

Summary

Lead Appr: ww 3.19.25 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 12/19/2024

Acct ID: 562826 MTL: 084W23A002500 Date: 11/12/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 5397 VITAE SPRINGS RD S SALEM OR 97302 MaSaNb: 06 06 002 Unit: 105450 Year: 2025

Last Date Appraised: 09/13/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: ☒ Y ☐ N Tag info: 2025 - Tags/Permit (Addition)

Owner: FILIPENKO, PAUL & FILIPENKO, LAURA S Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327960

RMV Land: 422950 RMV Imp: 247040 RMV Total: 669990 MAV: 327960 MS AV: 0 SAV: 0

Comment: TTO 2/12/25 phonecall.

Notations

Addn @ 35%, OGV @ 100%.

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 5.88 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 372950 Exception: ☐ Y ☐ N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: 10-11: CYCLE WORK PER #42 ADD TREED ADJ,VIEW ADJ// 01-02: COMBINED LAND SEGS - SAME LAND TYPE, 5.88 TTL ACRES 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 133 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 1900 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 246240

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

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	950	1	FB-1	1982	1982	FP - 1, HVAC, ROOF, KIT, BATH - 1	☐ Y ☐ N
Basement	3	Finished	950	2	FB-1	1982	1982	HVAC, BATH - 1	☐ Y ☐ N
Garage Attached	3	Finished	440	0	0	1982	1982	ROOF	☐ Y ☐ N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	3	304	1982	5284	1	☐ Y ☐ N

Bldg: 3 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 800

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

800

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
WATER FEATURE	0	0	0	800	1	☐ Y ☐ N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 80 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 8x10 RMV: 0

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:
Multi-Purpose Bldg	5	Finished	80	0	0	2000	2000		☐ Y ☐ N

Accessories

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

Percent Complete Form

Account # 562826

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%	
	95%	Cabinets	6%	75%	80%
2%		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%	2%	100%
		Finish Grade	1%	1%	

Addn
& Bsmtg F
combined.

APPR GPH

APPR

APPR

APPR

Date 1/1/25

Date

Date

Date

YR For 25-26

YR For

YR For

YR For

% COMP 35

% 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

ACCOUNT # 562826 DATE: 1/9/25 RMV CLASS 401 PROP CLASS 401
MTL _____ APPR GRH TAG Y N _____
COMMENTS: completion 1/12/26

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 148 QLTY + - FLOOR D60
AREA 2400 EFF AREA 2400 BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2015 EFF YR 2015 ECON _____
% COMP 100 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: Found during Permits 2024
TTO CONFIRMED YEAR BUILT (Addition)

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 148 QLTY + - FLOOR Attic Finished
AREA 1200 EFF AREA 1200 BED _____
ROOF + HVAC + Sheetrock
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2015 EFF YR 2015 ECON _____
% COMP 100 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
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: _____

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 _____
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: _____

ACCOUNT # 562826 DATE: 01.09.25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR _____ TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
AREA 768 EFF AREA 768 BED 1
ROOF + HVAC +
BATH PKG: 1 BATH 1 BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 35 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: 0
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

TYPE _____
STAT / CLASS _____
SIZE _____

FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

STAT 142 QLTY + - FLOOR BsmgF
AREA 240 EFF AREA 240 BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2024 EFF YR 2024 ECON _____
% COMP 35 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

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: _____

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: _____

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562826

Parcel No.: 084W23A 02500

Property Address: 5397 Vitae Springs Rd

City: Salem

County: Marion

State: OR

ZipCode: 97305

Owner:

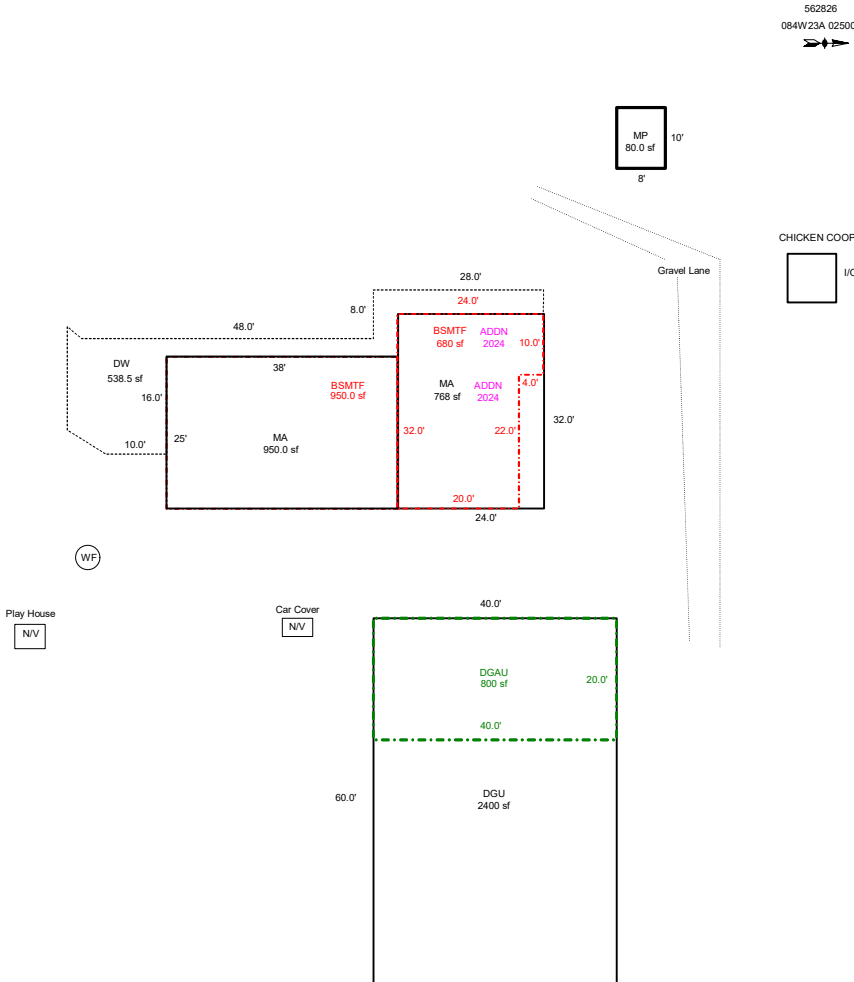
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 11/01/2012 Jane UPDATED BY CLOBERG 10/17/24 24-005002 MA ADDN UPDATED BY CLOBERG 02/27/25	
GBA1	MP	1.0	80.0	36.0	80.0		
GBA2	DGAU	1.0	800.0	120.0	800.0		
GLA1	MA	1.0	768.0	112.0			
	MA	1.0	950.0	126.0	1718.0		
BSMT	BSMTF	1.0	950.0	126.0	950.0		
BSMTF	BSMTF	1.0	680.0	112.0	680.0		
GAR	DGU	1.0	2400.0	200.0	2400.0		
P/P	DW	1.0	538.5	210.7	538.5		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 01/09/25	TAGS L2
	Net LIVABLE	cnt	0	(rounded)	1,718		
	Net BUILDING	cnt	2	(rounded)	880		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562826

Parcel No.: 084W23A 02500

Property Address: 5397 Vitae Springs Rd

City: Salem

County: Marion

State: OR

ZipCode: 97305

Owner:

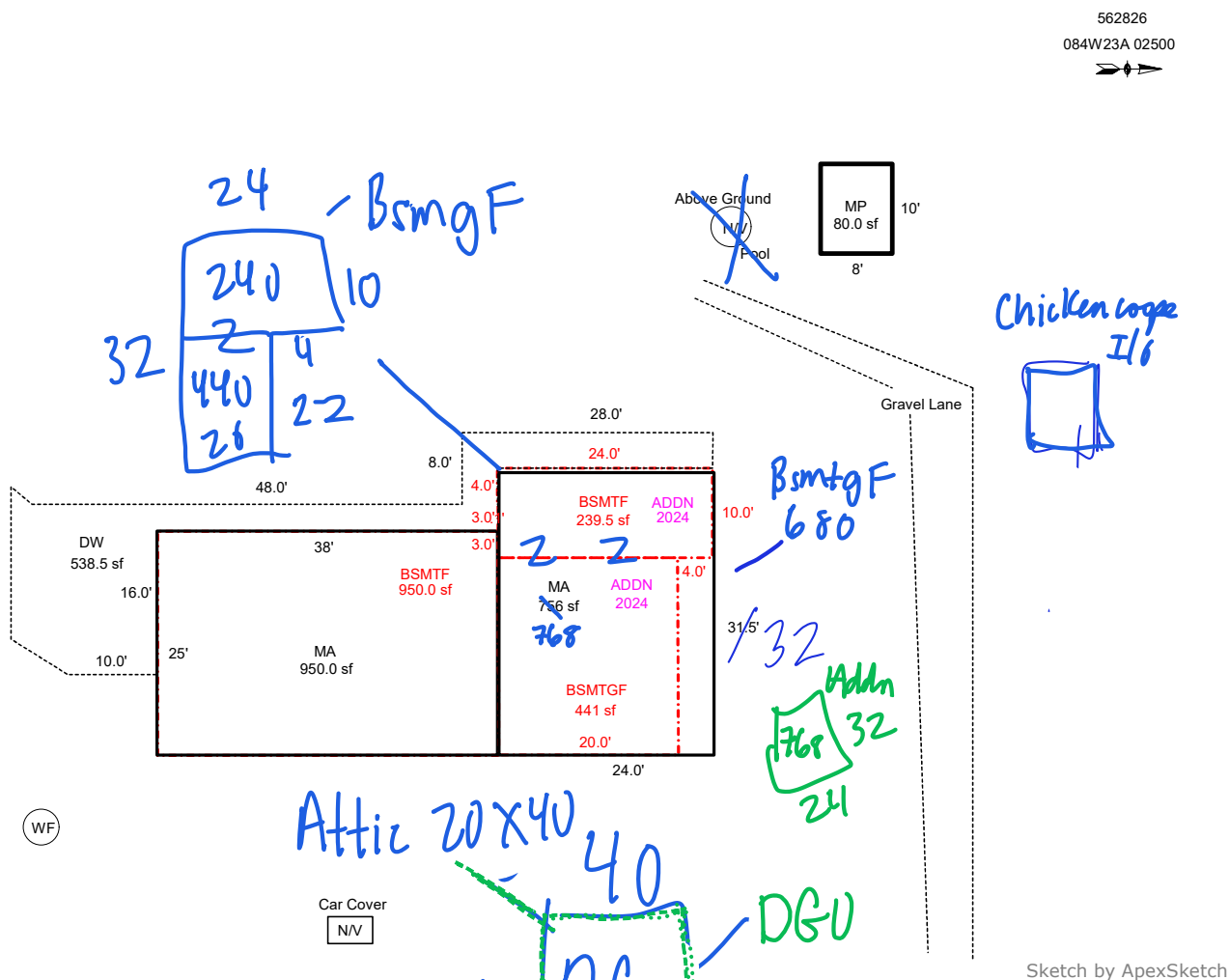
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	80.0	36.0	80.0
GLA1	MA	1.0	950.0	126.0	
	MA	1.0	756.0	111.0	1706.0
BSMT	BSMTF	1.0	950.0	126.0	
	BSMTGF	1.0	441.0	84.1	
	BSMTF	1.0	239.7	68.0	1630.6
P/P	DW	1.0	538.5	210.7	538.5

Apex 11/01/2012 Jane
UPDATED BY CLOBERG 10/17/24 24-005002 MA ADDN

COMMENT TABLE 2

COMMENT TABLE 3

GRH 1/a/25	TAGS 22
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Net LIVABLE	cnt	2	(rounded)	1,706
Net BUILDING	cnt	1	(rounded)	80