

Acct ID: 544212 MTL: 072W27B001900 Date: 3/10/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451 501
 Situs: 6634 FRUITLAND RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 112154 Year: 2025

Last Date Appraised: 11/08/2022 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: TROUNG, VIEN VAN Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 306662

RMV Land: 532400 RMV Imp: 397140 RMV Total: 929540 MAV: 254340 MSAV: 52322 SAV: 321274

Comment: 23-24: 12 11.8.22 MLH

MLS 815957
DOM 155
update inventory

Notations Sales Code 33 Sales Letter Input MLH 3/27/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Farm use ok - Christmas trees per Survey CWO 5/13/25

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92410	0

Land

Site: 2	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 17460	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 02400210					
Site: 3	Code Area: 92410	Size: 22.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 391930	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 02400210					
Site: 4	Code Area: 92410	Size: 4.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 73010	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 02400210					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 141	Year Blt: 1950	Eff Year Blt: 1983	Sq.Ft: 2572	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 323870				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>I/O</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2572	3	FB-2	1950	1983	FP - 1, HVAC, ROOF, KIT+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1983	25680	1	Y N

Bldg: 5	Code Area: 92410	Stat Class: 148	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 58060				
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	Exception
Garage Attached	4	Finished	638	0	0	2000	2000	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4	Code Area: 92410	Stat Class: 312	Year Blt: 1995	Eff Year Blt: <u>2009</u> 1995	Sq.Ft: 1728	% Complete: 100
Desc: Loft Barn (LB)	Dimensions:	RMV: 11870				
Func Obsc: <u>50</u>	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>I/O</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Loft Barn	5	Finished	1728	0	0	1995	1995	<u>FAIR AJe</u>	Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: 2019 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 3340
 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: Y N
Multi-Purpose Bldg	5	Finished	160	0	0	0	2019	Fair	

Accessories

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

353 MS 5 2019 26x32 Fair NEW

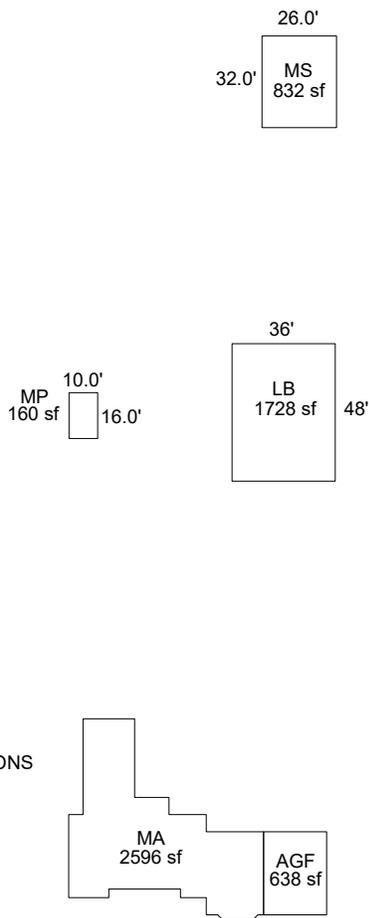
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544212 Parcel No.: 072W27B 01900
 Property Address: 6634 FRUITLAND RD NE
 City: SALEM County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544212
072W27B 01900
 SCALE = 1:80



Sketch by ApexSketch

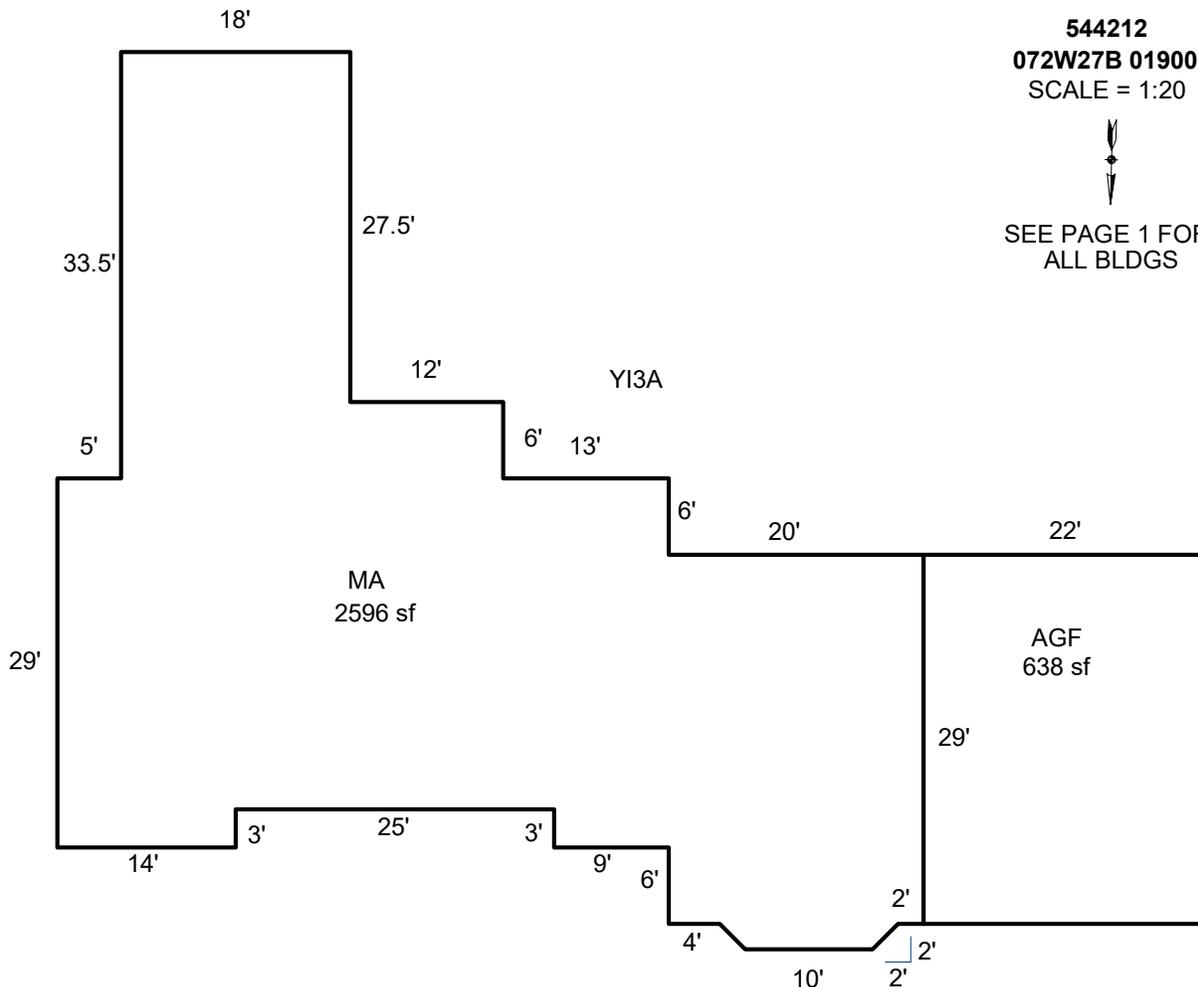
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	LB	1.0	1728.0	168.0		APEX BY CE 3/15/10 Addn to Res - 3/9/11 UPDATED BY CJURAN 12/08/2022 UPDATED BY CLOBERG 03/27/25					
	MP	1.0	160.0	52.0							
	MS	1.0	832.0	116.0	2720.0						
GLA1	MA	1.0	2596.0	280.7	2596.0						
AGF	AGF	1.0	638.0	102.0	638.0						
	Net LIVABLE	cnt	0 (rounded)		2,596	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">11/08/2022 MLH MLH 03/18/25</td> <td style="padding: 5px;">TAGS L2 SV L4</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	11/08/2022 MLH MLH 03/18/25	TAGS L2 SV L4
COMMENT TABLE 2	COMMENT TABLE 3										
11/08/2022 MLH MLH 03/18/25	TAGS L2 SV L4										
	Net BUILDING	cnt	3 (rounded)		2,720						

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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2596.0	280.7	2596.0
AGF	AGF	1.0	638.0	102.0	638.0

COMMENT TABLE 1

APEX BY CE 3/15/10
 Addn to Res - 3/9/11
 UPDATED BY CJURAN 12/08/2022
 UPDATED BY CLOBERG 03/27/25

COMMENT TABLE 2

11/08/2022 MLH
 MLH 03/18/25

COMMENT TABLE 3

TAGS L2
 SV L4

Net LIVABLE cnt 0 (rounded) 2,596

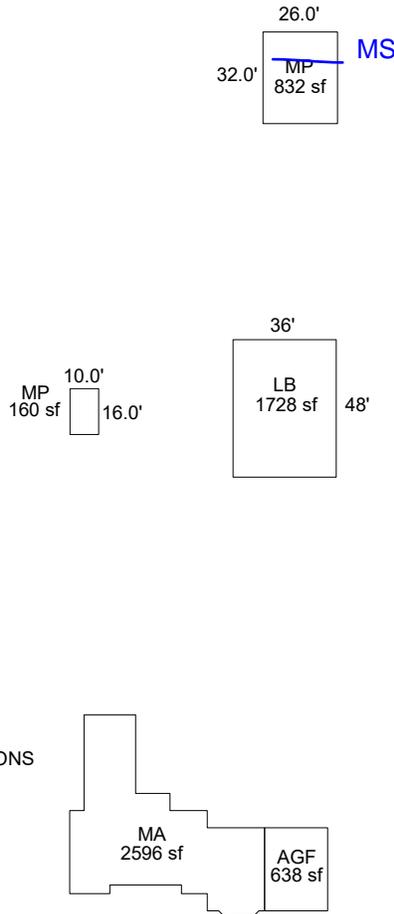
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544212
072W27B 01900
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Sketch by ApexSketch

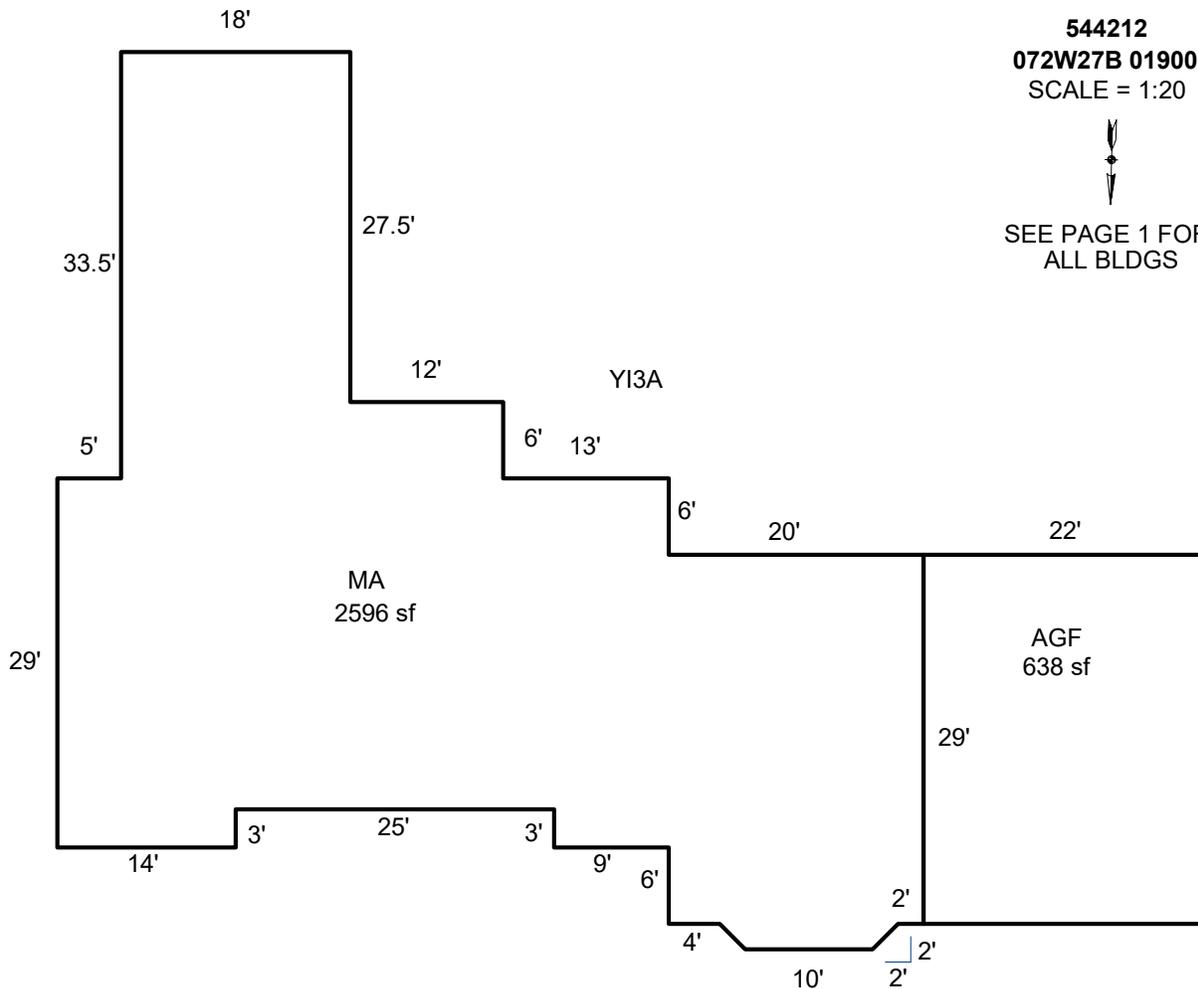
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11/08/2022 MLH MLH 03/18/25	TAGS L2 SV L4												
AGF	AGF	1.0	638.0	102.0	638.0								
	Net LIVABLE	cnt	0 (rounded)		2,596								
	Net BUILDING	cnt	3 (rounded)		2,720								

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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2596.0	280.7	2596.0
AGF	AGF	1.0	638.0	102.0	638.0

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COMMENT TABLE 2

11/08/2022 MLH
 MLH 03/18/25

COMMENT TABLE 3

TAGS L2
 SV L4

Net LIVABLE cnt 0 (rounded) 2,596

SKETCH/AREA TABLE ADDENDUM

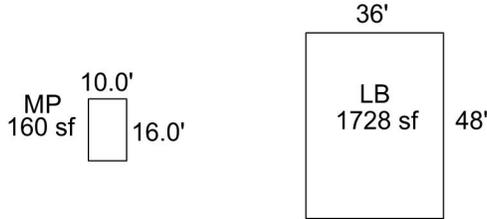
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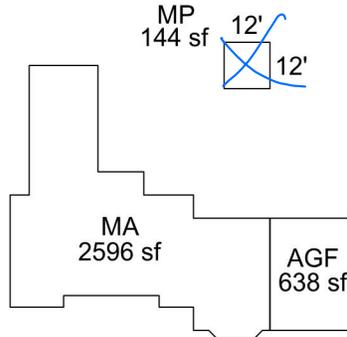
SKETCH

32 MS
26

544212
072W27B 01900
 SCALE = 1:80



SEE PAGE 2 FOR RESIDENTIAL DIMENSIONS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	1728.0	168.0	
	MP	1.0	144.0	48.0	
	MP	1.0	160.0	52.0	2032.0
GLA1	MA	1.0	2596.0	280.7	2596.0
AGF	AGF	1.0	638.0	102.0	638.0

COMMENT TABLE 1

APEX BY CE 3/15/10
 Addn to Res - 3/9/11
 UPDATED BY CJURAN 12/06/2022

COMMENT TABLE 2

11/08/2022 MLH
3/18/25 MLH

COMMENT TABLE 3

TAGS L2
SV LY

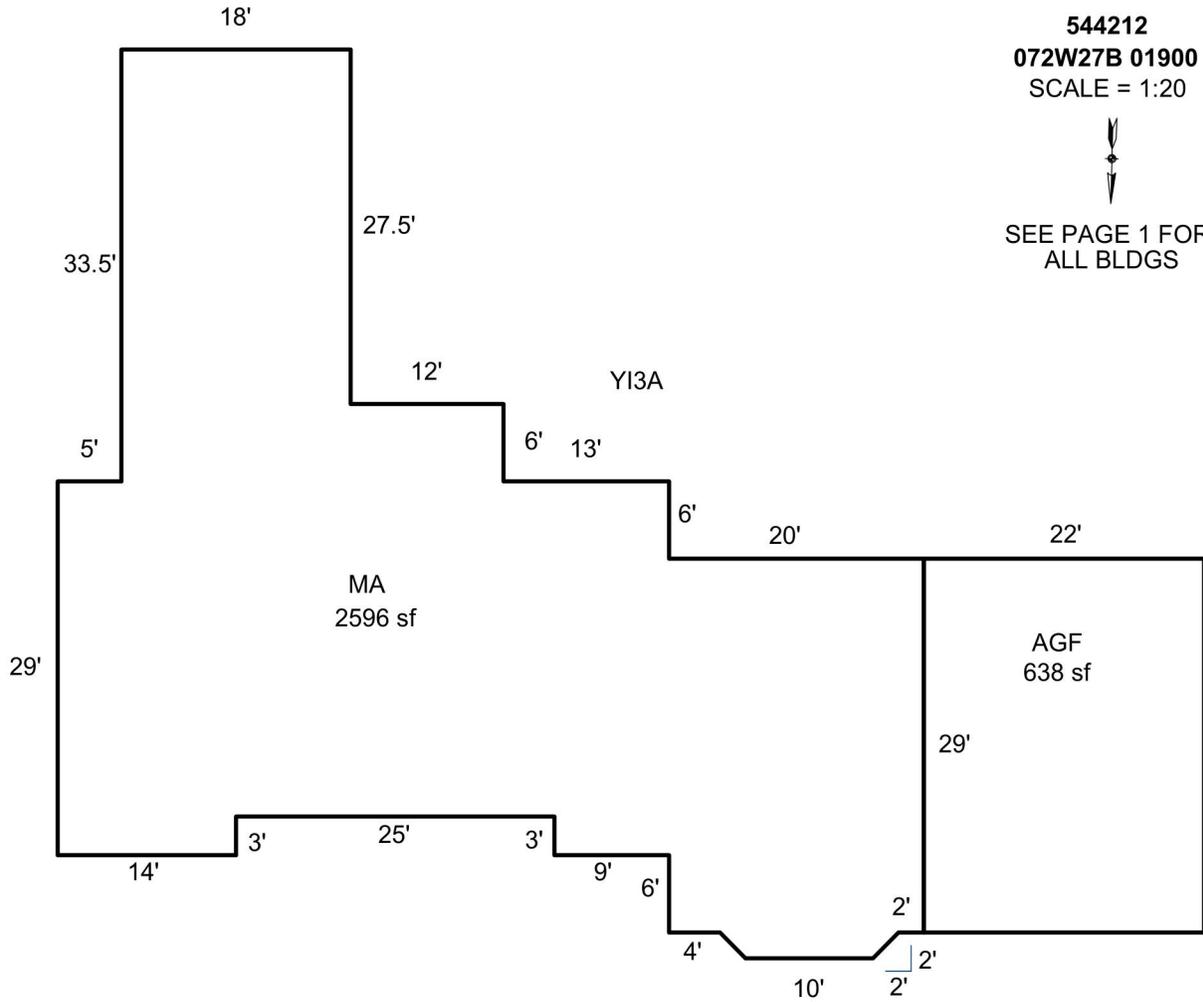
Net LIVABLE	cnt	1	(rounded)	2,596
Net BUILDING	cnt	3	(rounded)	2,032

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02/24/2011



02/24/2011