATIO COVER	4	370	2010	10086	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1993	23715	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1780
 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
Multi-Purpose Bldg	5	Finished	192	0	0	1993	1993		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 2005 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 11180
 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	5	Finished	1296	0	0	1993	1993	FAIR <u>FAIR</u> <i>A/O</i>	Y N

Accessories

No accessory data available

Bldg: 4 Code Area: 92410 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 540 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	5	Finished	540	0	0	2005	2005		

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 140 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	5	Finished	140	0	0	2005	2005		

Accessories

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

321 HC 5 2009 12x36 Fair 7/0



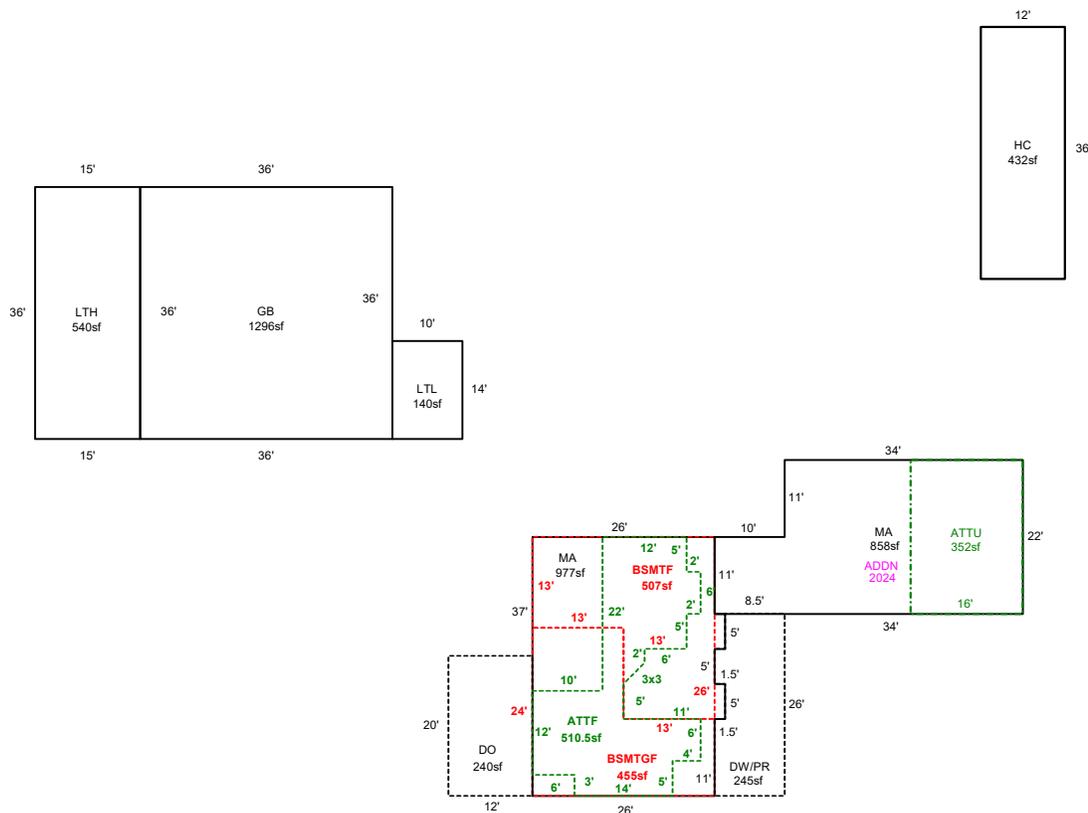
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522052 Parcel No.: 072W05D 00300
 Property Address: 4540 CORDON RD NE
 City: Salem County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

522052
072W05D 00300
SCALE = 1:20



Sketch by ApexSketch

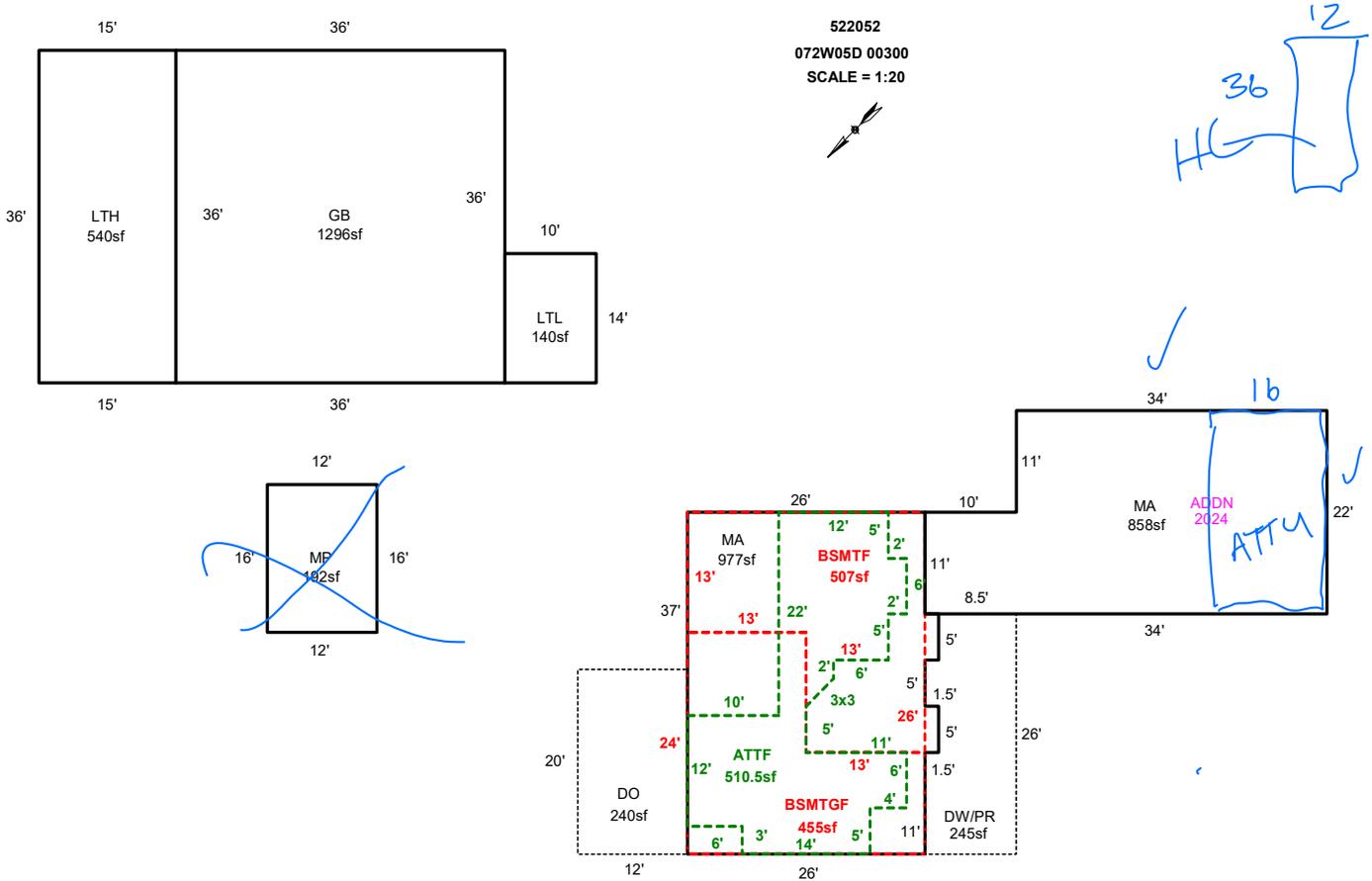
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	1296.0	144.0	2408.0	DRAWN BY TJS 6-26-12 UPDATED BY CLOBERG 07/16/24 24-003048 MA ADDN UPDATED BY CLOBERG 02/10/25					
	LTH	1.0	540.0	102.0							
	LTL	1.0	140.0	48.0							
	HC	1.0	432.0	96.0							
GLA1	MA	1.0	977.0	132.0	1835.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>MLH 01/15/25</td> <td>TAGS L1</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	MLH 01/15/25	TAGS L1
	COMMENT TABLE 2	COMMENT TABLE 3									
MLH 01/15/25	TAGS L1										
MA	1.0	858.0	132.0								
GLA10	BSMTF	1.0	507.0	104.0	507.0						
GLA2	ATTF	1.0	510.5	142.2	510.5						
MA2	ATTU	1.0	352.0	76.0	352.0						
BSMTG	BSMTGF	1.0	455.0	100.0	455.0						
P/P	DO	1.0	240.0	64.0	485.0						
	DW/PR	1.0	245.0	75.0							
	Net LIVABLE	cnt	1	(rounded)	3,205						
	Net BUILDING	cnt	4	(rounded)	2,408						

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 City: Salem County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	1296.0	144.0	
	LTH	1.0	540.0	102.0	
	LTL	1.0	140.0	48.0	2168.0
GLA1	MA	1.0	977.0	132.0	
	MA	1.0	858.0	132.0	1835.0
GLA10	BSMTF	1.0	507.0	104.0	507.0
GLA2	ATTF	1.0	510.5	142.2	510.5
BSMTG	BSMTGF	1.0	455.0	100.0	455.0
P/P	DO	1.0	240.0	64.0	
	DW/PR	1.0	245.0	75.0	485.0
	Net LIVABLE	cnt	3 (rounded)		2,853
	Net BUILDING	cnt	4 (rounded)		2,168

COMMENT TABLE 1

DRAWN BY TJS 6-26-12
 UPDATED BY CLOBERG 07/16/24 24-003048 MA ADDN

COMMENT TABLE 2

1/15/25 MLH

COMMENT TABLE 3

TAGS L1

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR MA
 AREA 858 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 80 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Addn

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 ATTY
 AREA 352 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Addn

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 _____
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 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

<u>Additions</u>		<u>New Homes</u>			
% Item	% Sum	No Basement		Basement	
		% 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%	55%	3%
3%		Electrical Rough-In	3%		2%
2%	80%	Heating Rough-In	2%	60%	1%
		Heating Unit	1%		1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
	95%	Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%		2%
2%		Plumbing Fixtures	4%		3%
3%	100%	Floor Coverings & Countertops	7%	90%	6%
2%		Interior Trim Carpentry	7%		6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%		1%

APPR MLH Date 1/15/25 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 _____