

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 5/9/2025

Acct ID: 533700 MTL: 084W240000200 Date: 6/24/25 Appr: GRH Prop Class: 581 RMV Prop Class: 501
Situs: 4002 VITAE SPRINGS RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 29980 Year: 2025

Last Date Appraised: 09/20/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: FEINSTEIN, AMBROSE Roll Type: R

Cycle Tag Sales Verification Other: Farmcheck Inspection level: 1 2 3 4 LCB TTO INSP AV: 783196

RMV Land: 1580090 RMV Imp: 900180 RMV Total: 2480270 MAV: 671330 MSAV: 126426 SAV: 227080

Comment: 24-25: L3 9.20.23 WW
23-24: L4 2.7.23 GRH
22-23: L4 06.02.22 MP
1-2-22 L3 NC TO MFH Mlord

Sending inquiry letter, cannot determine Farm use from 2025 aerials

No response to Access letter: Farmcheck

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	92430	0

Land

owner
MH still on site - confirmed with Wendy 5/27/25
P-130457 Flat \$500

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 41500 Exception: Y N
 S
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 22-23: Tags, no chg / 20-21: PER #35 2ND OSD GONE / 17-18: PER #73 CHG SOIL CLASSES / 16-17: CYCLE WORK
 CHG OSD//16-17: COMB LIKE SEGS // 16-17: COMB LIKE SEGS // 2400230: 01-02; REAPPRAISAL

Site: 2 Code Area: 92430 Size: 76.17 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 495110 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988 / 2400230: 01-02; REAPPRAISAL //05-06: ROLLED 32.9 ACRES FROM FARM DEFERRAL TO FOREST DEFERRAL

Site: 3 Code Area: 92430 Size: 18.68 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 121420 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988 / 2010-11: EDIT REPORT SHOWS MAP ROOM CORRECTED ACREAGE WITHOUT W/O; ADD 1.52 ACRES TO PROPERTY;
 NO SUPPLEMENTAL// 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO FOUR HILL DRY// 2400230: 01-02; CHANGED SOIL CLASS
 FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL

Site: 4 Code Area: 92430 Size: 7.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 1440 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988
 Croisan Creek

Site: 5 Code Area: 92430 Size: 45.02 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 321890 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988 / 08-09: EIGHT BENCH PROJ - CHG FROM WASTELAND TO TWO HILL DRY// 2400230: 01-02; REAPPRAISAL //05-06:
 ROLLED 32.9 ACRES FROM FARM DEFERRAL TO FOREST DEFERRAL

Site: 6 Code Area: 92430 Size: 20.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 130000 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988

Site: 7 Code Area: 92430 Size: 41.78 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 271570 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments:

Site: 8 Code Area: 92430 Size: 21.98 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 157160 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 457 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1620 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 60x27 RMV: 610 *on-site, N/C*
 Func Obsc: 2 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:
First Floor	5	Finished	1620	3	FB-2	1985	1985	SKIRT, ROOF, HVAC+, KIT-, BATH - 2	Y N

Accessories

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

Bldg: 1 Code Area: 92430 Stat Class: 144 + Year Blt: 1962 Eff Year Blt: 1991 Sq.Ft: 5343 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 803140
 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:
First Floor	4 +	Finished	3215	2	FB-2	1962	1991	KIT+, ROOF, FP - 1, HVAC, BATH - 2	Y N
Second Floor	4 +	Finished	1133	2	FB-1	1962	1991	HVAC, BATH - 1	Y N
Attic	4 +	Finished	225	1	0	1962	1991	HVAC	Y N
Basement	4 +	Finished	770	0	FB-1	1962	1991	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	645	0	0	1962	1991	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	1991	35952	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x26 RMV: 6500
 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	
General Purpose Bldg	5	Finished	1560	0	0	1965	1965	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 3980
 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	
General Purpose Bldg	5	Finished	864	0	0	1960	1960	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92430 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2736 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 72x38 RMV: 12020
 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	
General Purpose Bldg	5	Finished	2736	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92430 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 3240 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x54 RMV: 33120
 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	
General Purpose Bldg	5	Finished	3240	0	0	2000	2000	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92430 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 72x12 RMV: 3030
 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 Heavy Duty	4	Finished	864	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 92430 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x32 RMV: 12910
 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	
General Purpose Bldg	5	Finished	1152	0	0	2000	2000	FAIR	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 92430 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1584 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x44 RMV: 24870

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: Y N
General Purpose Bldg	6	Finished	1584	0	0	2005	2005	FAIR	

Accessories

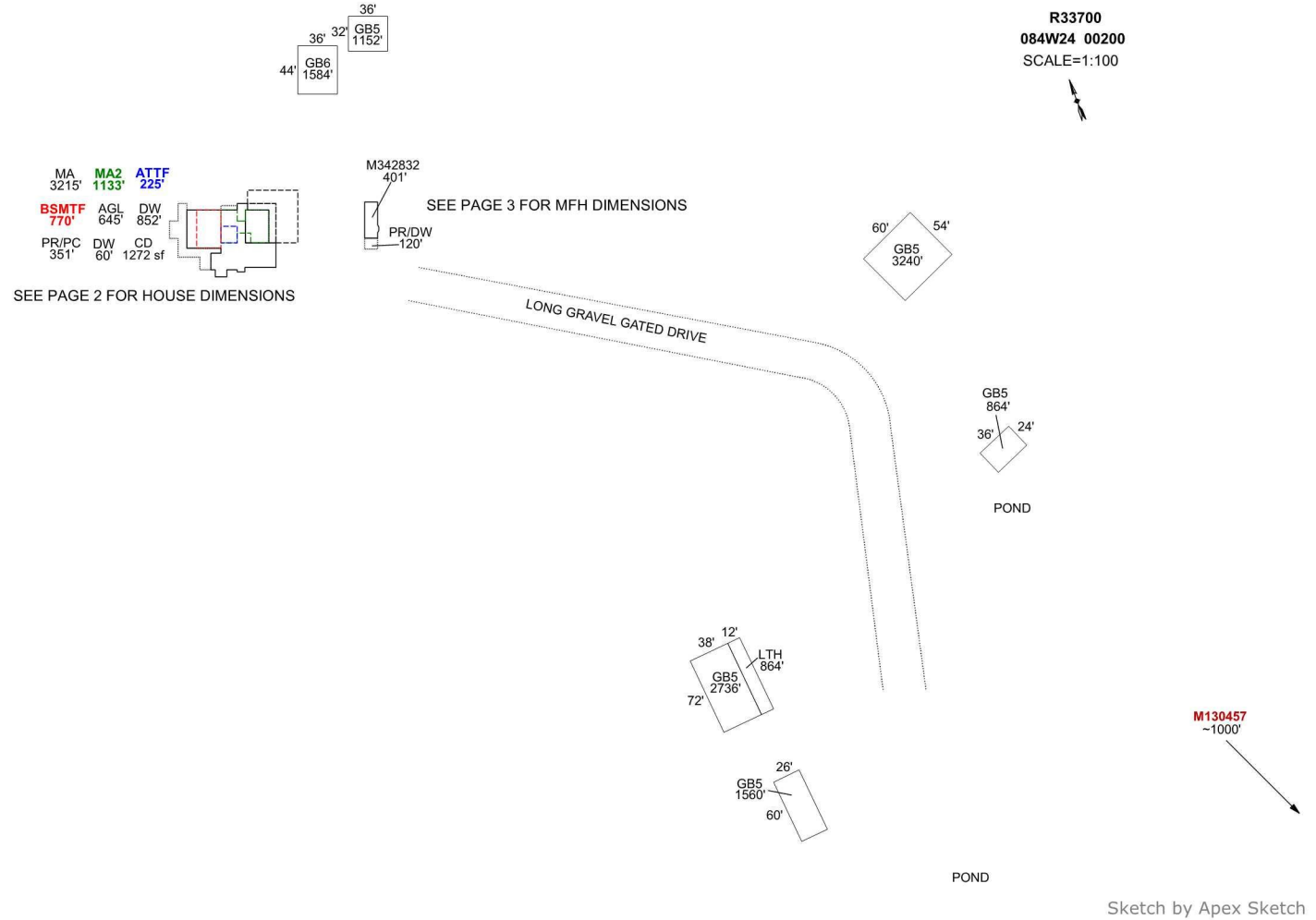
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R33700 Parcel No.: 084W24 00200
 Property Address: 4002 VITAE SPRINGS RD S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	2736.0	220.0	
	GB5	1.0	3240.0	228.0	
	GB5	1.0	1152.0	136.0	
	GB6	1.0	1584.0	160.0	
	GB5	1.0	1560.0	172.0	
	LTH	1.0	864.0	168.0	
	GB5	1.0	864.0	120.0	12000.0
GLA0	BSMTF	1.0	770.0	114.0	770.0
GLA1	M342832	1.0	401.0	90.5	
	MA	1.0	3214.5	323.0	3615.5
GLA2	MA2	1.0	1132.5	186.0	1132.5
GLA3	ATTF	1.0	225.0	60.0	225.0
GAR	AGL	1.0	645.0	103.0	645.0
	DW	1.0	60.0	38.0	
P/P	PR/PC	1.0	351.0	124.0	
	PR/DW	1.0	120.0	44.0	
	2 addl items				
	Net LIVABLE	cnt	4 (rounded)		5,743
	Net BUILDING	cnt	7 (rounded)		12,000

COMMENT TABLE 1

DRAWN BY BB44
 UPD BY PHU 01.08.21
 UPDATED BY CJURAN 07/08/2021

COMMENT TABLE 2

T42 PH 03/16/2021

COMMENT TABLE 3

TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

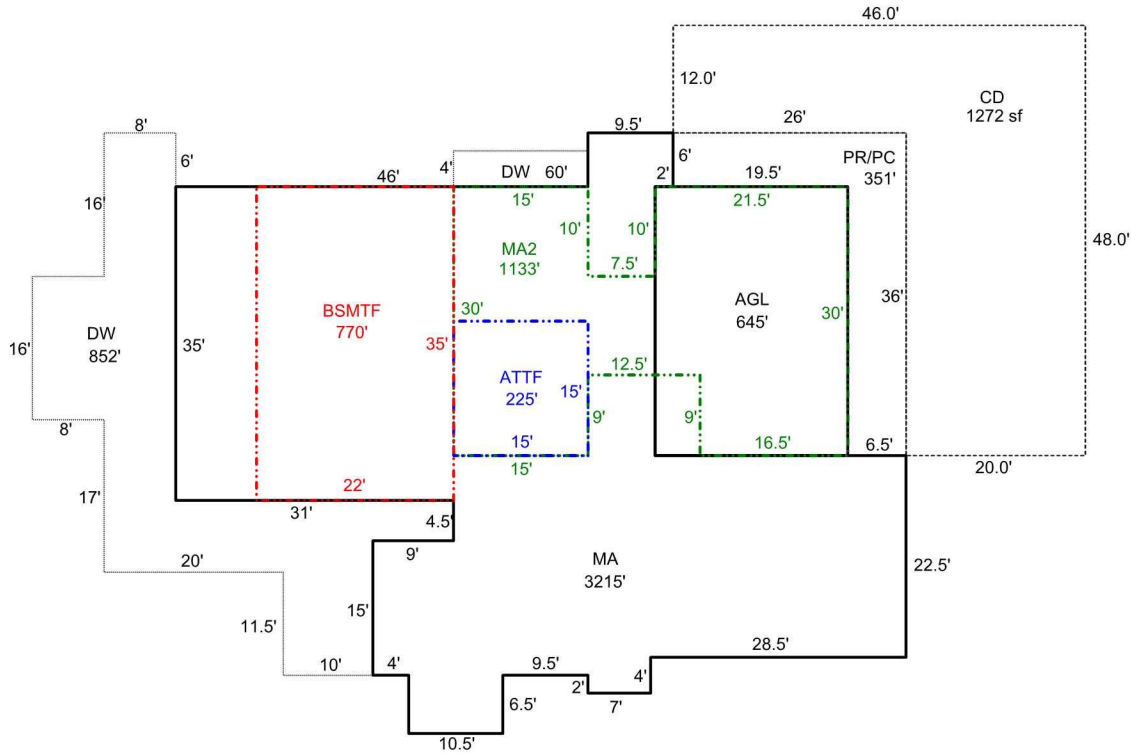
File No.: R33700 Parcel No.: 084W24 00200
 Property Address: 4002 VITAE SPRINGS RD S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R33700
084W24 00200
 SCALE=1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3214.5	323.0	3214.5
GLA2	MA2	1.0	1132.5	186.0	1132.5
GLA3	ATTF	1.0	225.0	60.0	225.0
BSMT	BSMTF	1.0	770.0	114.0	770.0
GAR	AGL	1.0	645.0	103.0	645.0
P/P	PR/PC	1.0	351.0	124.0	
	DW	1.0	60.0	38.0	
	DW	1.0	851.5	215.0	
	CD	1.0	1272.0	188.0	2534.5

DRAWN BY BB44
 UPD BY PHU 01.08.21
 UPDATED BY CJURAN 07/08/2021

COMMENT TABLE 2

COMMENT TABLE 3

T42 PH 03/16/2021

TAGS L3

Net LIVABLE cnt 3 (rounded) 4,572