

Summary

INPUT WW 1.10.25

Lead Appr: _____

Clerk: _____

Lead Clerk: _____

Appr: cwo 2.12.25

Print Date: 9/24/2024

Acct ID: 346199

MTL: 083W32C000101

Date: 9-26-24

Appr: WW

Prop Class: 541

RMV Prop Class: 401

Situs: 2509 BUNKER HILL RD S SALEM OR 97306

MaSaNh: 06 06 000

Unit: 26757

Year: 2024

Last Date Appraised: 07/07/2015

Appraiser: WENDY WILLIAMS

Retag: Y N

Tag info: 2025 - Tags/Permit (Alt Energy System)

Owner: MAKARENKO, SERGEI & MAKARENKO, TANYA

Roll Type: R

Cycle Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 734765

RMV Land: 508940

RMV Imp: 1680660

RMV Total: 2189600

MAV: 727270

MSAV: 7495

SAV: 13120

Comment:

UPD OSD, ADD TC, SO

Notations

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

FARM USE: PER ACCT NOTE CWO WAITING ON GIQ FOR 24

OSDs

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

Land

Site: 1	Code Area: 92430	Size: 8.98 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - Non EFU	Description: FOUR HILL DRY			RMV: 367960	Exception: Y N
Adjustment(s):	VIEWE		Fire Patrol:		Description:	
Comments: Liability year - 2002 / 2012-13: ONE ACRE DISQ FOR HOMESITE, NON-QUALIFYING WITH OSD// 11-12: REINSTATED TO FARM DEFERRAL IN JULY 2011 - FEE PAID / 11-12: 9.98 AC DISQ FARM USE// 2011-12 CORRECT VIEW ADJ // 2400230: 01-02: REAPPRAISAL / 02-03(F)01-953: LLA FROM R33296/R33297 TO R33288/R33289 / +.02-03: NEW FOREST APPLICATION RECEIVED ADJUSTING THE ACREAGE TO 15.5 FROM 18, BALANCE IS IN XMAS TREES UNDER FARM DEFERRAL. 02-26-04: CORR LAND SCHED TO REFLECT VACANT LAND.						
Site: 2	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: 95980	Exception: Y N
Adjustment(s):	VIEWE		Fire Patrol:		Description:	
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 152 +	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 5102	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 1197680		
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	
First Floor	5 +	Finished	2353	1	FB-2/ HB-1	2011	2011	BATH - 2, BTH - 1, KIT, ROOF, HVAC+, FP - 2	Exception: Y N
Second Floor	5 +	Finished	2749	4	FB-3	2011	2011	BATH - 3, BATH+, HVAC+, FP - 2	Exception: Y N
Garage Attached	5	Finished	1624	0	0	2011	2011	ROOF	Exception: Y N

Accessories

TC (BBALL COURT) 2019 85X48.5= 4122 W/RET WALL M/M

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	5	7000	2011	16450	1
ROOF EXTENSION OR PATIO COVER	5	528	2011	14393	1
YARD IMPROVEMENTS EXCELLENT	5	1	2011	62181	1

Bldg: 2	Code Area: 92430	Stat Class: 158	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements		Dimensions:	RMV: 213650		
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	
Garage Oversized Detached	5	Unfinished	2400	0	0	2011	2011	ROOF	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 92430	Stat Class: 158	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements		Dimensions:	RMV: 269330		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

CORR SQ FT 2ND FLOOR

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Second Floor	5	Unfinished	1765 1764	0	0	2014	2014		Exception: Y N
Garage Oversized Detached	5	Unfinished	1817	0	0	2014	2014	ROOF	Exception: Y N

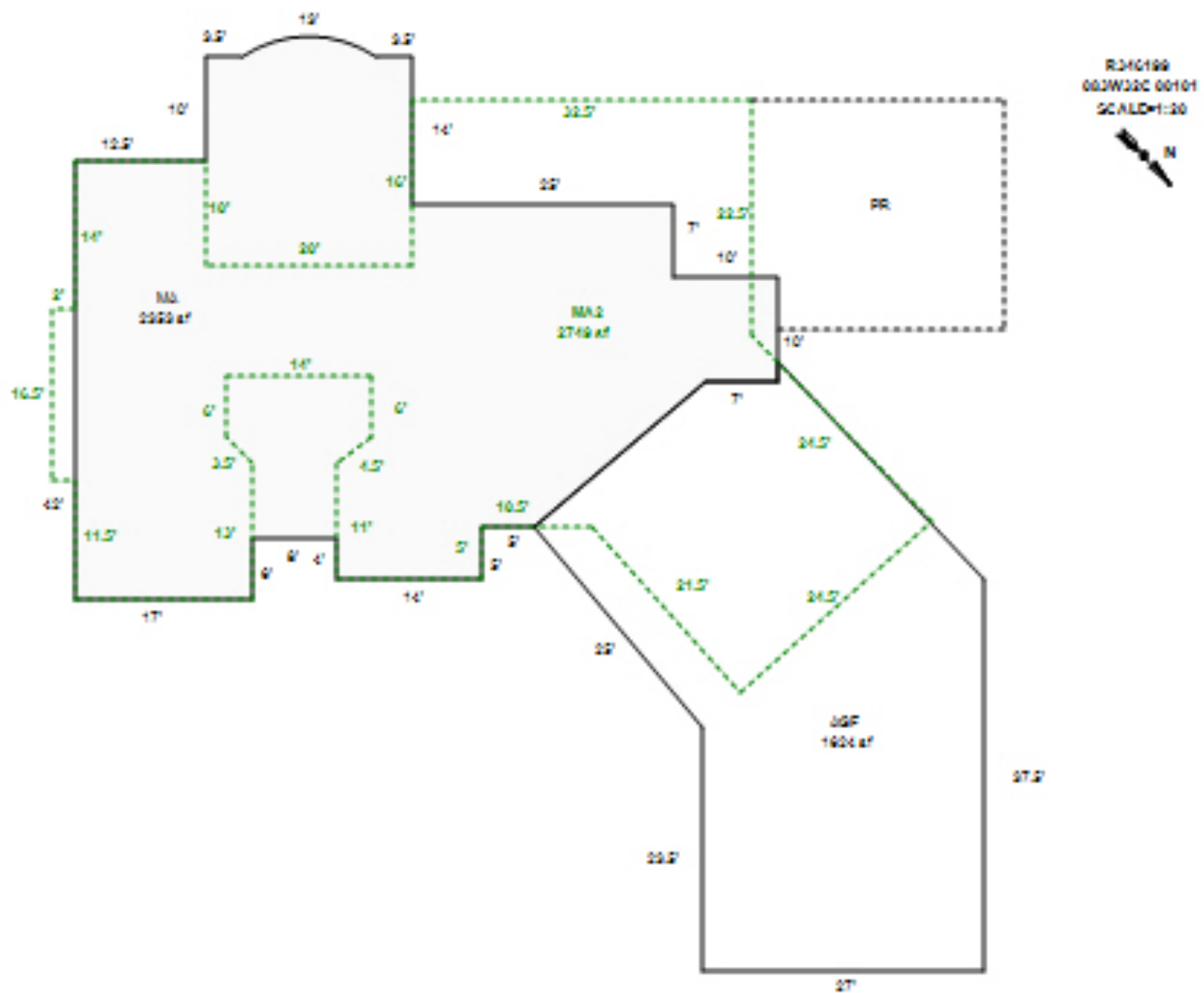
Accessories

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

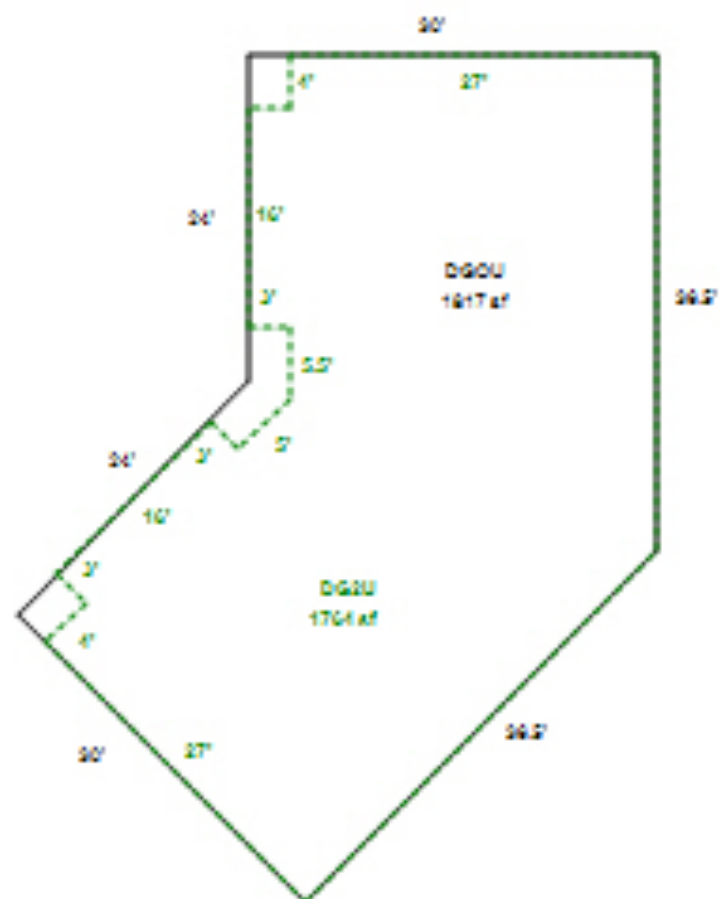
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

905 SO 2024 \$20,000 EXEMPT



R340199
003W22C 00101
SCALE=1:20



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 346199 Parcel No.: 083W32C 00101
 Property Address: 2509 BUNKER HILL RD
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2353.7	238.9	2353.7
GLA2	MA2	1.0	2749.1	334.6	2749.1
GAR	DGOU	1.0	1817.8	181.1	
	DG2U	1.0	1765.6	189.5	
	DGOU	1.0	2400.0	200.0	5983.5

COMMENT TABLE 1

DRAWN BY SH 2-18-11
 Updated to add DGOU 3/22/12 Jane
 UPDATED BY SRAGSDALE 10/23/14
 UPDATED BY JRONDEMA 5/14/15

COMMENT TABLE 2

COMMENT TABLE 3

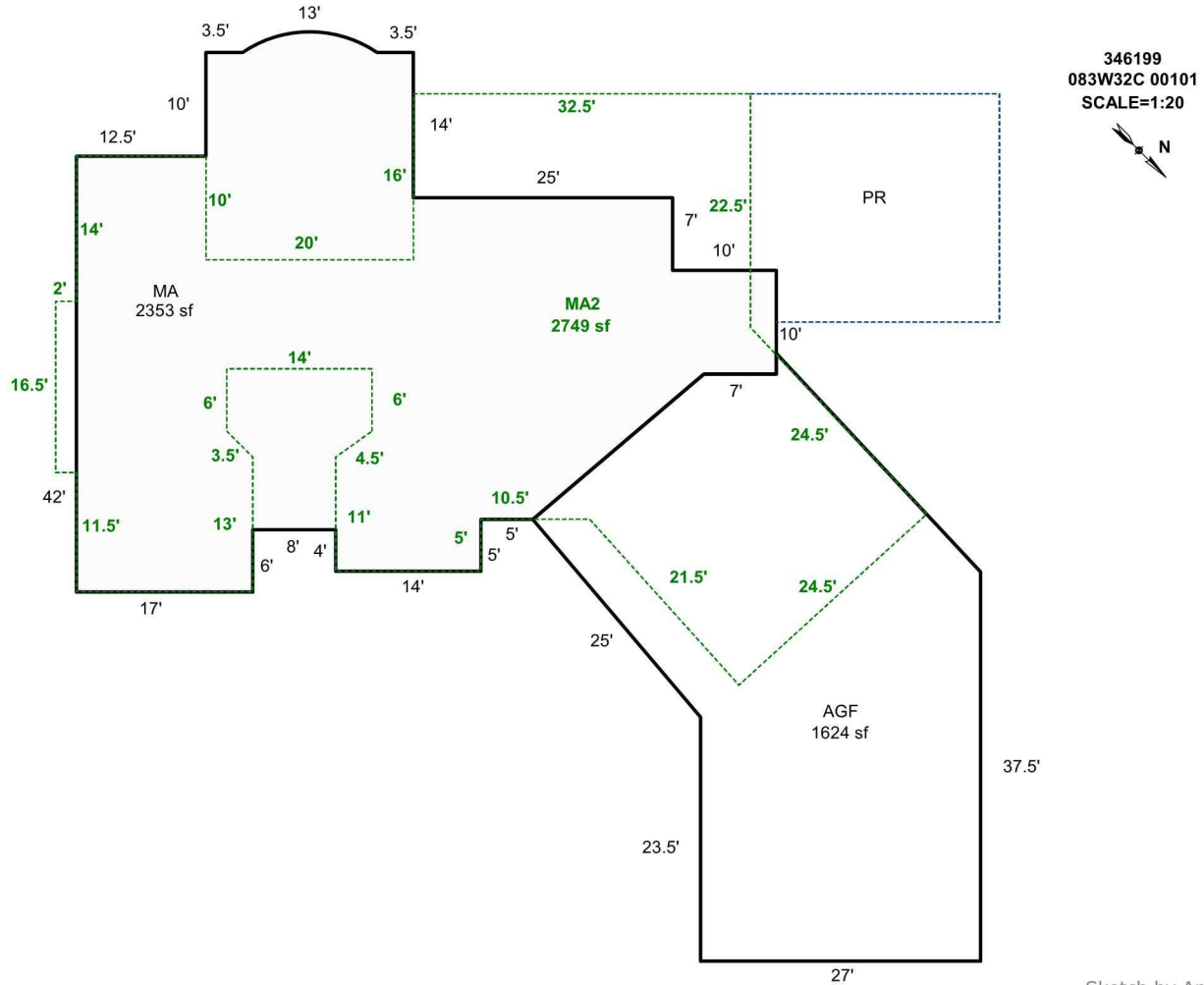
Net LIVABLE cnt 2 (rounded) 5,103

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SKETCH



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Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2353.7	238.9	2353.7
GLA2	MA2	1.0	2749.1	334.6	2749.1

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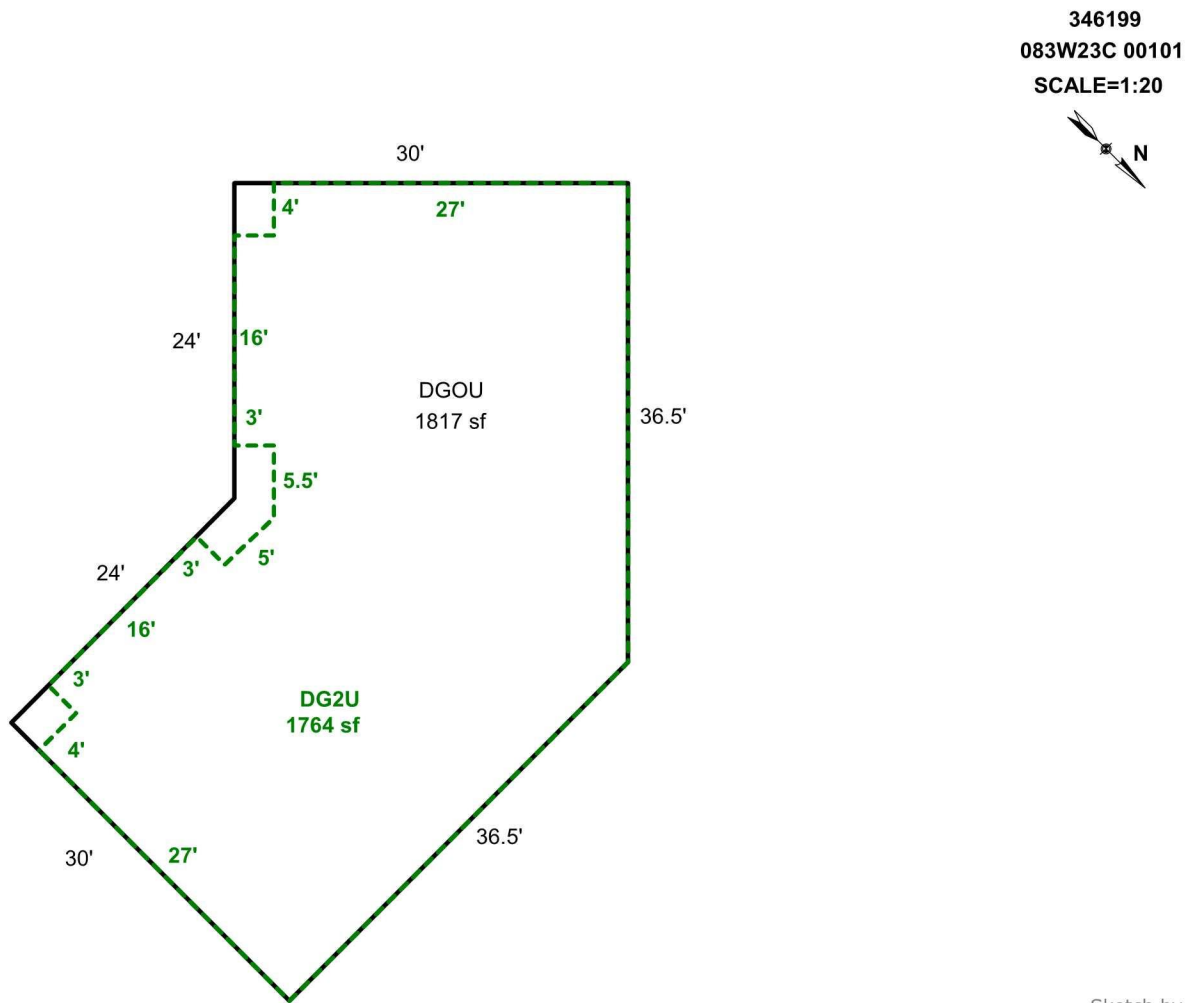
Net LIVABLE cnt 2 (rounded) 5,103

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	DG2U	1.0	1764.7	189.7	1764.7
GAR	DGOU	1.0	1817.8	181.1	1817.8

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COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 1,765