

Acct ID: 519996 MTL: 063W250001800 Date: 5/22/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 2396 PERKINS ST NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 65475 Year: 2024

Last Date Appraised: 06/29/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: DINI, JOSEPH J SR & DINI, TAMMY D

Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP
 RMV Land: 358850 RMV Imp: 448790 RMV Total: 807640 MAV: 292630 MSAV: 48369

AV: 340999 SAV: 89875

Comment:

Notations

Update inv

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Farm w/ Orchard.

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0
1	SPSA	SA SEPTIC	12000	92410	0

Land

Site: 2	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 55500	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 02400210					
Site: 3	Code Area: 92410	Size: 3.86 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 246350	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / 024002100					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 142 +	Year Blt: 1978	Eff Year Blt: 1988	Sq.Ft: 2595	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 383880		
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	1675	1	FB-2	1978	1988	BATH - 2, ROOF, HVAC+, FP - 1, KIT+	Y N
Attic	4 +	Finished	920	2	FB-1	1978	1988	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	542	0	0	1978	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	9600	2000	21360	1	Y N
DECK	4	264	2000	5169	1	Y N

VI 4 Aug

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92410	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 6160	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 70x88	RMV: 64910		
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
General Purpose Bldg	6	Finished	6160	0	FB-1	1994	1994	BATH - 1, FAIR	Y N

FAIR Aug

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	6	1900	1994	2950	1	Y N
CONCRETE DRIVEWAY	6	1400	1994	2646	1	Y N

move to MA accessory



SKETCH/AREA TABLE ADDENDUM

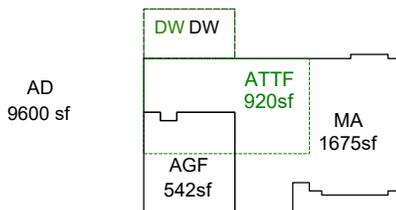
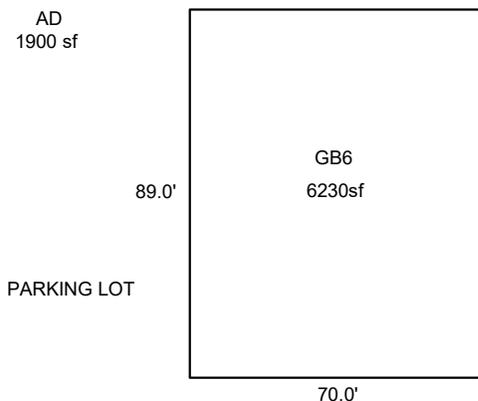
SUBJECT INFO

File No.: 519996 Parcel No.: 063W25 01800
 Property Address: 2396 Perkins St NE
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519996
063W25 01800
1=45'

See Page 2 For Home Dimensions



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB6	1.0	6230.0	318.0	6230.0	Apex by RW 06/23/08 UPDATED BY CLOBERG 08/18/25	
GLA1	MA	1.0	1675.0	212.0	1675.0		
GLA2	ATTF	1.0	920.0	126.0	920.0		
GAR	AGF	1.0	542.0	98.0	542.0		
P/P	DW	1.0	264.0	68.0	528.0		
	DW	1.0	264.0	68.0	528.0		
	Net LIVABLE	cnt	0 (rounded)		2,595		
	Net BUILDING	cnt	1 (rounded)		6,230		

COMMENT TABLE 2	COMMENT TABLE 3
GRH 05/22/25	CYCLE L2

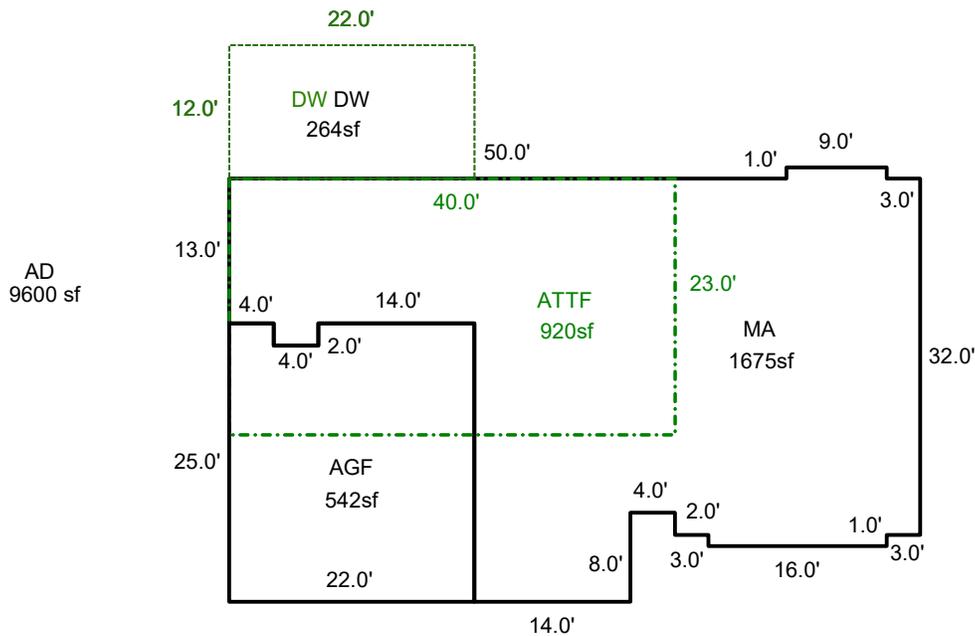
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SKETCH

519996
 063W25 01800
****See Page 1 For All Buildings****



Sketch by ApexSketch

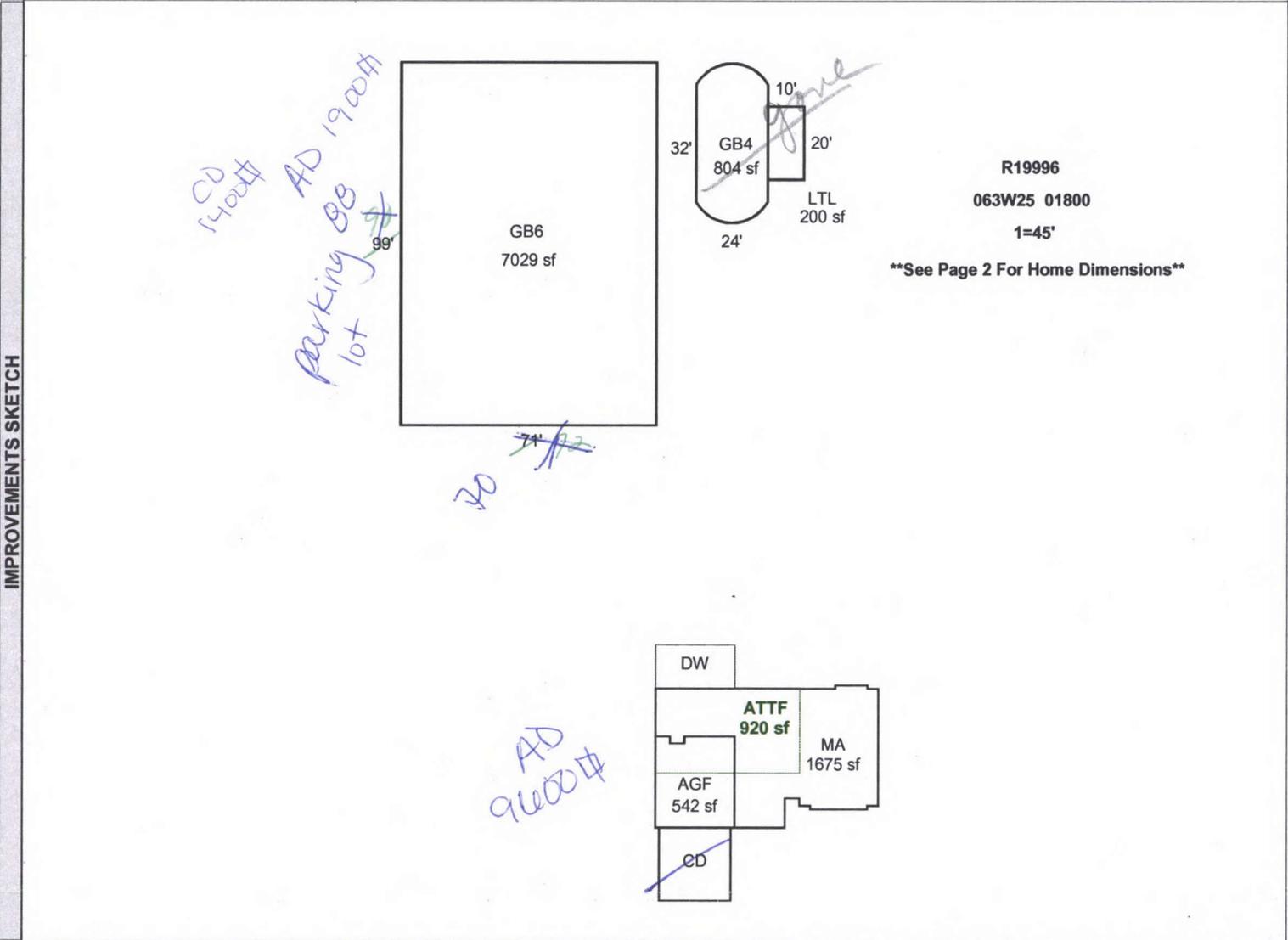
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1675.0	212.0	1675.0	Apex by RW 06/23/08 UPDATED BY CLOBERG 08/18/25	
GLA2	ATTF	1.0	920.0	126.0	920.0		
GAR	AGF	1.0	542.0	98.0	542.0		
P/P	DW	1.0	264.0	68.0	68.0		
	DW	1.0	264.0	68.0	528.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 05/22/25	CYCLE L2
Net LIVABLE		cnt	0 (rounded)	2,595			

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W25 01800

File No R19996

SUBJECT	Property Address 2396 Perkins St NE		
	City Salem	State OR	Zip 97303
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex by RW 06/23/08 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">Comment Table 2</th> <th style="width: 50%; text-align: center;">Comment Table 3</th> </tr> <tr> <td style="text-align: center; vertical-align: top;">GRA 5/22/25</td> <td style="text-align: center; vertical-align: top;">Cycle L2</td> </tr> </table>		Comment Table 2	Comment Table 3	GRA 5/22/25	Cycle L2
	Comment Table 2	Comment Table 3										
	GRA 5/22/25	Cycle L2										
	GLA1	MA	1.00	1675	212	1675						
GLA2	ATTF	1.00	920	126	920							
GBA1	GB6	1.00	7029	340								
	GB4	1.00	804	112								
	LTL	1.00	200	60	8033							
P/P	DW	1.00	264	68	264							
GAR	AGF	1.00	542	98	542							
OTH	CD	1.00	400	80	400							
Net LIVABLE Area (Rounded w/ Factors)						2595						
Net BUILDING Area (Rounded w/ Factors)						8033						

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W25 01800

File No R19996

SUBJECT

Property Address 2396 Perkins St NE

City Salem

State OR

Zip 97303

Owner

Client

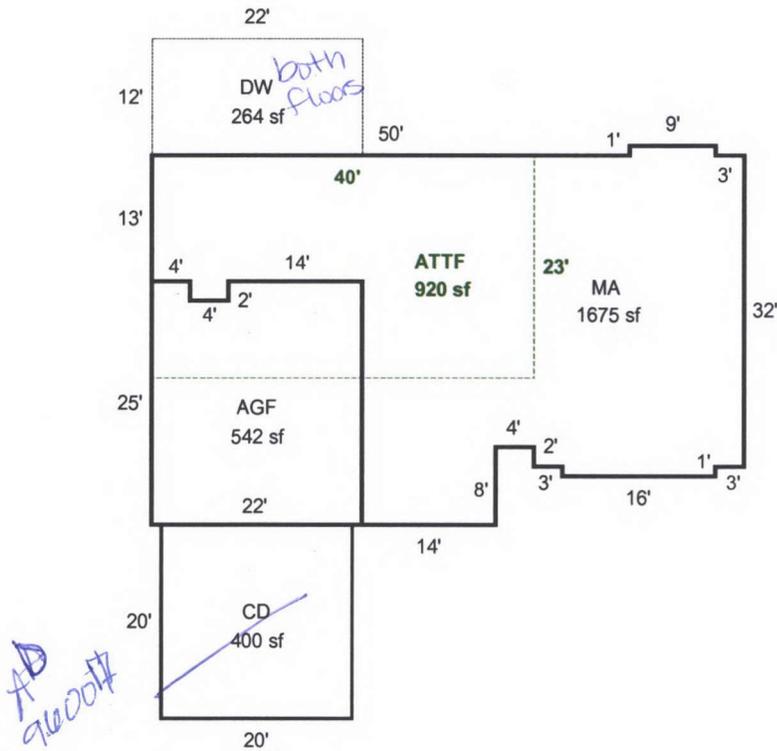
Appraiser Name

IMPROVEMENTS SKETCH

R19996

063W25 01800

****See Page 1 For All Buildings****



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1675	212	1675
GLA2	ATTF	1.00	920	126	920
P/P	DW	1.00	264	68	264
GAR	AGF	1.00	542	98	542
OTH	CD	1.00	400	80	400
Net LIVABLE Area (Rounded w/ Factors)					2595

Comment Table 1

Apex by RW 06/23/08

Comment Table 2

GPA 5/22/25

Comment Table 3

cycle L2