

Acct ID: 544229 MTL: 072W27B000100 Date: 5/2/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451  
 Situs: 7014 FRUITLAND RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 112171 Year: 2025

Last Date Appraised: 12/10/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:  
 Owner: MOURSALIAN, SAM SARKIS & Roll Type: R  
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 666320  
 RMV Land: 289530 RMV Imp: 1200720 RMV Total: 1490250 MAV: 666320 MSAV: 0 SAV: 0  
 Comment:

Notations *update inventory* Input MLH 5/2/25  
 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: 2.12 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: RMV: 239530 Exception: Y N  
 Adjustment(s): 6500 Fire Patrol: Description:  
 Comments: 08-09: LAND SEG CONSOLIDATION// 05-06: RECALC SETUP; APPR NO.31, 6/16/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 152 + Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 5945 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 1169650  
 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     | 5 +        | Finished      | 2707       | 1    | <del>FB-2</del><br>HB-2 | 2018   | 2018       | KIT-, ROOF, FP - 1, HVAC+, BTH - 1, BTH - 1 | Exception: Y N |
| Second Floor    | 5 +        | Finished      | 2471       | 5    | FB-3                    | 2018   | 2018       | BATH - 3, BATH+, HVAC+, ROOF                | Exception: Y N |
| Attic           | <u>5+4</u> | Finished      | 767        | 0    | 0                       | 2019   | 2019       | HVAC+                                       | Exception: Y N |
| Garage Attached | 5          | Finished      | 1444       | 0    | 0                       | 2018   | 2018       | ROOF  | Exception: Y N |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception      |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK                          | 5     | 32        | 2019       | 690  | 1        | Exception: Y N |
| DECK                          | 5     | 36        | 2019       | 776  | 1        | Exception: Y N |
| DECK                          | 5     | 182       | 2019       | 3924 | 1        | Exception: Y N |
| DECK                          | 5     | 280       | 2019       | 6037 | 1        | Exception: Y N |
| PATIO                         | 5     | 60        | 2019       | 323  | 1        | Exception: Y N |
| PATIO                         | 5     | 68        | 2019       | 367  | 1        | Exception: Y N |
| PATIO                         | 5     | 182       | 2019       | 981  | 1        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5     | 60        | 2019       | 1705 | 1        | Exception: Y N |

Bldg: 4 Code Area: 92410 Stat Class: 108 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 17150  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

| Description      | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception      |
|------------------|-------|-----------|------------|-------|----------|----------------|
| ASPHALT DRIVEWAY | 1     | 7000      | 2019       | 17150 | 1        | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 301 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 10000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

*Use part of 4 I Move MAV*

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Building Structure | 0     | Finished      | 0          | 0    | 0     | 2019   | 2019       |           | Exception: Y N |

**Accessories**

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

Bldg: 3    Code Area: 92410    Stat Class: 341    Year Blt: 2019    Eff Year Blt: 2019    Sq.Ft: 160    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 16x10    RMV: 3920  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

*J/O*

**Floors**

| Type               | Class      | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory   | Exception: Y N |
|--------------------|------------|---------------|------------|------|-------|--------|------------|-------------|----------------|
| Multi-Purpose Bldg | <i>6/5</i> | Finished      | 160        | 0    | 0     | 2019   | 2019       | <i>FAIR</i> | Exception: Y N |

**Accessories**

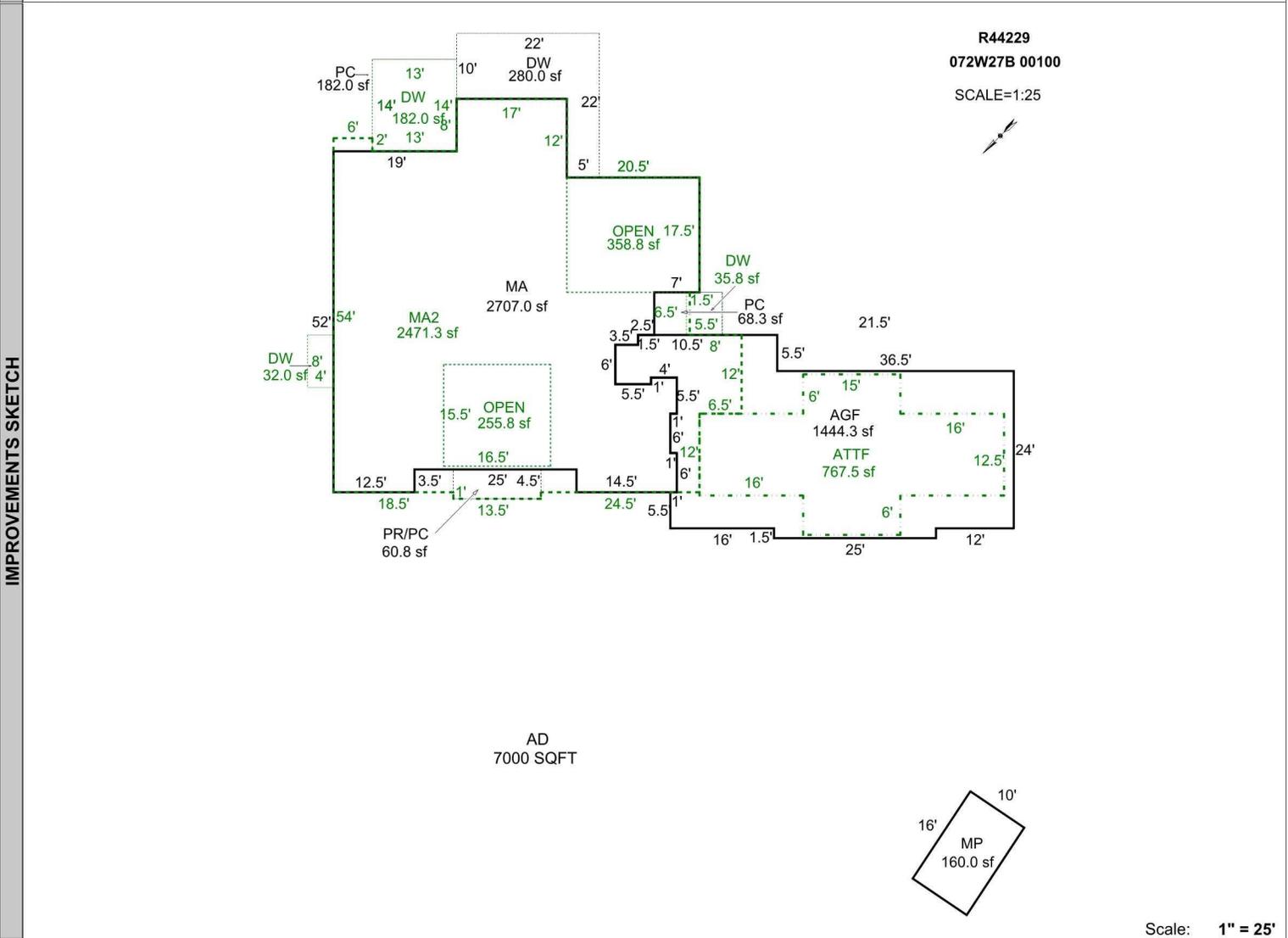
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

Parcel No **072W27B 00100**

File No **R44229**

|         |  |                      |                 |                  |
|---------|--|----------------------|-----------------|------------------|
| SUBJECT | Property Address <b>7014 FRUITLAND RD NE</b> |                      |                 |                  |
|         | City <b>SALEM</b>                            | County <b>MARION</b> | State <b>OR</b> | Zip <b>97317</b> |
|         | Owner  |                      |                 |                  |
|         | Client                                       |                      |                 |                  |
|         | Appraiser Name                               |                      |                 |                  |



Scale: **1" = 25'**

| AREA CALCULATIONS SUMMARY              |             |        |          |           |            | Comment Table 1  |  |  |  |
|--|-------------|--------|----------|-----------|------------|--|--|--|--|
| Code                                   | Description | Factor | Net Size | Perimeter | Net Totals |  |  |  |  |
| GLA1                                   | MA          | 1.00   | 2707.00  | 263.0     | 2707.00    | DRAWN BY JRONDEMA 12/15/17<br>UPDATED BY JRONDEMA 7/26/18<br>UPDATED BY JRONDEMA 9/19/18<br>UPD BY PH 12.11.19 |  |  |  |
| GLA2                                   | MA2         | 1.00   | 2471.25  | 255.0     | 2471.25    |  |  |  |  |
| GBA1                                   | MP          | 1.00   | 160.00   | 52.0      | 160.00     |  |  |  |  |
| GAR                                    | AGF         | 1.00   | 1444.25  | 191.0     | 1444.25    |  |  |  |  |
| GARG                                   | ATTF        | 1.00   | 767.50   | 143.0     | 767.50     |  |  |  |  |
| YI1                                    | DW          | 1.00   | 280.00   | 88.0      |            |  |  |  |  |
|  | PC          | 1.00   | 182.00   | 54.0      |            |  |  |  |  |
|  | DW          | 1.00   | 182.00   | 54.0      |            |  |  |  |  |
|  | DW          | 1.00   | 32.00    | 24.0      |            |  |  |  |  |
|  | PR/PC       | 1.00   | 60.75    | 36.0      |            |  |  |  |  |
|  | DW          | 1.00   | 35.75    | 24.0      |            |  |  |  |  |
|  | PC          | 1.00   | 68.25    | 34.0      | 840.75     |  |  |  |  |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 5178       |  |  | Comment Table 2<br>01.04.19 NM #35<br>12.10.19 JS #29<br><i>5/2/25 MCH</i> |  |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 160        |  |  |  |  |



R44229 01.04.19



R44429 MP LTL FRONT 01.10.19



R44429 MP LTL SIDE 01.10.19



R44229

Gb40x22

MP 12x10

5/1/2018



R44229  
MA back

5/1/2018



R44229

MA front

5/1/2018

**12-10-19**  
**R44229 MP 16x10**



**12-10-19**  
**R44229 MA W. side**



**12-10-19**  
**R44229 MA side**



**12-10-19**  
**R44229 MA rear**



**12-10-19**  
**R44229 MA front**



**12-10-19**  
**R44229 Gate**





