

Acct ID: 531614 MTL: 083W07C000600 Date: **12/23/24** Appr: **GRH** Prop Class: 641 RMV Prop Class: 401  
 Situs: 4778 PETTYJOHN RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 39061 Year: 2024

Last Date Appraised: 02/07/2024 Appraiser: WENDY WILLIAMS Retag: **Y N** Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: CINDY J MCPIKE TR & MCPIKE, CINDY J TRE Roll Type: R

Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 341210  
 RMV Land: 441020 RMV Imp: 562920 RMV Total: 1003940 MAV: 326630 MSAV: 4370 SAV: 8183

Comment: 24-25: L4 02.07.24 WW **owner does not want camcindy rex@me.com us on property prefer email - email only** **GATED**

**Notations Contractor called about permit (12-23-24) GB@100% will be sending letter, photos and warning dfl letter**

RP/MS	Code	Description	23-006505 AGEX: 48x36 FOR STALLING HORSES - PERSONAL USE WASH STATION NO
RP	DFL	DESIGNATED FORESTLAND	BATH

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	0

**Chris 3/26/25**

**Land**

**MLS 2019 DOM 76 750947**

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 48620 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 24-25: Update land class

2010-11: NO LONGER SA ON THE HOMESITE AND OSD, THE DIFFERENCE OF THE HOMESITE IS THE MSAV VS. MKT// 01-02; REAPPRAISAL

Site: 3 Code Area: 92430 Size: 7.86 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 347400 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1982 / 2400230//2010-11: FOREST APPLICATION FOR BALANCE OF LAND RECEIVED AND APPROVED- ALL FORESTLAND NOW, NO SA ON OSD/HOMESITE <10.0 ACRES// 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL//02-03: ADDING EXTRA .08 ACRES TO 4 HILL DRY

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 142 + Year Blt: 1973 Eff Year Blt: 1998 Sq.Ft: 2304 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 415460  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **Nlc**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4 +	Finished	1344	2	FB-1	1973	1998	BATH - 1, ROOF, HVAC+, FP - 1, KIT+	Y N
Attic	4 +	Finished	960	1	FB-1	1973	1998	BATH - 1, HVAC+, BATH+	Y N
Carport Attached	3	Unfinished	204	0	0	1985	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1998	32736	1	Y N

Bldg: 5 Code Area: 92430 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 47180  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	17000	2005	38675	1	Y N

Bldg: 7 Code Area: 92430 Stat Class: 148 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 73370  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **Nlc**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Garage Oversized Detached	4	Finished	1008	0	0	1990	1990	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 6	Code Area: 92430	Stat Class: 332	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 320	% Complete: 100
Desc: Commercial Greenhouse (CG)			Dimensions: 20x16		RMV: 4960	
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
Commerical Greenhouse	4	Finished	320	0	0	2006	2006	GOOD	

**Accessories**

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

Bldg: 8	Code Area: 92430	Stat Class: 353	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 408	% Complete: 100
Desc: Machine Shed (MS)			Dimensions:		RMV: 4990	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 2430	Adjust:	Adjust RMV: 0	

N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	408	0	0	2020	2020	FAIR	

**Accessories**

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

Bldg: 9	Code Area: 92430	Stat Class: 321	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 1260	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 42x30		RMV: 16000	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 7780	Adjust:	Adjust RMV: 0	

N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Hay Cover	5	Finished	1260	0	0	2022	2022	GOOD	

**Accessories**

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

Bldg: 10	Code Area: 92430	Stat Class: 321	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 200	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 20x10		RMV: 960	
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
Hay Cover	5	Finished	200	0	0	2000	2000	FAIR	

**Accessories**

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



ACCOUNT # 531614 DATE: 12/23/24 RMV CLASS 7 PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GRH TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

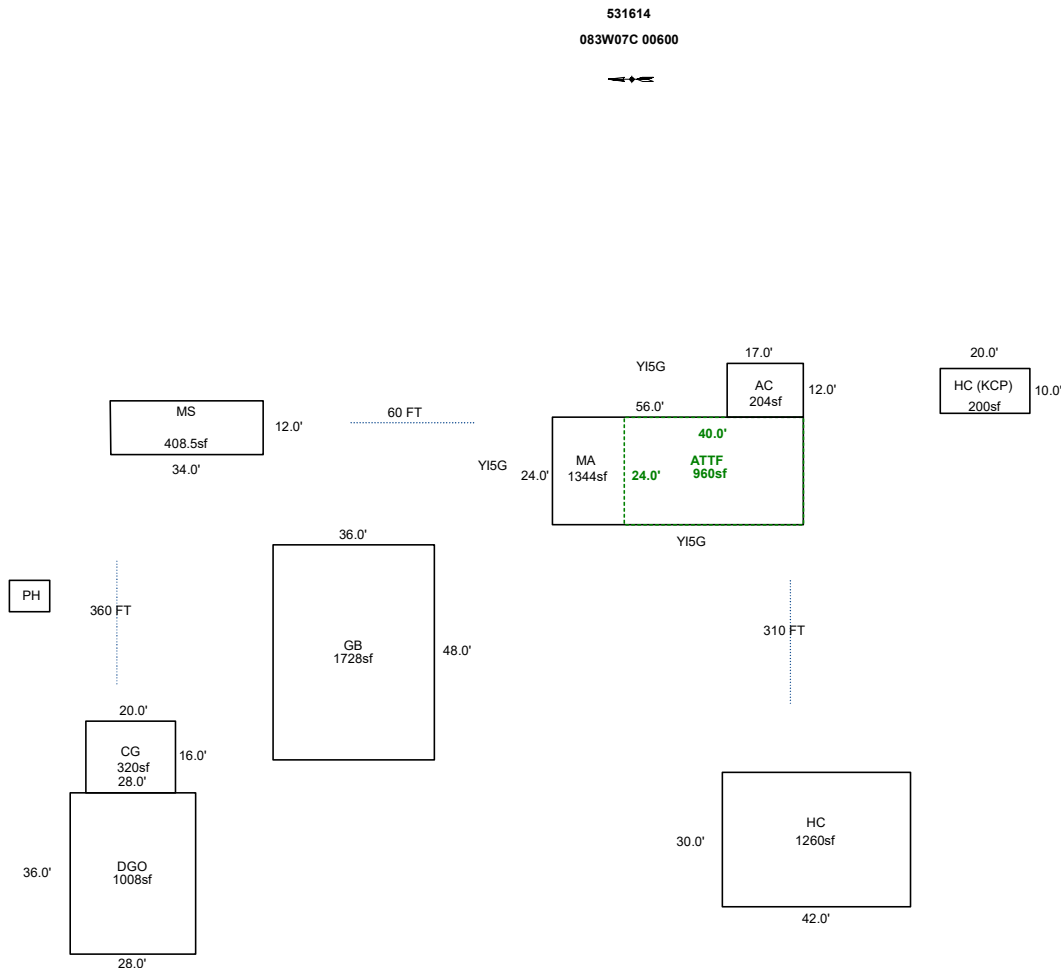
RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT _____	QLTY + -	FLOOR _____		TYPE <u>GB</u>		TYPE _____	
AREA _____	EFF AREA _____	BED _____		STAT / CLASS <u>351/6</u>		STAT / CLASS _____	
ROOF +	HVAC +			SIZE _____		SIZE _____	
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH	FAIR <u>48x36</u>		FAIR	
FIREPLACE: _____				AVERAGE <u>12x48</u>		AVERAGE	
KITCHEN - +				<u>GOOD</u>	<u>EXCEL</u>	GOOD	
YR BLT _____	EFF YR _____	ECON _____		EXCELLENT <u>g pkg</u>		EXCELLENT	
% COMP _____	% GOOD _____	FUNC _____		BATH <u>48x36</u>		BATH _____	
EXCEPT Y N	LUMP SUM: _____			YR BLT <u>2024</u>		YR BLT _____	
MISC: _____				EFF YR <u>2024</u>		EFF YR _____	
YI CLASS _____	F G A E			% COMP <u>100</u>		% COMP _____	
SKIRT +	LIN FT _____			EXCEPT <u>Y N</u>		EXCEPT Y N	
COMMENT: _____				MISC: _____		MISC: _____	
STAT _____	QLTY + -	FLOOR _____		UPSTAIR SEE NOTE ABOVE		COMMENT: _____	
AREA _____	EFF AREA _____	BED _____		COMMENT: <u>Contacted contractor for dimension &amp; interior to verify &amp; completion</u>		COMMENT: _____	
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: _____							
STAT _____	QLTY + -	FLOOR _____		TYPE _____		TYPE _____	
AREA _____	EFF AREA _____	BED _____		STAT / CLASS _____		STAT / CLASS _____	
ROOF +	HVAC +			SIZE _____		SIZE _____	
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH	FAIR		FAIR	
FIREPLACE: _____				AVERAGE		AVERAGE	
KITCHEN - +				GOOD		GOOD	
YR BLT _____	EFF YR _____	ECON _____		EXCELLENT		EXCELLENT	
% COMP _____	% GOOD _____	FUNC _____		BATH _____		BATH _____	
EXCEPT Y N	LUMP SUM: _____			YR BLT _____		YR BLT _____	
MISC: _____				EFF YR _____		EFF YR _____	
YI CLASS _____	F G A E			% COMP _____		% COMP _____	
SKIRT +	LIN FT _____			EXCEPT Y N		EXCEPT Y N	
COMMENT: _____				MISC: _____		MISC: _____	
				COMMENT: _____		COMMENT: _____	

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 531614 Parcel No.: 083W07C 00600  
 Property Address: 4778 PETTYJOHN RD S  
 City: SALEM County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

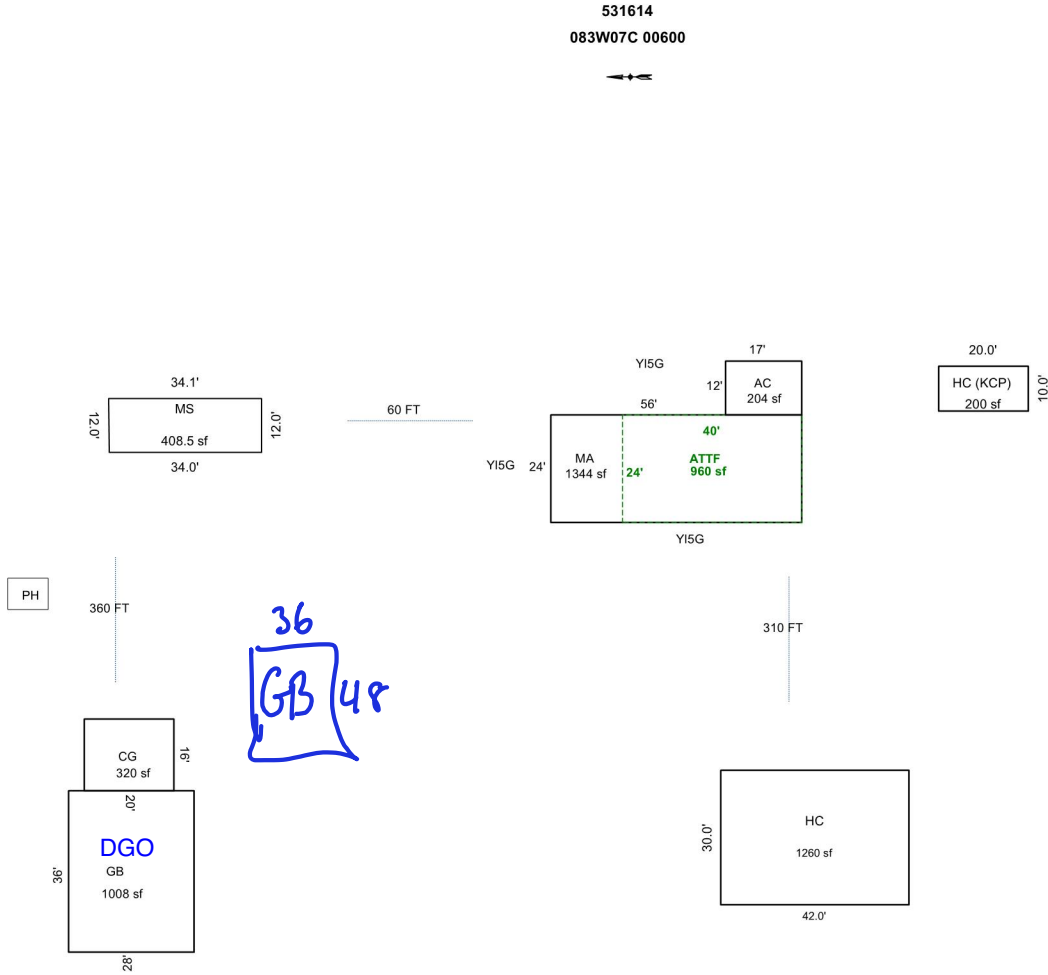
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	CG	1.0	320.0	72.0		APEX BY CE 3/31/10 UPD BY WW 12/26/23 UPD BY WW 3/25/24 UPDATED BY CLOBERG 03/25/25	
	GB	1.0	1728.0	168.0	2048.0		
GLA1	MA	1.0	1344.0	160.0	1344.0		
GLA2	ATTF	1.0	960.0	128.0	960.0		
GAR	DGO	1.0	1008.0	128.0			
	HC	1.0	1260.0	144.0			
	HC (KCP)	1.0	200.0	60.0	2468.0		
GARAGE	AC	1.0	204.0	58.0	204.0		
OTH	MS	1.0	408.5	92.1	408.5		
						COMMENT TABLE 2	COMMENT TABLE 3
						WW 2.7.24 GRH 12/23/24	L4 TAGS TAGS L4
	Net LIVABLE	cnt	0 (rounded)		2,304		
	Net BUILDING	cnt	2 (rounded)		2,048		

# SKETCH/AREA TABLE ADDENDUM

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## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1008.0	128.0	
	CG	1.0	320.0	72.0	1328.0
GLA1	MA	1.0	1344.0	160.0	1344.0
GLA2	ATTF	1.0	960.0	128.0	960.0
GAR	HC	1.0	1260.0	144.0	
	HC (KCP)	1.0	200.0	60.0	1460.0
GARAGE	AC	1.0	204.0	58.0	204.0
OTH	MS	1.0	408.5	92.1	408.5
	Net LIVABLE	cnt	2 (rounded)		2,304
	Net BUILDING	cnt	2 (rounded)		1,328

### COMMENT TABLE 1

APEX BY CE 3/31/10  
 UPD BY WW 12/26/23  
 UPD BY WW 3/25/24

### COMMENT TABLE 2

WW 2.7.24  
 12/23/24

### COMMENT TABLE 3

L4 TAGS  
 L4TAGS

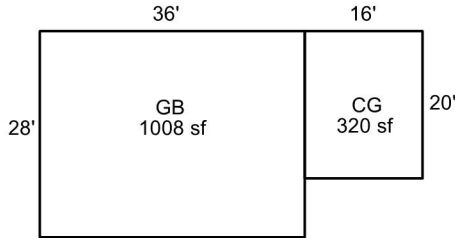
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

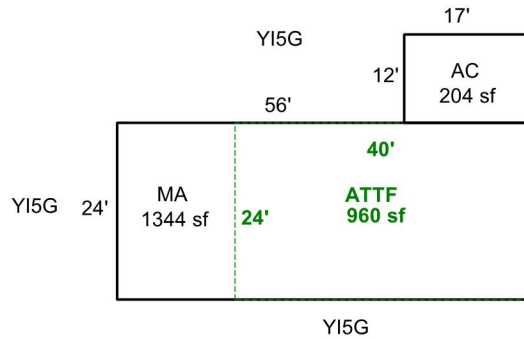
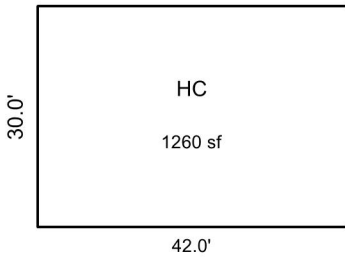
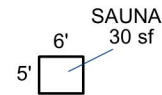
File No.: 531614 Parcel No.: 083W07C 00600  
 Property Address: 4778 PETTYJOHN RD S  
 City: SALEM County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**531614**  
**083W07C 00600**



GB 36  
48



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1008.0	128.0	
	CG	1.0	320.0	72.0	1328.0
GLA1	MA	1.0	1344.0	160.0	1344.0
GLA2	ATTF	1.0	960.0	128.0	960.0
GAR	HC	1.0	1260.0	144.0	1260.0
GARAGE	AC	1.0	204.0	58.0	204.0
OTH	SAUNA	1.0	30.0	22.0	30.0

### COMMENT TABLE 1

APEX BY CE 3/31/10  
 UPD BY WW 12/26/23

### COMMENT TABLE 2

GPH 12/23/24

### COMMENT TABLE 3

TAGS 24

Net LIVABLE	cnt	2	(rounded)		2,304
Net BUILDING	cnt	2	(rounded)		1,328