

Acct ID: 556167 MTL: 084W36CC01300 Date: 7/30/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4978 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 99161 Year: 2025

Last Date Appraised: 01/21/2015 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info:
 HERNANDEZ

Owner: MCLENNAN, GORDON L Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP
 RMV Land: 221320 RMV Imp: 342440 RMV Total: 563760 MAV: 200510 MSAV: 0

AV: 200510
 SAV: 0

Comment:

Notations

No change

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14460	0

Land

Site: 1 Code Area: 14460 Size: 20038 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 171320 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL MH REPLACEMENT #01-19 / 06-10-02 BY A.M.

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 14460 Stat Class: 138 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 45770
 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 Detached	3	Unfinished	624	0	0	2006	2006	ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 142 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1660 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 296100
 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	945	1	FB-1	1997	1997	FP - 1, HVAC, BATH - 1, ROOF, KIT	Y N
Attic	4 +	Finished	715	0	FB-1/ HB-1	1997	1997	HVAC, BTH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1997	27927	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14460 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 135 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x9 RMV: 570
 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
Multi-Purpose Bldg	4	Finished	135	0	0	1970	1970		Y N

Accessories

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

Bldg: 2 Code Area: 14460 Stat Class: 301 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 36 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0
 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
Pump House	0	Finished	36	0	0	1970	1970	Exception: Y N

Accessories

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

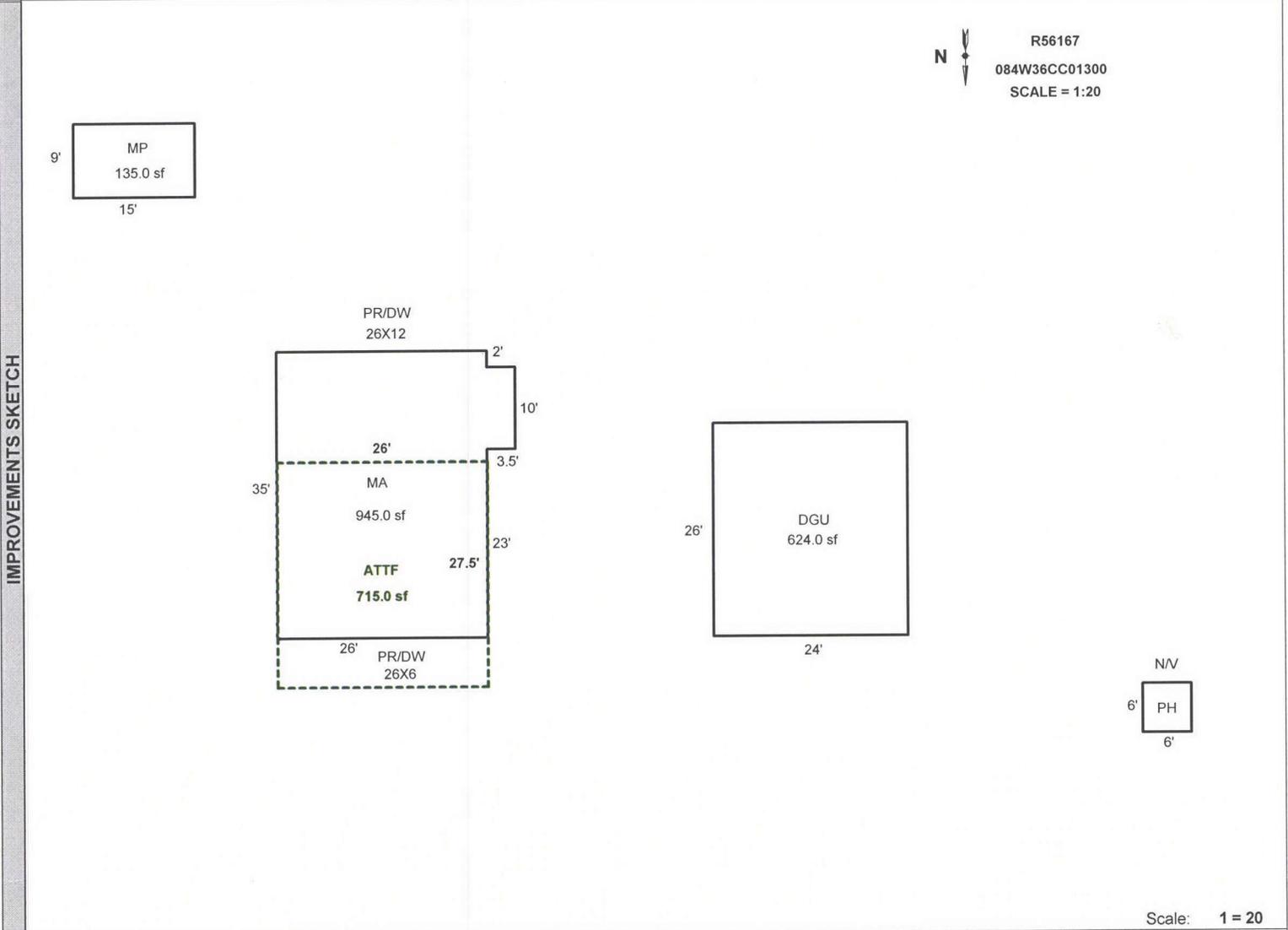


SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36CC01300

File No R56167

SUBJECT	Property Address 4978 FOX LN S	County Marion	State OR	Zip 97306
	City SALEM			
	Owner			
	Client			
	Appraiser Name			



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	945.0	129.0	945.0
	GLA2	ATTF	1.00	715.0	107.0	715.0
	GBA1	MP	1.00	135.0	48.0	
	PH	1.00	36.0	24.0	171.0	
	GAR		1.00	624.0	100.0	624.0
Net LIVABLE Area (rounded w/ factors)					1660	
Net BUILDING Area (rounded w/ factors)					171	

Comment Table 1

APEX by AC 10/01/12
UPDATED BY SRAGSDALE 4/29/14

Comment Table 2	Comment Table 3
GRH 07.30.25 CYCLE L3	