

Acct ID: 518505 MTL: 062W15C000900 Date: 12/17/24 Appr: GPH Prop Class: 551 RMV Prop Class: 451
 Situs: 6627 ROCHESTER ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 76358 Year: 2024

Last Date Appraised: 01/25/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: ROA, JUAN RAMON ZARAGOZA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 248553
 RMV Land: 538360 RMV Imp: 268755 RMV Total: 807115 MA: 209231 MSAV: 39323 SAV: 79122

Comment: 24-25 01.25.24 MLH
 23-24: L2 12.15.22 MLH
 22-23 MLH L4 05/23/2022

L2 10.22.24 made appointment contact for access Remodel @ 100%.

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

Farm O/C - nursery stock grass seed.

Land

Site: 2	Code Area: 01410	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: 28590	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 100210					
Site: 3	Code Area: 01410	Size: 13.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 394590	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 8.0 TTL ACRES					
Site: 4	Code Area: 01410	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 41590	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210					
Site: 5	Code Area: 01410	Size: 1.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Use - EFU	Description: THREE LAKE LABISH LAND	RMV: 28590	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 22-23 REMOVE IRRIGATION ADJUSTMENT//100210					

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 142 - Year Blt: 1941 Eff Year Blt: 1970 Sq.Ft: 2438 % Complete: 65 / 100%
 Desc: Multi Story above grade Dimensions: RMV: 215230
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
Chg class to 4 - Added new window, roof pitch new, new entrance, doors sliding, m/m
(Front, Back)

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1262	2	FB-1	1941	1970	BATH - 1, KIT, ROOF, HVAC, FP, FX	Y N
Second Floor	4	Finished	1176	3	FB-1	1941	1970	BATH - 2, HVAC, FP, FX bath +	Y N
Garage Attached	4	Unfinished	576	0	0	1975	1970	ROOF	Y N

Accessories

1993 -

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR <u>Good</u>	4	0	2022	10881	1	Y N

New AD, cd, back cd, Front

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 40x20 RMV: 8500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NIC

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	800	0	0	2005	2005	FAIR	Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 1997	Sq.Ft: 1980	% Complete: 100
Desc: Frost Control			Dimensions: 30x66		RMV: 3053	
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	
Frost Control	4	Finished	1980	0	0	2007	1997		
Exception: Y N									

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

Bldg: 5	Code Area: 01410	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 1997	Sq.Ft: 1320	% Complete: 100
Desc: Frost Control			Dimensions: 20x66		RMV: 2036	
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	
Frost Control	4	Finished	1320	0	0	2007	1997		
Exception: Y N									

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

Bldg: 6	Code Area: 01410	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 1997	Sq.Ft: 1320	% Complete: 100
Desc: Frost Control			Dimensions: 20x66		RMV: 2036	
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	
Frost Control	4	Finished	1320	0	0	2007	1997		
Exception: Y N									

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

Bldg: 8	Code Area: 01410	Stat Class: 351	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 2160	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x60		RMV: 36940	
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	
General Purpose Bldg	5	Finished	2160	0	0	2010	2010	AVG	
Exception: Y N									

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

Bldg: 9	Code Area: 01410	Stat Class: 357	Year Blt:	Eff Year Blt: 1998	Sq.Ft: 600	% Complete: 100
Desc: Frost Control			Dimensions: 30x20		RMV: 960	
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	
Frost Control	4	Finished	600	0	0	0	1998		
Exception: Y N									

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

1/1/23-Exception - YI 4 Fair 2022 YR m/m
 1/1/24-New Bath m/m, GOMAR on Exterior MA, Remodel puts MA @ 65%.
 -Fuh
 1/1/25-Remodel complete 100%, New YI



Percent Complete Form

Account # _____

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # 518505

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

100% ✓

APPR GRH Date 12/17/24 YR For 25-26 % COMP 100
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

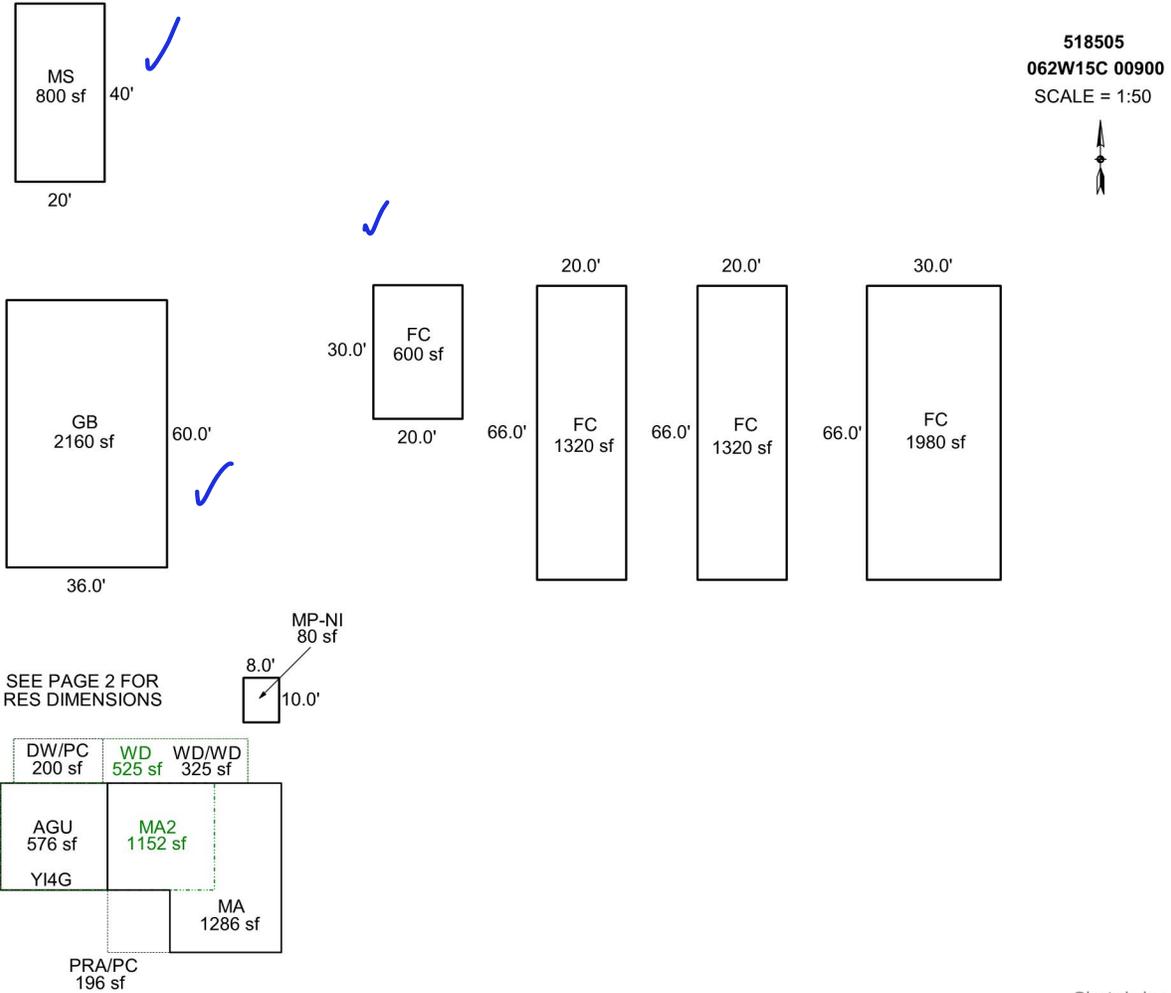
APPR _____ Date _____ YR For _____ % COMP _____
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518505 Parcel No.: 062W15C 00900
 Property Address: 6627 ROCHESTER ST NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NI	1.0	80.0	36.0	
	MS	1.0	800.0	120.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1980.0	192.0	
	GB	1.0	2160.0	192.0	
	FC	1.0	600.0	100.0	8260.0
GLA1	MA	1.0	1286.0	154.0	1286.0
GLA2	MA2	1.0	1152.0	144.0	1152.0
GAR	AGU	1.0	576.0	96.0	576.0
P/P	WD/WD	1.0	325.0	85.0	
	WD	1.0	525.0	125.0	
	DW/PC	1.0	200.0	60.0	
	PRA/PC	1.0	196.0	56.0	1246.0
	Net LIVABLE	cnt	2 (rounded)		2,438
	Net BUILDING	cnt	7 (rounded)		8,260

COMMENT TABLE 1

APEX BY CE 5/18/09
 UPDATED BY CJURAN 05/23/2022
 UPDATED BY CJURAN 11/14/2022 555-21-010990
 UPDATED BY CJURAN 03/13/2023
 UPDATED BY CJURAN 06/14/2023 555-21-010990 REV
 UPDATED BY CJURAN 01/31/2024

COMMENT TABLE 2

Matth 05/23/2022
 MLH 12/15/2022
 MLH 01/25/2024
GRH 12/17/24

COMMENT TABLE 3

SV L4
 TAGS L2
 TAGS L2
TAGS L2

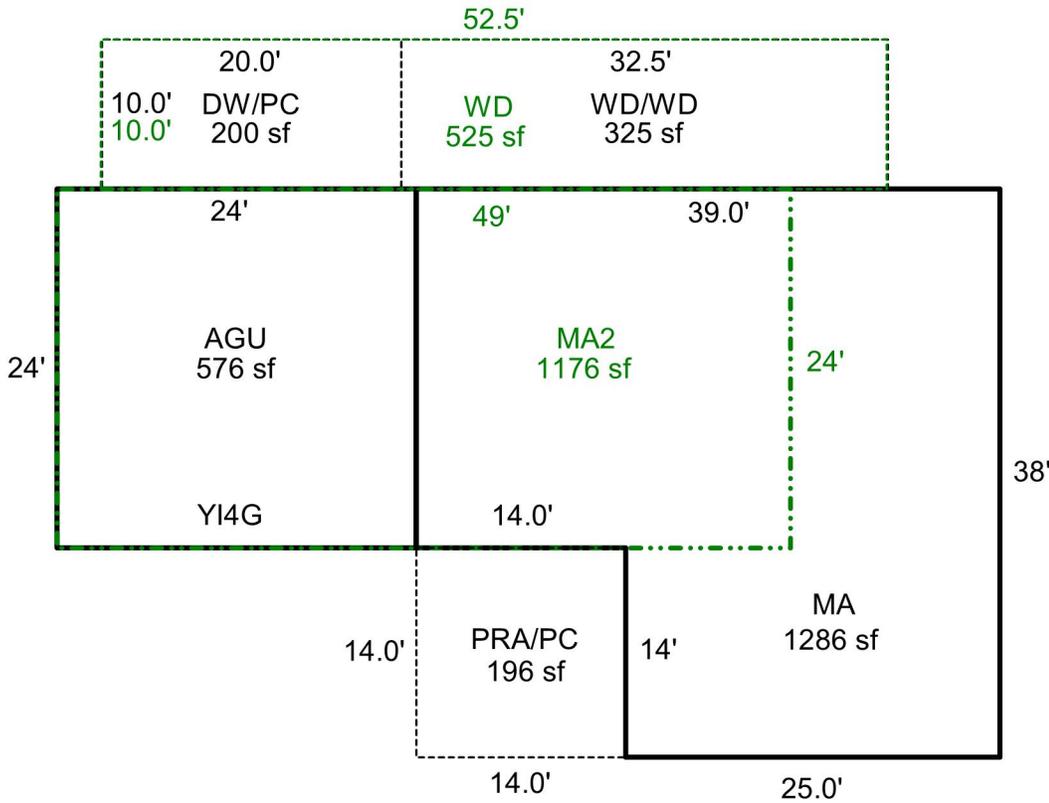
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518505
062W15C 00900
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1286.0	154.0	1286.0
GLA2	MA2	1.0	1176.0	146.0	1176.0
GAR	AGU	1.0	576.0	96.0	576.0
P/P	DW/PC	1.0	200.0	60.0	
	WD/WD	1.0	325.0	85.0	
	WD	1.0	525.0	125.0	
	PRA/PC	1.0	196.0	56.0	1246.0

COMMENT TABLE 1

APEX BY CE 5/18/09
 UPDATED BY CJURAN 05/23/2022
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COMMENT TABLE 2

Matth 05/23/2022
 MLH 12/15/2022
 MLH 01/25/2024

GRH 12/17/24

COMMENT TABLE 3

SV L4
 TAGS L2
 TAGS L2
TAGS L2

Net LIVABLE cnt 2 (rounded) 2,462