

Summary

Lead Appr: WW Clerk: Lead Clerk: Appr: MLH 6/4/25

Print Date: 4/16/2025

Acct ID: 576010 MTL: 072W28BA00904 Date: 5/15/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401

Situs: 681 MELANDY LN NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 13970 Year: 2025

Last Date Appraised: 07/28/2015 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: LUPO, PHILIP L & LUPO, DONNA L Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 439610

RMV Land: 318230 RMV Imp: 420130 RMV Total: 738360 MAV: 439610 MSAV: 0 SAV: 0

Comment:

Notations

update Inventory

Input MLH 5/22/25

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.26 280 Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 6-Soil Value Source: Rural at MKT Description: RMV: 258230 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 02400210//99-2000: UPDATE OF INFO//05-06: RECALC SETUP;#T19 6/22/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1995 Eff Year Blt: 1997 Sq.Ft: 2174 % Complete: 100

Desc: One Story Only Dimensions: RMV: 382400

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
First Floor	4	Finished	2174	3	FB-2	1995	1997	ROOF, FP - 1, HVAC+, KIT-, BATH - 2	Exception: Y N
Garage Attached	4	Finished	986	0	0	1995	1997	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY SI 40	4	700	1997	1979	1	Exception: Y N
DECK	4	305	1997	5838	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	305	1997	7695	1	Exception: Y N

Bldg: 5 Code Area: 92410 Stat Class: 108 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 16200

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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	7200	2003	16200	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 353 Year Blt: 1998 Eff Year Blt: 2009 Sq.Ft: 340 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 20x17 RMV: 2860

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

+/- 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	340	0	0	1998	1998	Fair	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 354 Year Blt: 1998 Eff Year Blt: 2009 Sq.Ft: 80 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: 20x4 RMV: 320

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	
Lean-to Light Duty	4	Finished	80	0	0	1998	0		Exception: Y N

Accessories

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

Bldg: 4Code Area: 92410Stat Class: 351Year Blt: 2003Eff Year Blt: 2003Sq.Ft: 936% Complete: 100

Desc: General Purpose Building (GB)Dimensions: 26x36RMV: 15500

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	936	0	0	2003	2003	FAIR	Exception: Y N

Accessories

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

Bldg: 6Code Area: 92410Stat Class: 355Year Blt: 2012Eff Year Blt: 2012Sq.Ft: 360% Complete: 100

Desc: Lean-to Heavy (LTH)Dimensions: 36x10RMV: 1850

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	360	0	0	2012	2012		Exception: Y N

Accessories

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

Bldg: 7Code Area: 92410Stat Class: 301Year Blt:Eff Year Blt: Sq.Ft: 0% Complete: 100

Desc: Accessory Improvements & Misc. Dimensions:RMV: 1000

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust:Adjust RMV: 0

Floors

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

Accessories

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

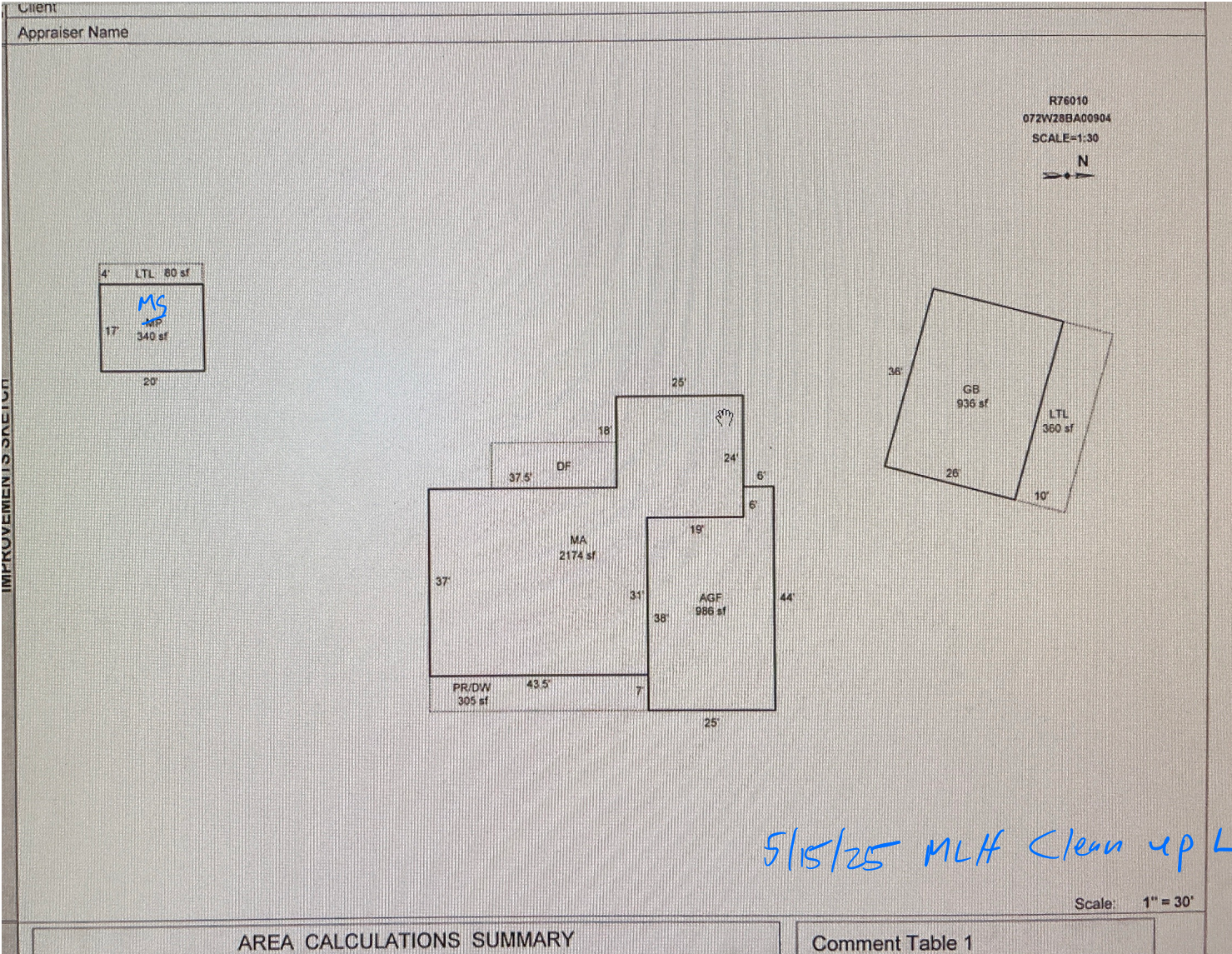
I/O

2012

I/O

N/L

Gave part of YI move MAU



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576010

Parcel No.: 072W28BA00904

Property Address: 681 MELANDY LN NE

City: SALEM

County: MARION

State: OR

ZipCode: 97317

Owner:

Client:

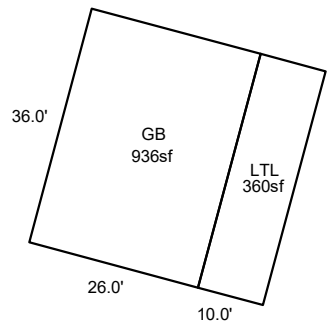
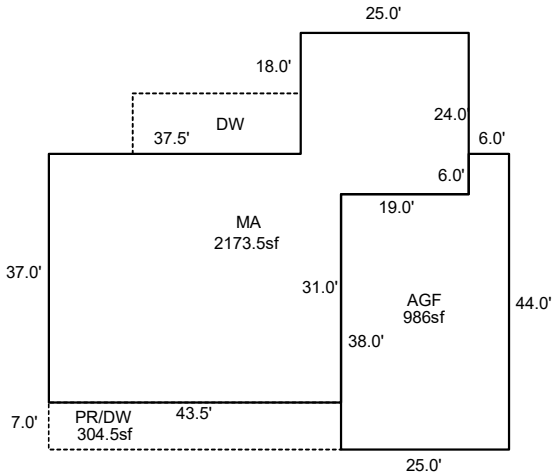
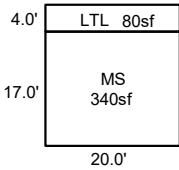
Client Address:

Appraiser Name:

Inspection Date:

SKETCH

576010
072W28BA00904
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	340.0	74.0	
	LTL	1.0	80.0	48.0	
	GB	1.0	936.0	124.0	
	LTL	1.0	360.0	92.0	1716.0
GLA1	MA	1.0	2173.5	235.0	2173.5
GAR	AGF	1.0	986.0	138.0	986.0
P/P	PR/DW	1.0	304.5	101.0	304.5

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/27/17

UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

MLH 05/15/25

COMMENT TABLE 3

CLEAN UP L4

Net LIVABLE	cnt	0	(rounded)	2,174
Net BUILDING	cnt	4	(rounded)	1,716