

Acct ID: 533082 MTL: 083W28CD00603 Date: 4/2/25 Appr: GRH Prop Class: 409 RMV Prop Class: 409  
 Situs: 7856 TWIN FIR LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 95865 Year: 2025

Last Date Appraised: 05/02/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GAMINO ESTRADA, NANCY Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 252600

RMV Land: 243740 RMV Imp: 148940 RMV Total: 392680 MAV: 252600 MSAV: 0 SAV: 0

Comment: \$9000 given back to buyer for prop tax & insurance reserved  
 Notations: Sales letter returned.

Upd inv

MLS: 817340  
DOM: 97  
sale code: 30

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: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 193740 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 01-02: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 148 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 52790  
 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
Garage Detached	4	Unfinished	616	0	0	1989	1989	ROOF	Y N

**Accessories**

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

Bldg: 2 Code Area: 92430 Stat Class: 465 Year Blt: 1986 Eff Year Blt: 1998 Sq.Ft: 2142 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 96150  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O  
1998, goman interior chgs. 2148 chg sides as i/o

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	2142	<u>3</u>	FB-2	1986	1986	SKIRT, KIT- <u>FP, Hvac</u>	Y <u>N</u>

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	6	1	1986	28298	1	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

ACCOUNT # 533082 DATE: 4/2/25 RMV CLASS 409 PROP CLASS 409  
 MTL \_\_\_\_\_ APPR GPH TAG Y (N)  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: \_\_\_\_\_

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: \_\_\_\_\_

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 MS  
 STAT / CLASS 353/4  
 SIZE 16x18  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2006  
 % COMP 100  
 EXCEPT Y (N)  
 MISC: \_\_\_\_\_

COMMENT: Has been on site since last appraisal

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: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

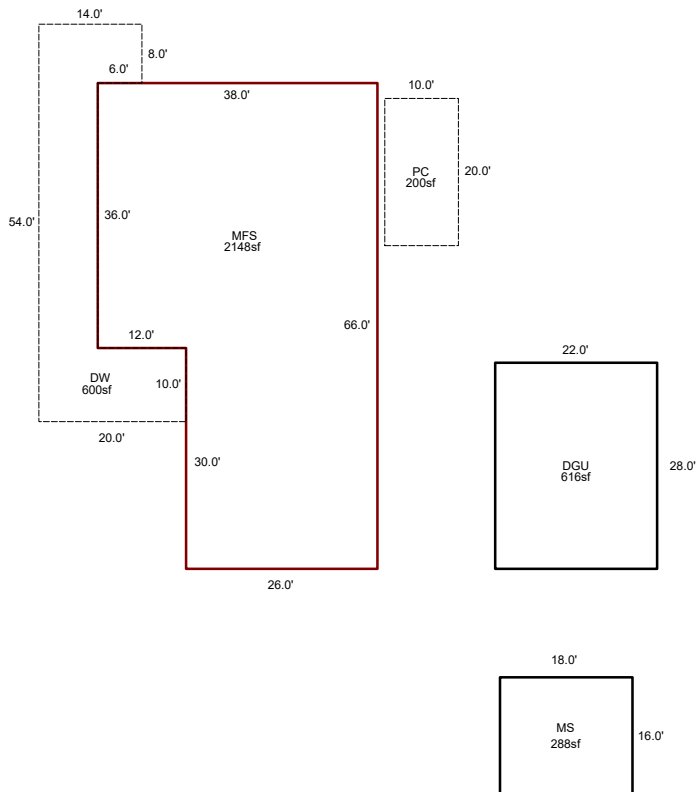
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533082 Parcel No.: 083W28CD00603  
 Property Address: 7856 TWIN FIR LN S  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

533082  
083W28CD00603



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	288.0	68.0	288.0	APEXED BY NRC 07/23/2009 UPDATED BY CLOBERG 04/03/25 UPDATED BY CLOBERG 04/07/25	
GLA1	MFS	1.0	2148.0	208.0	2148.0		
GAR	DGU	1.0	616.0	100.0	616.0		
P/P	PC	1.0	200.0	60.0	60.0		
	DW	1.0	600.0	160.0	800.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 04/02/25	SV L4
Net LIVABLE		cnt	0	(rounded)	2,148		
Net BUILDING		cnt	1	(rounded)	288		

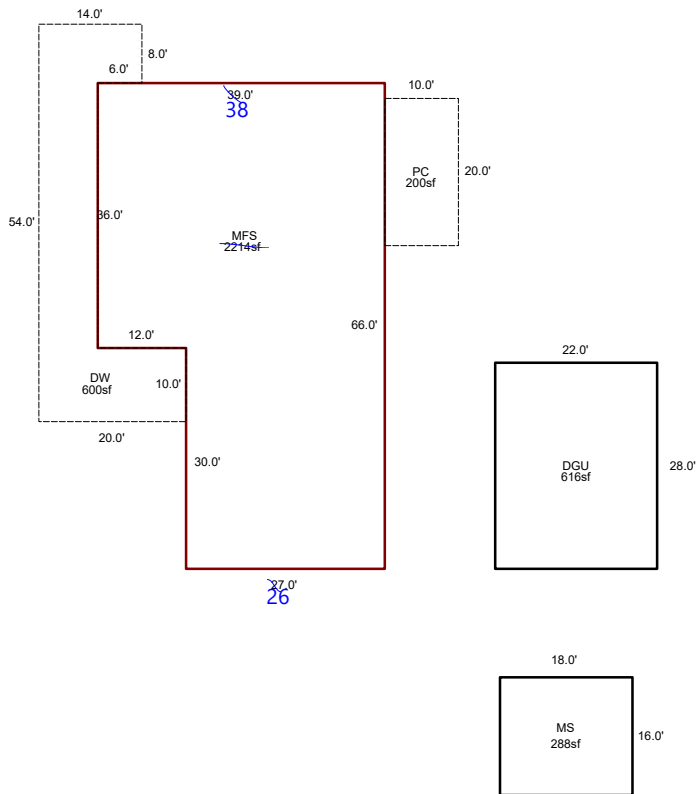
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083W28CD00603



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AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	288.0	68.0	288.0	APEXED BY NRC 07/23/2009 UPDATED BY CLOBERG 04/03/25	
GLA1	MFS	1.0	2214.0	210.0	2214.0		
GAR	DGU	1.0	616.0	100.0	616.0		
P/P	PC	1.0	200.0	60.0	60.0		
	DW	1.0	600.0	160.0	800.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 04/02/25	SV L4
Net LIVABLE		cnt	0	(rounded)	2,214		
Net BUILDING		cnt	1	(rounded)	288		

# SKETCH/AREA TABLE ADDENDUM

Parcel No 083W28CD00603

File No R33082

SUBJECT

Property Address 7856 TWIN FIR LN S

City SALEM

State OR

Zip 97306

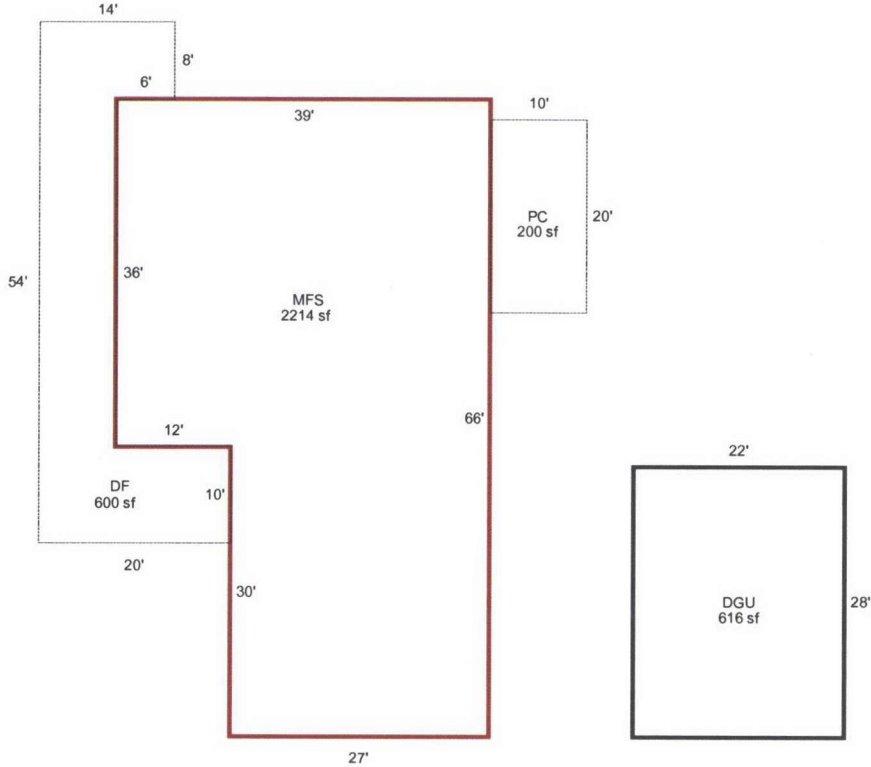
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

083W28CD00603  
R33082



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	2214	210	2214
P/P	PC	1.00	200	60	
	DF	1.00	600	160	800
GAR	DGU	1.00	616	100	616

### Comment Table 1

APEXED BY NRC 07/23/2009

### Comment Table 2

GRH 4/2/25

### Comment Table 3

S.V 24

Net LIVABLE Area (Rounded w/ Factors) 2214