

Acct ID: 533289 MTL: 083W32C000200 Date: 11/14/24 Appr: GRH Prop Class: 641 RMV Prop Class: 401  
 Situs: 8672 COBOS CREEK LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 146430 Year: 2024  
 Last Date Appraised: 12/28/2023 Appraiser: WENDY WILLIAMS Retag: Y Tag info: 2025 - Tags/Permit (Completion) close tag  
 Owner: SHIPUK, DANIL V CO 4/4/24 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 TTO INSP AV: 367251  
 RMV Land: 434650 RMV Imp: 668340 RMV Total: 1102990 MAV: 207650 MSAV: 2371 SAV: 4452  
 Comment: 24-25: L1 12.28.23 WW  
 23-24: L2 12.13.22 GRH  
 LEVEL 4 C19 6-1-20 CL10

MA @ 100

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

FOREST OK  
 DID NOT NOTICE REPLANT 2.77 FRONT OF HOUSE  
 SEND INQUIRY LETTER

**OSDs** Chris 3/3/25 forest use ok, 2.88 acres are at market

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	92430	0

**Land** MEASURED 6.23 (INCLUDING POND) OF FOREST. NEED TO SEND LETTER ABOUT REPLANT OR DQ 2.77

Site: 1	Code Area: 14430	Size: 3.50 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D			RMV: 143230	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2002 / 21-22: #10 CYCLE C19, NO CHG //						
Site: 2	Code Area: 92430	Size: 2.88 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY			RMV: 117860	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: 21-22: #10 CYCLE C19, NO CHG //15-16: #73 CYCLE WORK, GATED, NO CHG / 14-15: ROLLED 4.02 FROM NON-EFU FARM TO DFL, CLASSED WRONG. DISQ 5.77 ACRES FARM USE // 01-02: REAPPRAISAL /02-03; UPDATED MARKET VALUE, NO LONGER PART TOTALED						
Site: 3	Code Area: 92430	Size: 0.50 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLF	Value Source: Designated Forest Land	Description: DFL Class F			RMV: 19440	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2002						
Site: 4	Code Area: 92430	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Market Homesite	Description: FOUR HILL DRY			RMV: 40920	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments:						
Site: 5	Code Area: 14430	Size: 1.74 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLF	Value Source: Designated Forest Land	Description: DFL Class F			RMV: 67650	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments:						
Site: 6	Code Area: 92430	Size: 0.38 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 15550	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments:						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 92430	Stat Class: 151	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 4645	% Complete: 65
Desc: One Story Only					Dimensions:	RMV: 663000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 157230	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	5	Finished	4645	4	FB-3/ HB-1	2022	2022	BATH - 3, BATH+, HVAC, FP 1, ROOF, BTH - 1, KIT	Y N
Garage Attached	5	Finished	<u>1168</u>	0	0	2022	2022	ROOF	Y N

+ generator 7-10 kw

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2022	24570	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 92430	Stat Class: 341	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 10x20	RMV: 5340

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
Multi-Purpose Bldg	5	Finished	200	0	0	2022	2022	FAIR	

**Accessories**

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



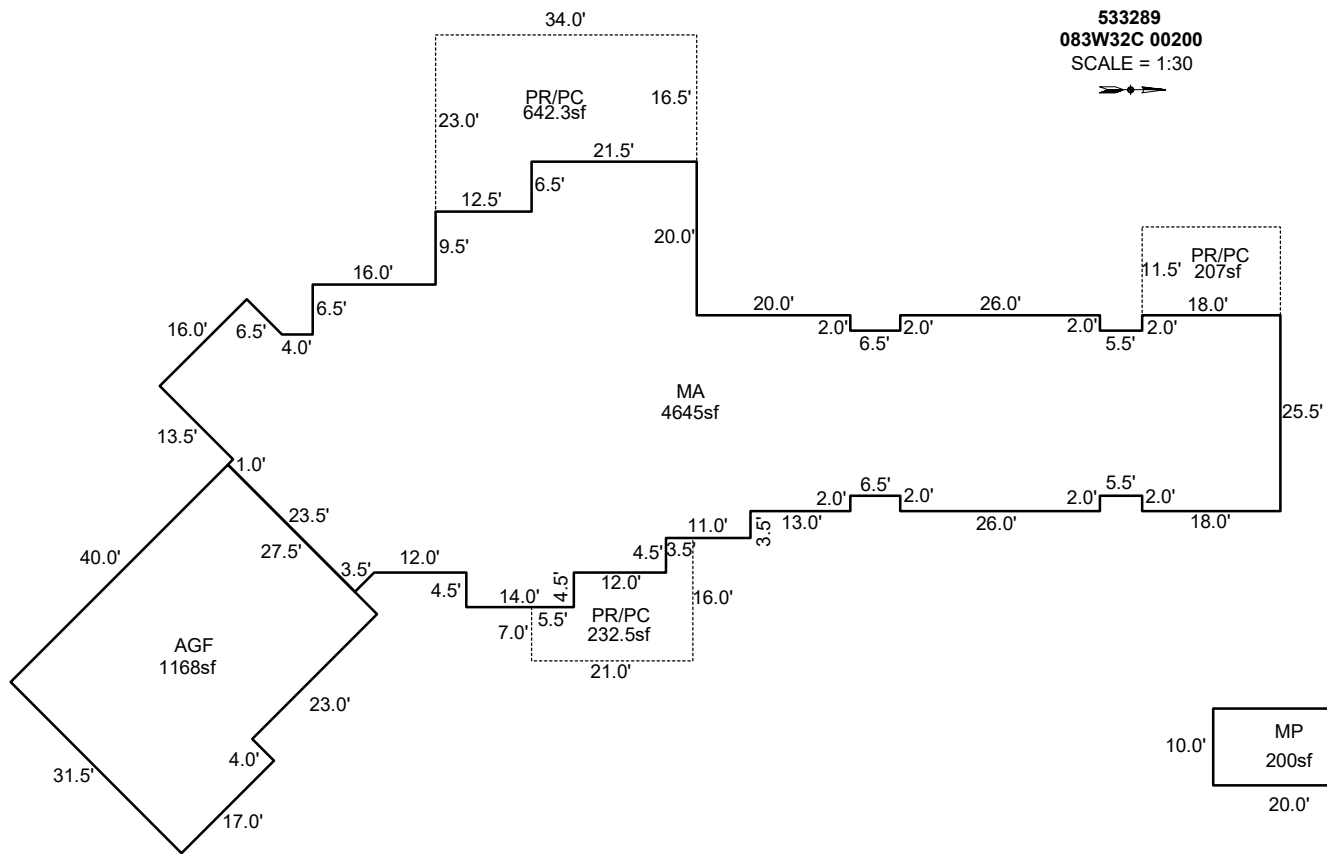


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533289 Parcel No.: 083W32C 00200  
 Property Address: 8672 COBOS CREEK LANE S.  
 City: SALEM County: MARION State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

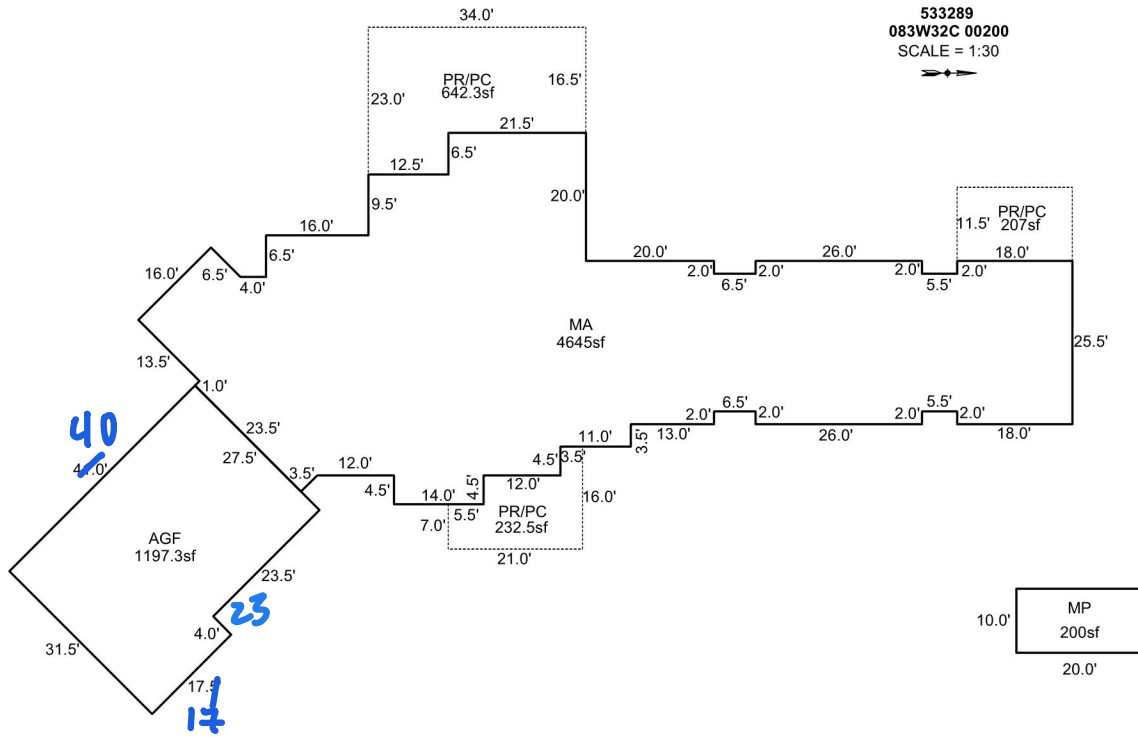
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MP	1.0	200.0	60.0	200.0	APEX BY CJURAN 01/20/2022 555-21-011190 UPDATED BY CJURAN 01/10/2023 UPDATED BY CLOBERG 02/05/25					
GLA1	MA	1.0	4645.0	413.0	4645.0						
GAR	AGF	1.0	1167.8	143.0	1167.8						
P/P	PR/PC	1.0	232.5	74.0							
	PR/PC	1.0	207.0	59.0							
	PR/PC	1.0	642.3	114.0	1081.8						
	Net LIVABLE	cnt	0	(rounded)	4,645	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>12/13/2022 GRH GRH 11/14/24</td> <td>TAGS L2 TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	12/13/2022 GRH GRH 11/14/24	TAGS L2 TAGS L2
COMMENT TABLE 2	COMMENT TABLE 3										
12/13/2022 GRH GRH 11/14/24	TAGS L2 TAGS L2										
	Net BUILDING	cnt	1	(rounded)	200						

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## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	200.0	60.0	200.0
GLA1	MA	1.0	4645.0	413.0	4645.0
GAR	AGF	1.0	1197.3	145.0	1197.3
P/P	PR/PC	1.0	232.5	74.0	
	PR/PC	1.0	207.0	59.0	
	PR/PC	1.0	642.3	114.0	1081.8

### COMMENT TABLE 1

APEX BY CJURAN 01/20/2022 555-21-011190  
 UPDATED BY CJURAN 01/10/2023

### COMMENT TABLE 2

12/13/2022 GRH  
 GRH 11/14/24

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

Net LIVABLE cnt 1 (rounded) 4,645  
 Net BUILDING cnt 1 (rounded) 200

Percent Complete Form

Account # 533289

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding <i>Stucco</i>	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR GRH Date 12/13/22 YR For 22-23 % COMP 35%  
 APPR MMN Date 12-28-23 YR For 24-25 % COMP 65  
 APPR GRH Date 11/14/24 YR For 25-26 % COMP 100  
 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 \_\_\_\_\_  
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