

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 8/1/2025

Acct ID: 548910 MTL: 072W17CC15100

Date: 8/29/25 Appr: 02

Prop Class: 161 RMV Prop Class: 161

Situs: 4768 EL CEDRO LOOP NE SALEM OR 97305

MaSaNh: 14 00 005

Unit: 127633

Year: 2025

Last Date Appraised: 07/07/2011 Appraiser: DAVID WENRICK

Retag: Y N

Tag info:

Owner: PEREZ, SALVADOR

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 78360

RMV Land: 98060 RMV Imp: 79360

RMV Total: 177420

MAV: 78360

MSAV: 0

SAV: 0

Comment: Land: 1

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24013	0

Land

Site: 1

Code Area: 24013

Size: 4880 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 83060

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 61X80 . 05-06: RECALC SETUP; APPR no.04 DT 5/26/04.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24013

Stat Class: 138

Year Blt: 1974

Eff Year Blt: 1974

Sq.Ft: 0

% Complete: 100

Desc: Res other improvements

Dimensions:

RMV: 79360

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	
Garage Detached	3	Unfinished	598	0	0	1974	1974	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
GARDEN SHED	3	63	1974	0	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1974	24075	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



WORKING INTERIOR

VIEWED

Improvement Detail

MARION County
For Assessment Year 2025

Account ID 125303

Map 072W17CC15100P1

Mailing ERICKSON, JOHN CHARLES
ERICKSON, JAMES E
4768 EL CEDRO LOOP NE
SALEM OR 97305

Situs 4768 EL CEDRO LOOP NE SALEM OR 97305

Appraiser DAVID WENRICK

Inspected

Appraisal Area 14-00-005

Stat Class 466 - MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24013	1973	1973	100	29	231	Tabled	56,170	56,170	30,030	0	30,030	1,344

Rooms: 2 - BD, 2 - FB

Description	Floor Segments						Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %		
First Floor	1973	1973	29	6	100		1,344	123,386

Improvement Inventory						
F	Description	Qty/Size	RMV	F	Description	Qty/Size RMV
1st	ABOVE CLASS HEATING/COOLING	1,344	586	1st	AVERAGE CLASS KITCHEN	1 2,680
1st	ABOVE CLASS ROOF	1,344	0	1st	AVERAGE CLASS SKIRTING	0 1,179
1st	BATH - FULL	2	2,010			

Totals	
Description	RMV
First Floor	\$42,236
Inventory	\$0
Accessories	\$0
Calculation	Tabled
Trend	133.00 %
Total RMV	\$56,170

Size Breakdown	
Finished	1,344

N/C

Comments 11-12 CYCLE WORK #04 7-7-11// 05-06:RECALC SETUP; #04 5/26/04



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 548910

MTL: 072W17CC15100

MaSaNh/P.Class: 1400005/161

Appraiser: THERESA SWEARINGEN

MS Acct:

Date Printed: 8/1/2025

Situs: 4768 EL CEDRO LOOP NE SALEM OR 97305

Grantor:

ERICKSON, JOHN CHARLES

Grantee:

PROPERTY MAX LLC

Sale ID: 35011

Deed: 202515701

Accts In Sale: 1

Sale Date: 5/23/2025

Sale Price: 122000

Condition Code: 00 *yo*

Tax Statement RMV

Land & OSD: 88500

Imp: 96040

Total: 184540

Ratio (Cert. Total RMV/Sale Price): 151

Attempt	Date/Time	Reason
1 st	<i>8/28/25 1:15</i>	<i>LCB</i>
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: _____ MLS: *Redfin* Y N

2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____

3. Did the seller pay closing costs or make other concessions? \$ _____ Y N

4. Was the sale between related parties? (business or family) Y N

5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N

6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

7. Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

Appraiser: *02* Date: *8/28/25*

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W17CC15100

File No R48910

Property Address 4768 EL CEDRO LP NE

City SALEM

State OR

Zip 97305

Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R48910

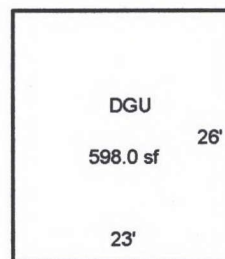
072W17CC15100

GS N/V 9x7



DF

DF / PA 10X18



CD 31x17

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1344.0	160.0	1344.0
DGF	DGU	1.00	598.0	98.0	598.0

Comment Table 1

APEX BY MJB 08-05-11

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1344