

Acct ID: 544164 MTL: 072W21CC01800 Date: 3/10/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
 Situs: 5635 FRUITLAND RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 110943 Year: 2025

Last Date Appraised: 03/23/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: BINNS, JOHNATHAN Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 227300

RMV Land: 260380 RMV Imp: 241690 RMV Total: 502070 MAV: 227300 MSAV: 0 SAV: 0

Comment: 23-24: L4 03.23.23 WW

MLS 816851  
DOM 150

update inventory

Notations Sales Code 30

Input MLH 3/25/25

No notation data available.

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 92410     | 0         |

Land

Site: 1 Code Area: 92410 Size: 0.83 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 210380 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 116X310 //05-06: RECALC SETUP; APPR NO.17, 6/16/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 131 Year Blt: 1957 Eff Year Blt: 1984 Sq.Ft: 1960 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 203020  
 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 |
|-------------|-------|---------------|------------|------|-------|--------|------------|-----------------------------------|-----------|
| First Floor | 3     | Finished      | 1960       | 3    | FB-2  | 1957   | 1984       | FP - 1, HVAC, ROOF, KIT, BATH - 2 | Y N       |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 3     | 1         | 1984       | 15408 | 1        |

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1957 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 35940  
 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 | 3     | Unfinished    | 576        | 0    | 0     | 1957   | 1975       | ROOF+<br>576sf | Y N       |

I/O

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1957 Eff Year Blt: 1989 Sq.Ft: 560 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 28x20 RMV: 2730  
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 4     | Finished      | 560        | 0    | 0     | 1957   | 1989       | FAIR      | Y N       |

Accessories

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

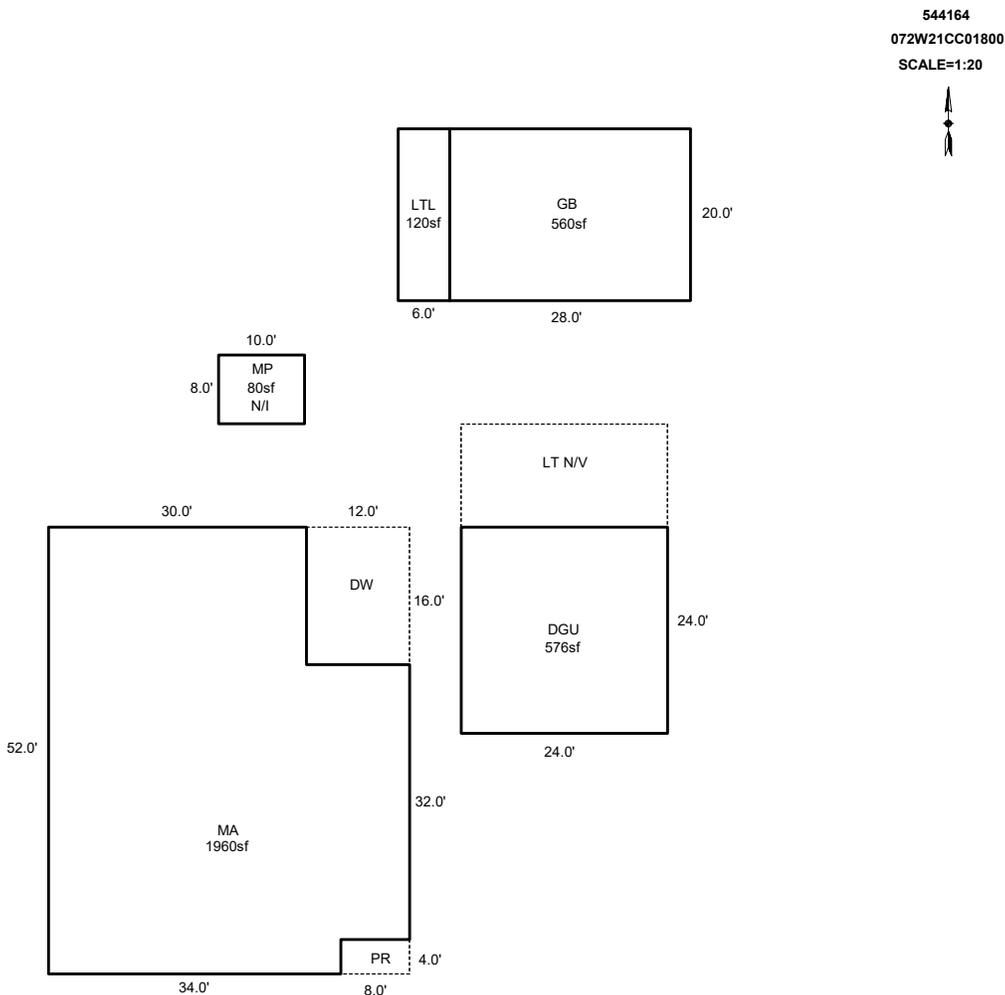
354 LTL 6x20 1989 I/O

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544164 Parcel No.: 072W21CC01800  
 Property Address: 5635 FRUITLAND RD NE  
 City: SALEM County: MARION State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB          | 1.0    | 560.0    | 96.0      |            |
|      | LTL         | 1.0    | 120.0    | 52.0      |            |
|      | MP          | 1.0    | 80.0     | 36.0      | 760.0      |
| GLA1 | MA          | 1.0    | 1960.0   | 188.0     | 1960.0     |
| GAR  | DGU         | 1.0    | 576.0    | 96.0      | 576.0      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 11/14/17  
 UPDATED BY WW 05.03.23  
 UPDATED BY CLOBERG 03/24/25

### COMMENT TABLE 2

WW 03.23.23  
 MLH 03/18/25

### COMMENT TABLE 3

SV L4  
 SV L4

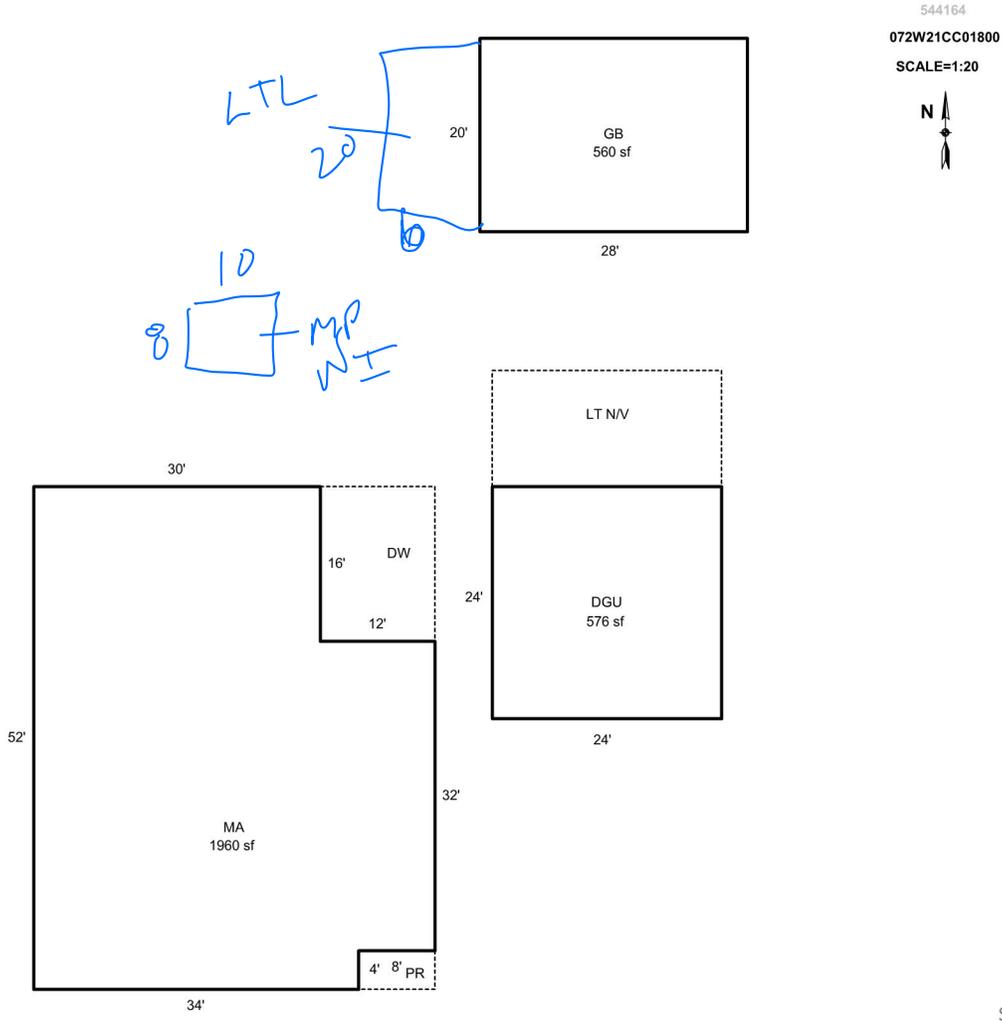
Net LIVABLE            cnt            0    (rounded)            1,960  
 Net BUILDING        cnt            3    (rounded)            760

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## SKETCH



Sketch by ApexSketch

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 UPDATED BY WW 05.03.23

### COMMENT TABLE 2

WW 03.23.23

3/18/25 MLH

### COMMENT TABLE 3

SV L4

SU LY

|              |     |   |           |       |
|--------------|-----|---|-----------|-------|
| Net LIVABLE  | cnt | 1 | (rounded) | 1,960 |
| Net BUILDING | cnt | 1 | (rounded) | 560   |





02/19/2013



02/19/2013



02/19/2013



02/19/2013