

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 7/22/2025

Acct ID: 519654 MTL: 063W23AC00200 Date: 7/22/25 Appr: GRH Prop Class: 451 RMV Prop Class: 401
Situs: 8182 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 37726 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)

Owner: SINGH, NIRMAL Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 573320
RMV Land: 146090 RMV Imp: 469430 RMV Total: 615520 MAV: 103890 MSAV: 0 SAV: 0
Comment: 25-26: L3 12.17.24 GRH
23-24: L3 04.28.23 MLH

Notations No workflow - M# 128335 already cancelled
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.86 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 111090 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:
Comments: 000-2001; MARKET LAND VALUES UPDATED TO \$27925/ACRE. 06-07: RECALC SETUP;#10 11-01-05.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 92410 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 6626 % Complete: 35
Desc: Multi Story above grade Dimensions: RMV: 469430
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 469430 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	4277	2	FB-2/ HB-1	2024	2024	BATH+, KIT, FP - 1, HVAC+, ROOF	Y N
Second Floor	5	Finished	2349	3	FB-3	2024	2024	BATH - 3, HVAC+	Y N
Garage Attached	5	Finished	1365	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	0	2024	15610	1	Y N

Improvements - Accessory Buildings

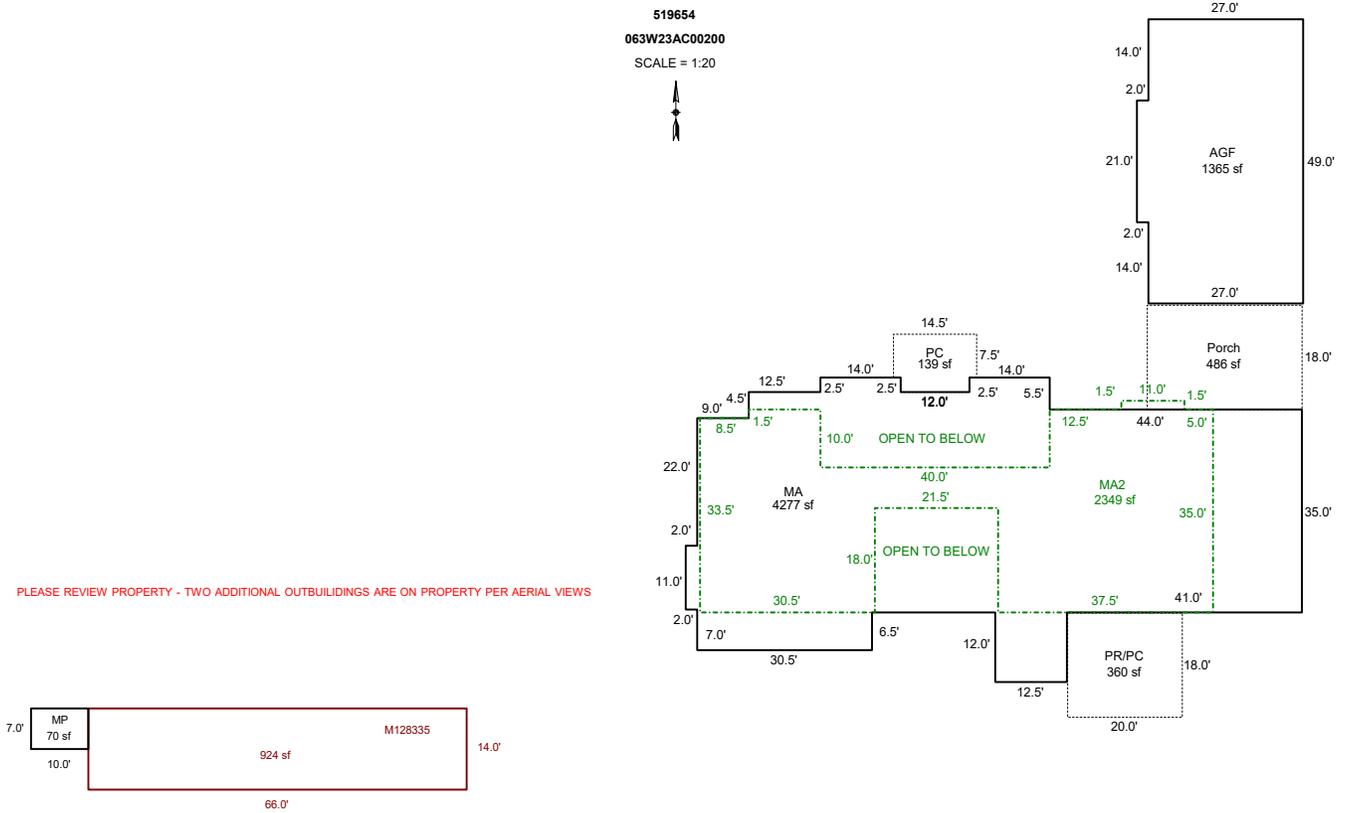
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	70.0
GLA	PLEASE REVIEW P	1.0	924.0	160.0	924.0
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	Porch	1.0	486.0	90.0	
	PR/PC	1.0	360.0	76.0	
	PC	1.0	138.8	49.0	984.8
	Net LIVABLE	cnt	3 (rounded)		7,550
	Net BUILDING	cnt	1 (rounded)		70

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

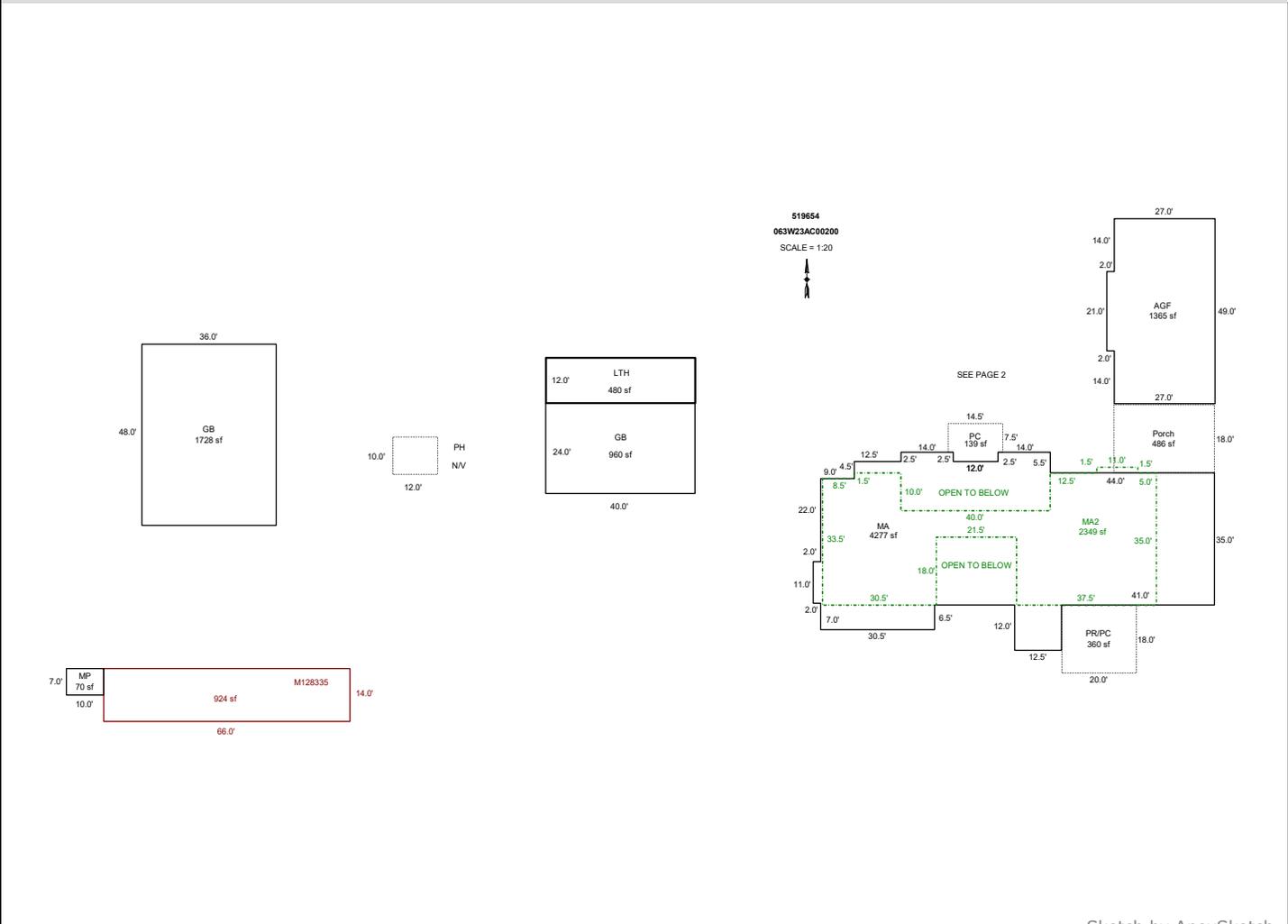
SV L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	
	LTH	1.0	480.0	104.0	
	GB	1.0	960.0	128.0	
	GB	1.0	1728.0	168.0	3238.0
GLA	PLEASE REVIEW P	1.0	924.0	160.0	924.0
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	Porch	1.0	486.0	90.0	
	PR/PC	1.0	360.0	76.0	
	PC	1.0	138.8	49.0	984.8
	Net LIVABLE	cnt	3 (rounded)		7,550
	Net BUILDING	cnt	4 (rounded)		3,238

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

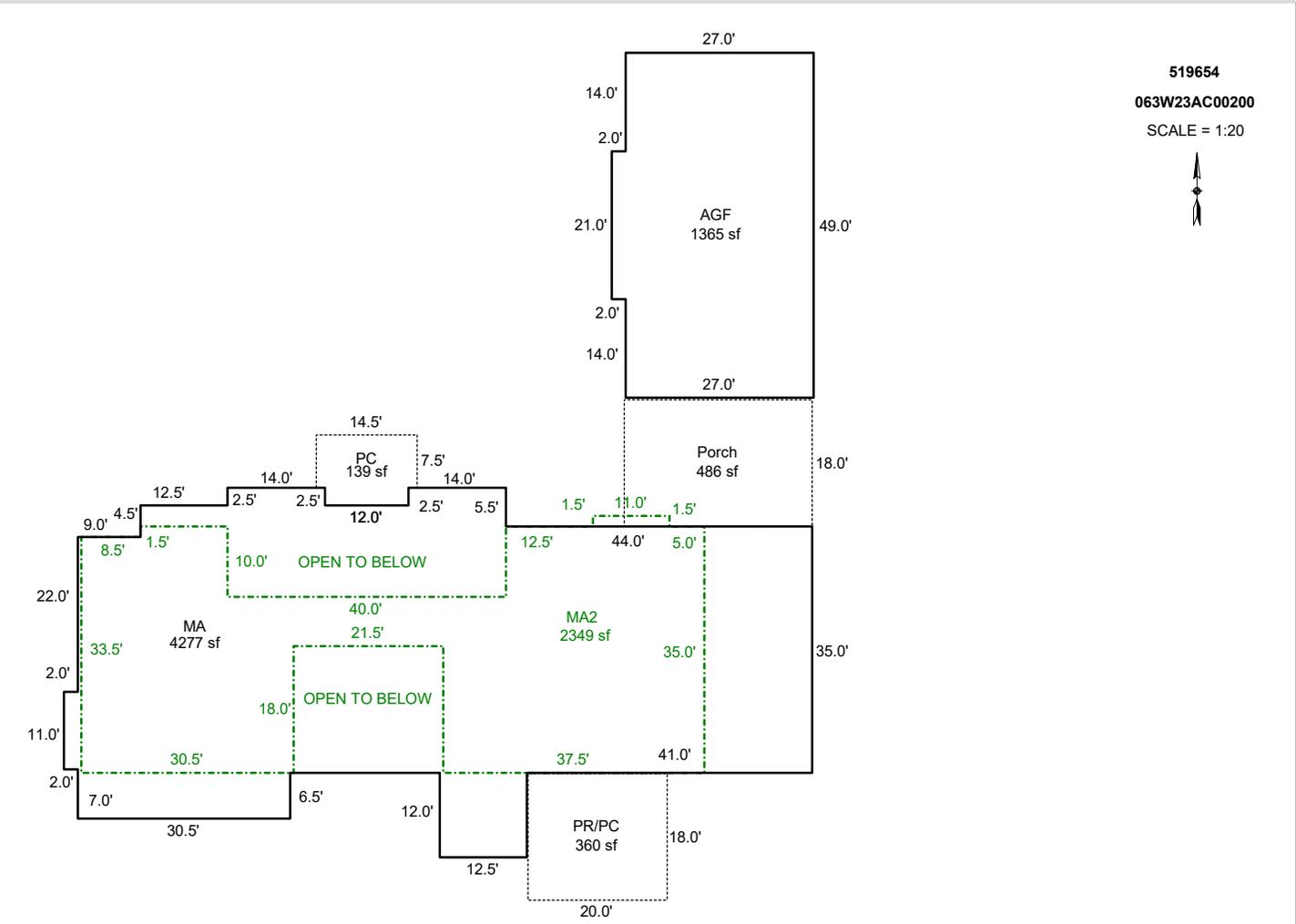
SV L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	984.8

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
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 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

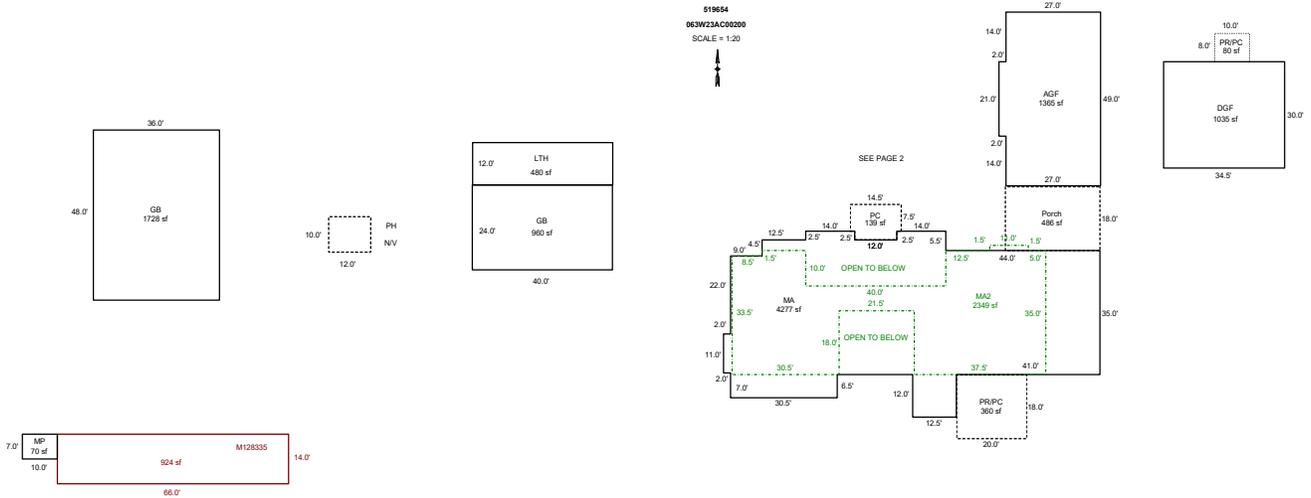
Net LIVABLE cnt 2 (rounded) 6,626

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	
	LTH	1.0	480.0	104.0	
	GB	1.0	960.0	128.0	
	GB	1.0	1728.0	168.0	3238.0
GLA	PLEASE REVIEW P	1.0	924.0	160.0	924.0
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	
	DGF	1.0	1035.0	129.0	2400.0
P/P	Porch	1.0	486.0	90.0	
	PR/PC	1.0	360.0	76.0	
	PC	1.0	138.8	49.0	
	PR/PC	1.0	80.0	36.0	1064.8
	Net LIVABLE	cnt	1 (rounded)		7,550
	Net BUILDING	cnt	4 (rounded)		3,238

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA
 UPDATED BY CLOBERG 03/11/25 25-000668 DGF

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

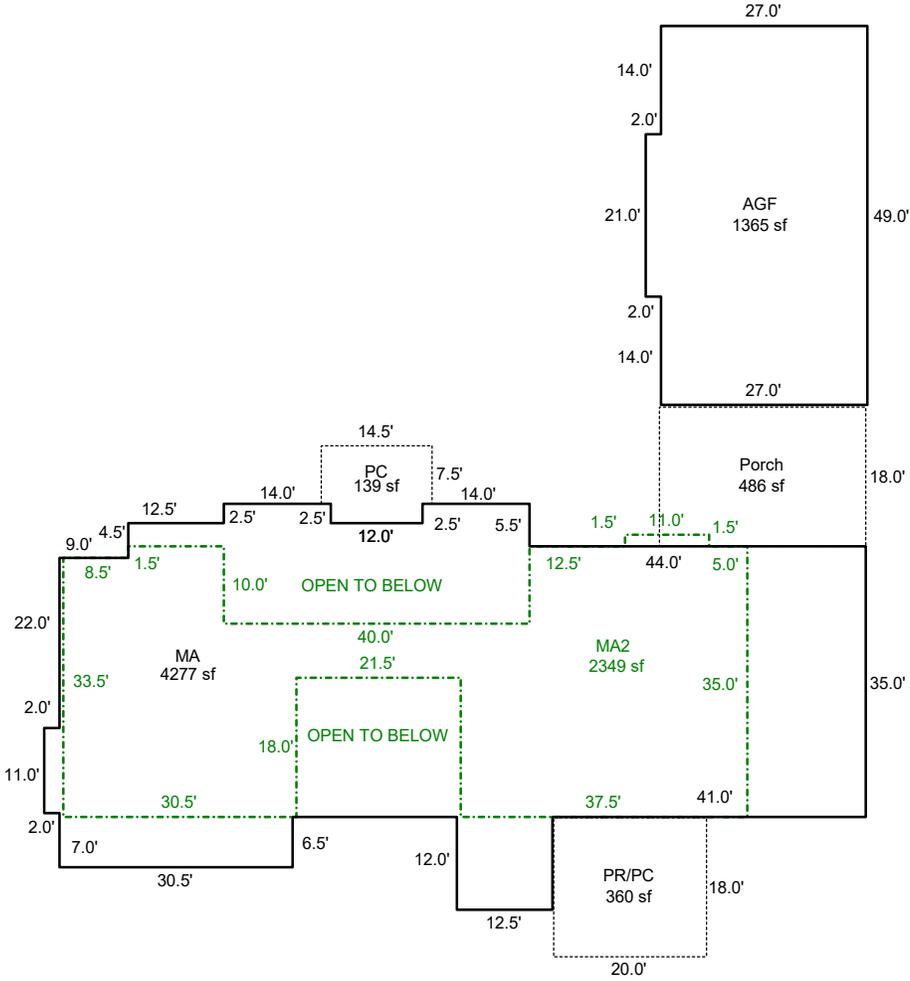
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519654
063W23AC00200
SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	984.8

COMMENT TABLE 1

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 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA
 UPDATED BY CLOBERG 03/11/25 25-000668 DGF

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

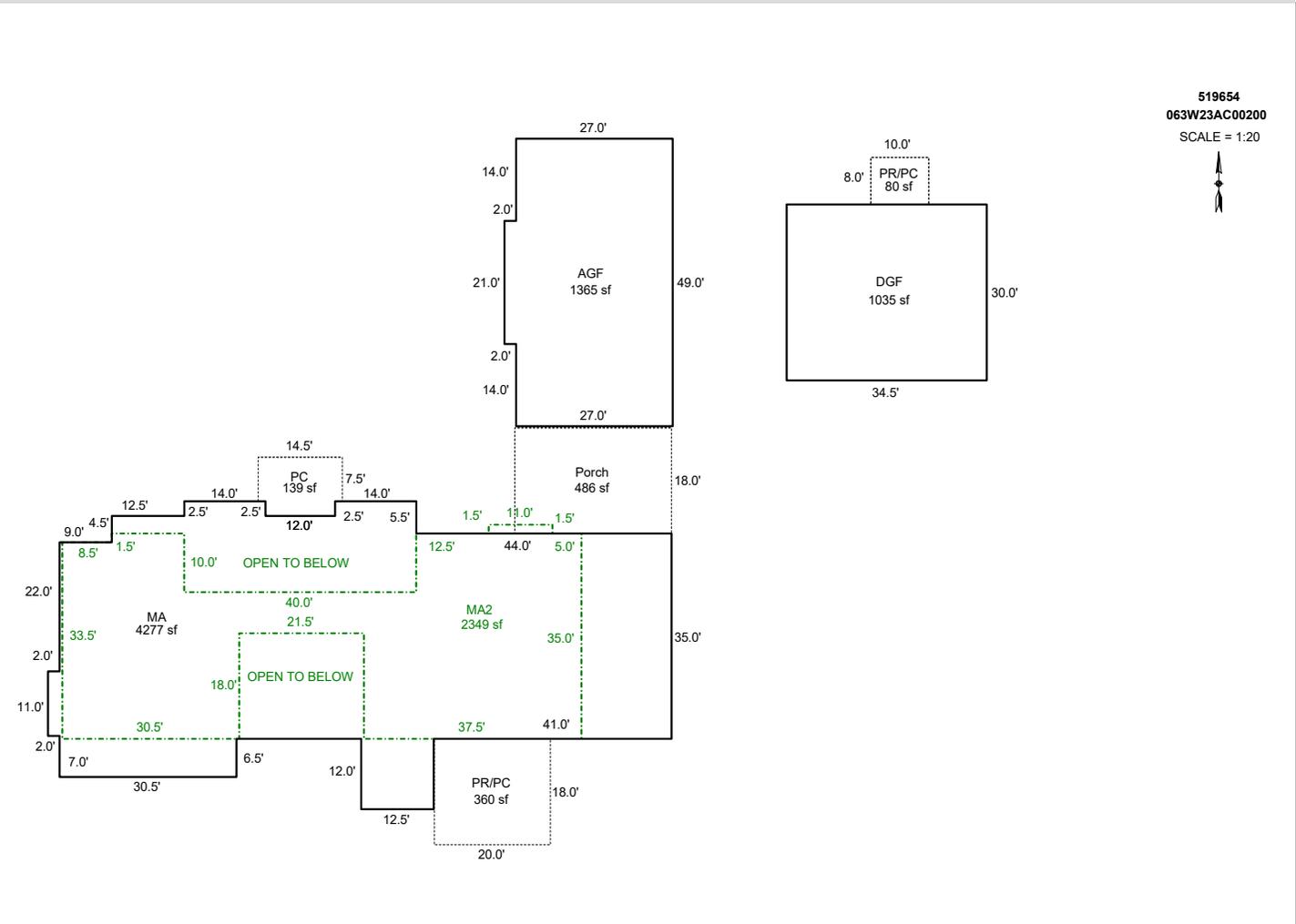
Net LIVABLE cnt 0 (rounded) 6,626

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	
	DGF	1.0	1035.0	129.0	2400.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	
	PR/PC	1.0	80.0	36.0	1064.8
	Net LIVABLE	cnt	0 (rounded)		6,626

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA
 UPDATED BY CLOBERG 03/11/25 25-000668 DGF
 UPDATED BY CLOBERG 03/28/25

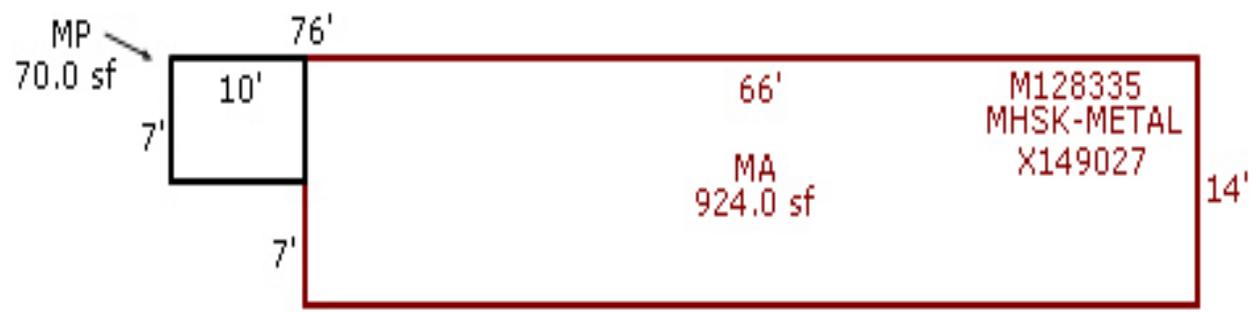
COMMENT TABLE 2

MHL 04/28/2023
 GRH 12/17/24

COMMENT TABLE 3

SV L3
 TAGS L3

R19654
063W23AC00200



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: SALEM County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519654
063W23AC00200
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	70.0
GLA	MANF	1.0	924.0	160.0	924.0

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

Net LIVABLE	cnt	1	(rounded)		924
Net BUILDING	cnt	1	(rounded)		70



9/28/2017

R19654

23AC063W
063W-23AC-00200 48494-000
131 (451) 0-4H F09 024-00-21-0
BLOCK, HARLAND E & BERTHA I

.68 ACRES

8182 WHEATLAND RD NE
V0667P0684DE

07/27/95

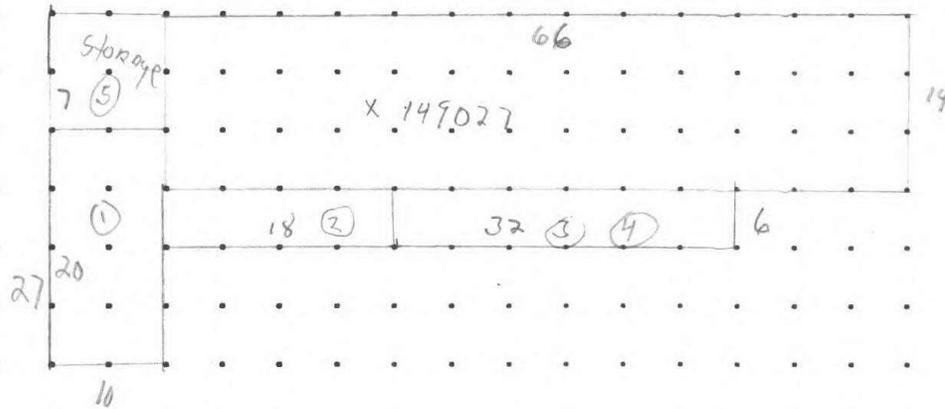
R19654

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48494-000

MAP NO: 23 AC 6-3 W

TAX LOT: 200



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 8182 WHEATLAND B.N.	SALES	
DATE 4/30 96	BY 52	REMARKS:	BUILDER:	Date	Amt.

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23AC00200

File No R19654

Property Address 8182 WHEATLAND RD NE

City SALEM

State OR

Zip 97303

Owner

Client

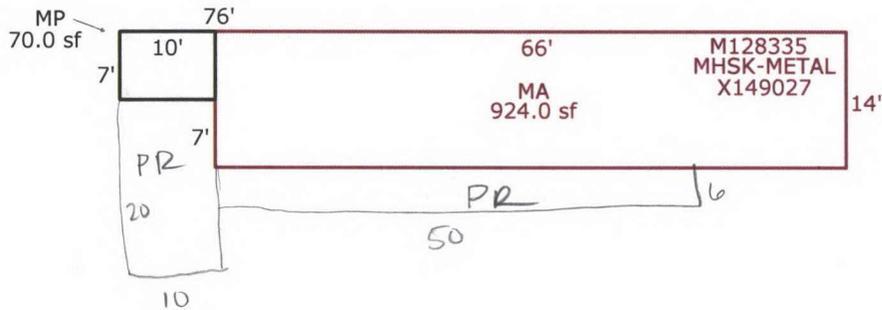
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R19654
063W23AC00200



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	924.0	160.0	924.0
GBA1	MP	1.00	70.0	34.0	70.0
Net LIVABLE Area (rounded w/ factors)					924
Net BUILDING Area (rounded w/ factors)					70

Comment Table 1

DRAWN BY SREY 8/04/2011
9/28/17 101 WJL/MW

Comment Table 2

Comment Table 3

R19654 063W23AC00200 Appr #: _____ Date _____ Prop Class 451 Prop Code F09
 Situs Address 8182 WHEATLAND RD NE 97303 Franchise Code 102 Year For: 2018-2019
 Owner BLOCK LT &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 59,760 RMV Imp: 4,800 RMV Total: 64,560 M50 Total: 47,180

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.68		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 6.53 Companion Accounts M128335 R19652 063W23AC00300 R19653

Zone: EFU

Date 10/5 Clerk Amy **ROUTING SLIP**
 Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments _____
 APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
 Appraiser response _____
 Reviewed by lead appraiser/comments 10/3/17 (20)

R19654 063W23AC00200 Appr #: 101 Date SEP 28 2017 Prop Class 451 Prop Code F09 ✓
 Situs Address 8182 WHEATLAND RD NE 97303 Franchise Code 102 Year For: 2018-2019
 Owner BLOCK LT &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: 413A NO MMS

RMV Land: 59,760 RMV Imp: 4,800 RMV Total: 64,560 M50 Total: 47,180

Comp. Act
M129335

#10 lives
@ 6180

Accessory Improvements

Seg.Type ~~Y13F~~ RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1 Eff Area 1
 Length Y13A Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp ___ Econ ___ RMV: 4,800
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP MULTI/MISC PUR Seg. # 2.1 Method: F;N Class 5 Area 70 Eff Area 70
 Length 10 Width 7 Foundation CONC Ex. Wall PLYWD Roof Cover FBRGL
 Roof Style SHED Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____



Acct ID: 519654 MTL: 063W23AC00200 Date: 12/17/24 Appr: GRH Prop Class: 459 RMV Prop Class: 459
 Situs: 8182 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 37726 Year: 2024

Last Date Appraised: 04/28/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: SINGH, NIRMAL Roll Type: R
 Cycle: 1 Tag: _____ Sales Verification: _____ Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 134610
 RMV Land: 144300 RMV Imp: 76940 RMV Total: 221240 MAV: 34610 MSAV: 0 SAV: 0

Comment: 23-24: L3 04.28.23 MLH

*PTO counter 11.8.24
 All buildings gone this year 2024*

Notations L2 10.11.24 LCB MA 35%, delete All improvements

No notation data available.

call 541-979-0456 Nirmal

EMAIL MINDY AFTER FINALIZING

OSDs *For access & Appt*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <i>move to OSDN</i>	45000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.86 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 99300 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: _____ Description: _____
 Comments: 000-2001; MARKET LAND VALUES UPDATED TO \$27925/ACRE. 06-07: RECALC SETUP;#10 11-01-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 444 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 66x14 RMV: 21960
 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	924	2	FB-1	1977	1977	BATH - 1, KIT, HVAC+, ROOF+, SKIRT	Y N

Accessories

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

Bldg: 1 Code Area: 92410 Stat Class: 107 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 16130
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1980	13225	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 70 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x7 RMV: 0
 Func Obsc: 0 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	5	Finished	70	0	0	0	0	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 120 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x10 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	Exception
No floor data available									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Pump House	0	Finished	120	0	0	0	0	Exception: Y N
Accessories								
Description								
No accessory data available								

GONE

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 11700
 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	960	0	0	2003	2003	Exception: Y N

Accessories

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

gone

Bldg: 5 Code Area: 92410 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 40x12 RMV: 1940
 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	5	Finished	480	0	0	2003	2003	Exception: Y N

Accessories

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

gone

Bldg: 6 Code Area: 92410 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 2008 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 25210
 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	1728	0	0	1999	2008	Exception: Y N

Accessories

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

gone



MA MA2



MA MA2



BACK MA MA2



AGF MA MMA2



AGF



INTERIOR

Percent Complete Form

Account # 519654

Additions

New Homes
No Basement

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

APPR GRH Date 12/17/24 YR For 25-26 % COMP 35

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

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%

APPR _____ Date _____ YR For _____ % COMP _____

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 _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # 519654 DATE: 10/11/24 RMV CLASS 451 PROP CLASS 451
 MTL _____ APPR GRH TAG Y N _____
 COMMENTS: Retag for completion.

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA 2
 AREA 4277 EFF AREA 4277 BED 2
 ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT 152 QLTY + - FLOOR MA 2
 AREA 2349 EFF AREA 2349 BED 3
 ROOF + HVAC +
 BATH PKG: 3 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT _____ QLTY + - FLOOR AGF
 AREA 1365 EFF AREA 1365 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

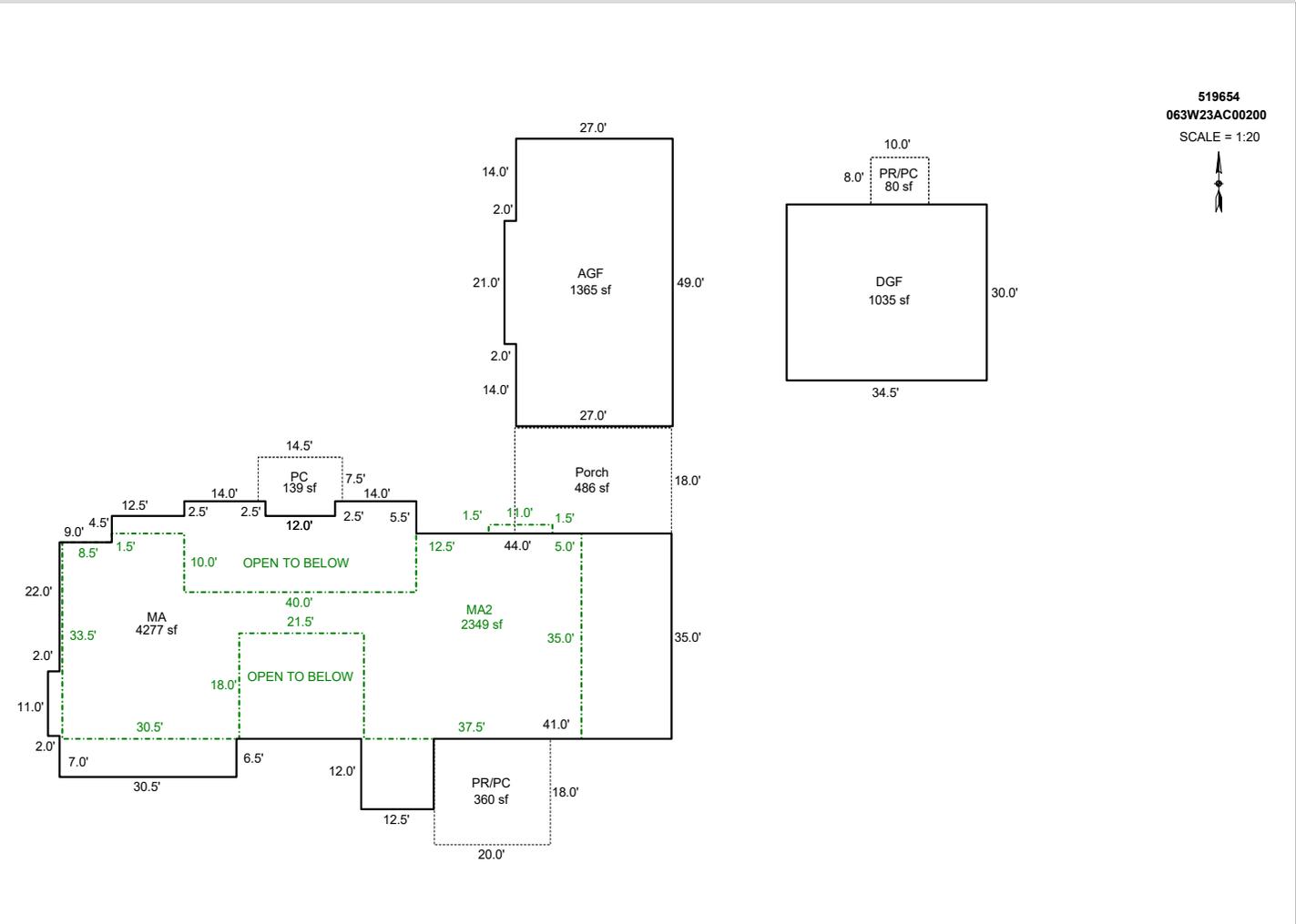
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	
	DGF	1.0	1035.0	129.0	2400.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	
	PR/PC	1.0	80.0	36.0	1064.8
	Net LIVABLE	cnt	0 (rounded)		6,626

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA
 UPDATED BY CLOBERG 03/11/25 25-000668 DGF
 UPDATED BY CLOBERG 03/28/25

COMMENT TABLE 2

MHL 04/28/2023
 GRH 12/17/24

COMMENT TABLE 3

SV L3
 TAGS L3

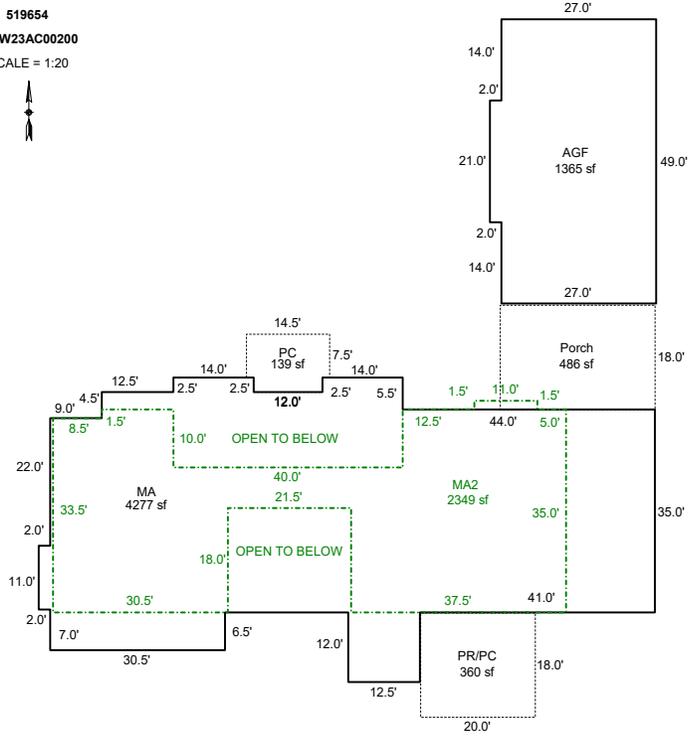
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

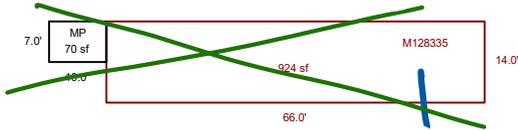
File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519654
 063W23AC00200
 SCALE = 1:20

PLEASE REVIEW PROPERTY - TWO ADDITIONAL OUTBUILDINGS ARE ON PROPERTY PER AERIAL VIEWS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	70.0
GLA	PLEASE REVIEW P	1.0	924.0	160.0	924.0
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	Porch	1.0	486.0	90.0	
	PR/PC	1.0	360.0	76.0	
	PC	1.0	138.8	49.0	984.8

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

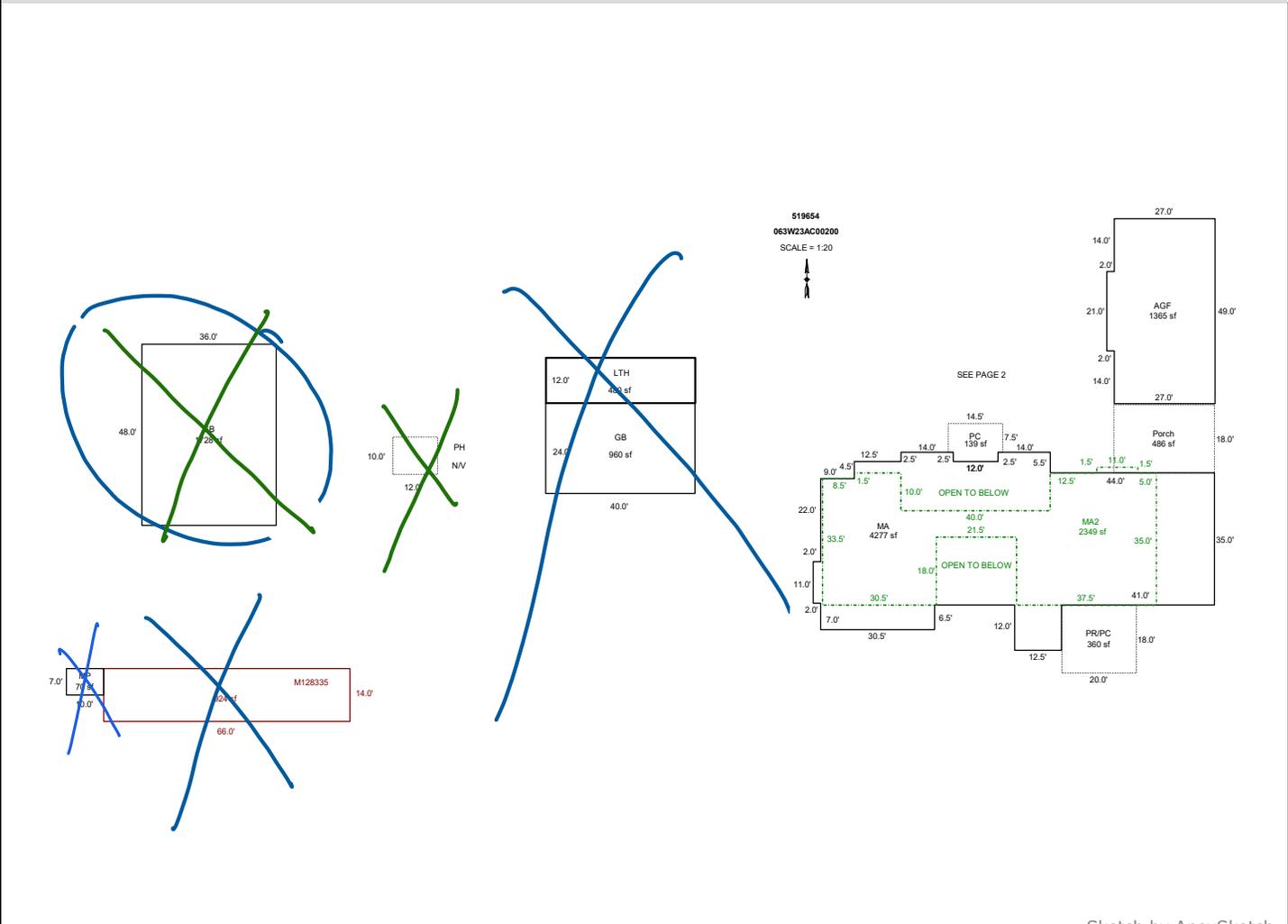
Net LIVABLE cnt 3 (rounded) 7,550
 Net BUILDING cnt 1 (rounded) 70

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	
	LTH	1.0	480.0	104.0	
	GB	1.0	960.0	128.0	
	GB	1.0	1728.0	168.0	3238.0
GLA	PLEASE REVIEW P	1.0	924.0	160.0	924.0
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	Porch	1.0	486.0	90.0	
	PR/PC	1.0	360.0	76.0	
	PC	1.0	138.8	49.0	984.8
	Net LIVABLE	cnt	3 (rounded)		7,550
	Net BUILDING	cnt	4 (rounded)		3,238

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA

COMMENT TABLE 2

MHL 04/28/2023

GRH 12/17/24 TAGS L3

COMMENT TABLE 3

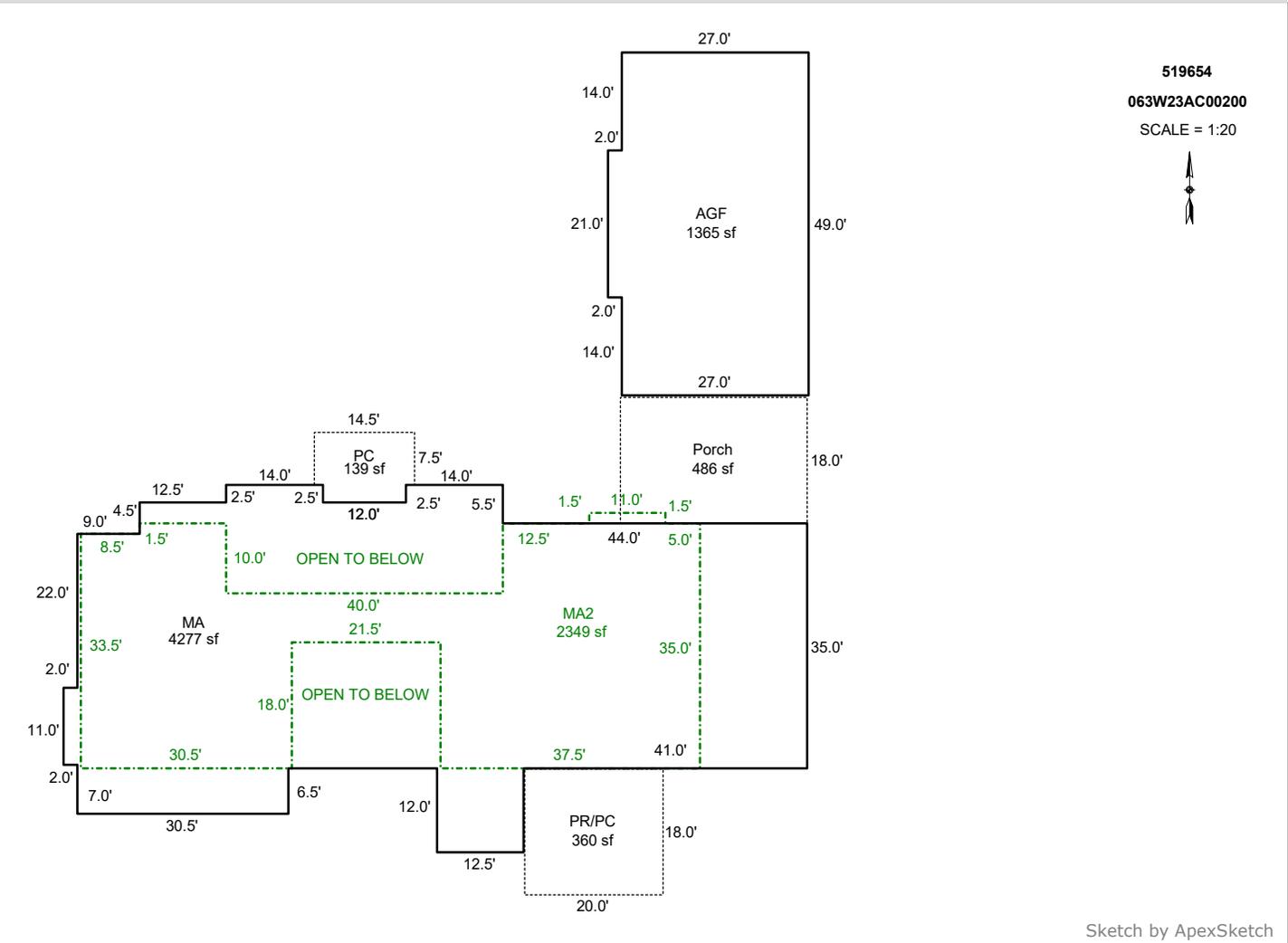
SV L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: Salem County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	1365.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	984.8

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023
 UPDATED BY CLOBERG 07/16/24 24-003300 MA
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA

COMMENT TABLE 2

MHL 04/28/2023
GRH 12/17/24

COMMENT TABLE 3

SV L3
TAGS L3

Net LIVABLE cnt 2 (rounded) 6,626

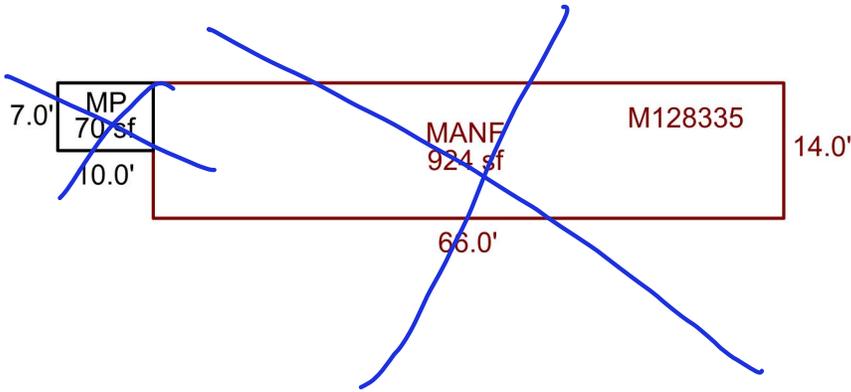
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: SALEM County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519654
063W23AC00200
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	70.0
GLA	MANF	1.0	924.0	160.0	924.0

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023

COMMENT TABLE 2

MHL 04/28/2023

GPH 12/17/24

COMMENT TABLE 3

SV L3

TAGS L3

Net LIVABLE	cnt	1	(rounded)		924
Net BUILDING	cnt	1	(rounded)		70

Acct ID: 519654 MTL: 063W23AC00200 Date: 4/28/23 Appr: MLH Prop Class: 459 RMV Prop Class: 459
 Situs: 8182 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 03 06 000 Unit: 37726 Year: 2023

Last Date Appraised: 09/28/2017 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: SINGH, NIRMAL Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 69310
 RMV Land: 74720 RMV Imp: 34270 RMV Total: 108990 MAV: 69310 MSAV: 0 SAV: 0

Comment: MLS 796854
Group sale w/ 519652, 519653

update inventory

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.68 Acres Use Code: 004 Zone: EFU SAV Use: Exception: 0
 Class: ZBI Description: 005 RMV: 29720 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2000-2001; MARKET LAND VALUES UPDATED. 06-07: RECALC SETUP; #10 11-01-05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 444 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 924 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 66x14 RMV: 20560
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/C

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	924	0	0	2	FB-1	1977	1977	BATH - 1, DW, FA, H&F, METAL, PANEL, RNG, SKMTL	Y <u>N</u>

Accessories

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

Bldg: 1 Code Area: 92410 Stat Class: 107 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 13440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/C

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available										

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity
 YARD IMPROVEMENTS AVERAGE 3 1 1980 13438 1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 70 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x7 RMV: 270
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	70	0	0	0		0	0	CNCFD, CNCLF, FBRR, PLYWD, SHED	Y <u>N</u>

TO
CONVERSION ERROR

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200
 Property Address: 8182 WHEATLAND ROAD NE
 City: SALEM County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519654
063W23AC00200
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	70.0	34.0	70.0
GLA	MANF	1.0	924.0	160.0	924.0

COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023

COMMENT TABLE 2

MHL 04/28/2023

COMMENT TABLE 3

SV L3

Net LIVABLE	cnt	1	(rounded)		924
Net BUILDING	cnt	1	(rounded)		70

R19654
063W23AC00200



4/28/23 MLH L3 SJ





9/28/2017