

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Acct ID: 532536 MTL: 083W21B000203 Date: 5/31/23 Appr: WW Prop Class: 581 RMV Prop Class: 581  
Situs: 6452 BIGLAND LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 31027 Year: 2023

Last Date Appraised: 12/19/2019 Appraiser: WENDY VITALE Retag: Y N Tag info:

Owner: LINDA B PETRIN LT & PETRIN, LINDA B TRE Roll Type: R

Cycle Tag Sales Verification Other: FF ✓ Inspection level: 1 2 3 4 LCB TTO INSP AV: 356981

RMV Land: 548800 RMV Imp: 541310 RMV Total: 1090110 MAV: 330530 MSAV: 26451 SAV: 45497

Comment:

UPD INV, DQ ~~3.19~~ 2.19

Notations

| RP/MS | Code  | Description           |
|-------|-------|-----------------------|
| RP    | DFL   | DESIGNATED FORESTLAND |
| RP    | ZONED | FARM EFU ZONED        |

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | SAG  | SA OSD - GOOD | 55000 | 92430     | 0         |

22.19 forest 1.0 homesite ~~3.19~~ DQ - see images / 2.19

Land

Site: 1 Code Area: 92430 Size: 2.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 42910 Exception: Y N  
 Adjustment(s): VWAR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1971 / 17-18: PER #73 CHG OSD// 16-17: COMB LIKE SEGS // 09-10: NOW QUALIFIES AS FARM DEFERRAL, WAS NOT SPEC ASSESSED BETWEEN 99-00 AND 2009-010, LIAB YEAR OF 1971 99-2000: DISQ OF 3.19 AC AND ROLLOVER OF 9.12 ACRES INTO FOREST LAND /01-02; REAPPRAISAL 05-06: REMOVE 1 ACRE OF MKT NONFORST FOR THE FOREST HOMESITE, ADD SPEC ASSESS INCREMENT , CHG LAND SCHEDULE FROM 03N TO 03M.

Site: 2 Code Area: 92430 Size: 23.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: DFCL Value Source: Designated Forest Land Description: DESIG FOREST FC0 RMV: 413080 Exception: Y N  
 Adjustment(s): VWAR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1971 / 99-2000: ROLL OVER INTO FORESTLAND FROM FARM /01-02; REAPPRAISAL 05-06: CHG LAND SCHEDULE FROM 03N TO 03M

Site: 3 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Forest Homesite Description: RMV: 37810 Exception: Y N  
 Adjustment(s): VWAR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 99-2000: DISQ OF 3.19 AC AND ROLLOVER OF 9.12 ACRES INTO FOREST LAND /01-02; REAPPRAISAL 05-06: REMOVE 1 ACRE OF MKT NONFORST FOR THE FOREST HOMESITE, ADD SPEC ASSESS INCREMENT , CHG LAND SCHEDULE FROM 03N TO 03M.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 151 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2294 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 451510  
 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     | 5     | Finished      | 2294       | 3    | FB-2/<br>HB-1 | 2004   | 2004       | BATH - 2, BTH - 1, KIT, HVAC+, ROOF <b>f</b> | Y N       |
| Garage Attached | 5     | Finished      | 768        | 0    | 0             | 2004   | 2004       | ROOF <b>f</b>                                | Y N       |

Accessories

| Description       | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|-------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY  | 5     | 4665      | 2014       | 13435 | 1        | Y N       |
| CONCRETE DRIVEWAY | 5     | 4434      | 2006       | 13257 | 1        | Y N       |
| PATIO             | 5     | 2720      | 2005       | 13763 | 1        | Y N       |
| SWIMMING POOL     | 5     | 276       | 2016       | 11631 | 1        | Y N       |

Bldg: 2 Code Area: 92430 Stat Class: 158 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 50900  
 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 | 5     | Unfinished    | 450        | 0    | 0     | 2004   | 2004       | ROOF <b>f</b> | Y N       |

Accessories

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

**Improvements - Accessory Buildings**

Bldg: 3    Code Area: 92430    Stat Class: 351    Year Blt: 2013    Eff Year Blt: 2013    Sq.Ft: 1920    % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x48    RMV: 38900

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

N/C

**Floors**

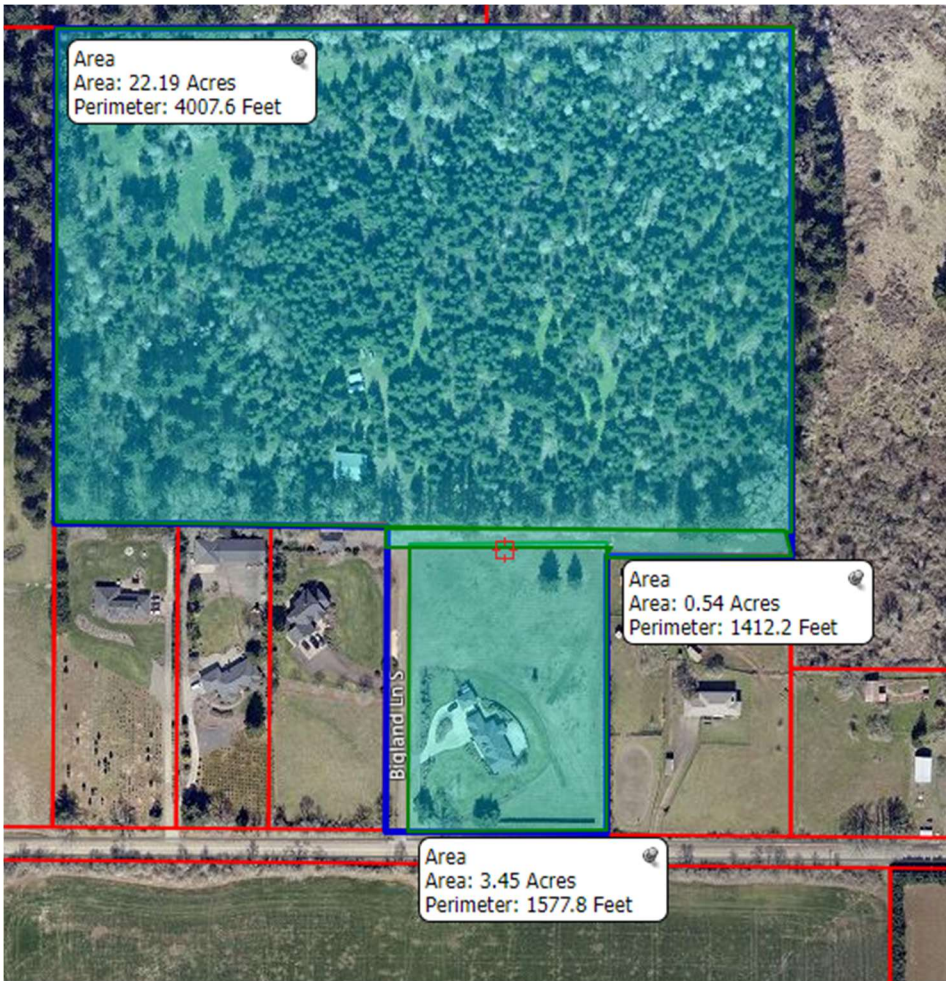
| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 6     | Finished      | 1920       | 0    | 0     | 2013   | 2013       | FAIR      |                |

**Accessories**

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



04/28/2023



22.19 forested, 1.0 forest homesite, 3.19 to DQ from farm, a few trees have been planted but this appears to be a very nice yard vs hay field.



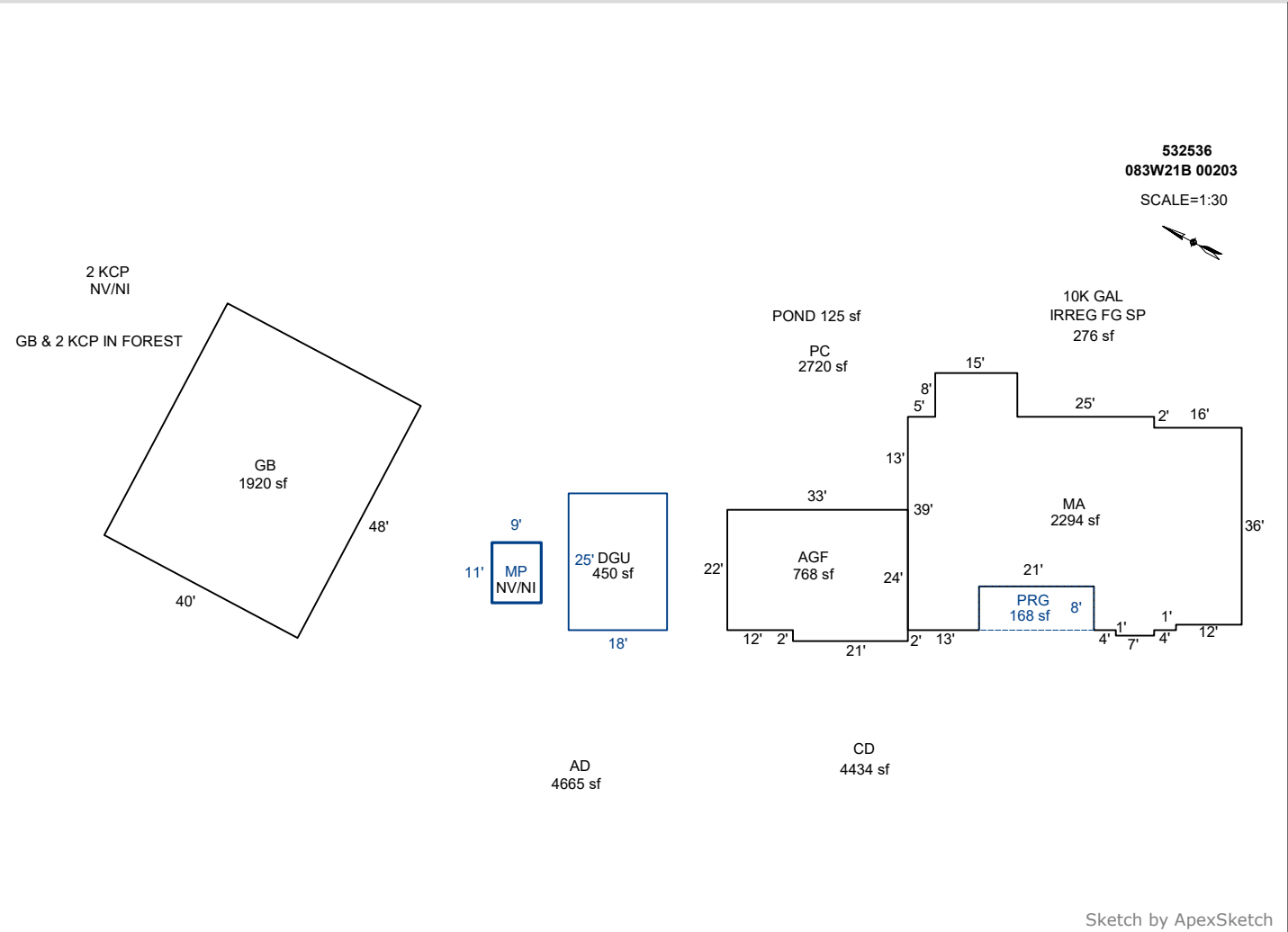
Two areas in the 22.19 ac forest appear to be left as open meadows: 0.24 and 0.14.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 532536 Parcel No.: 083W21B 00203  
 Property Address: 6452 BIGLAND LN S  
 City: SALEM County: 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 | GB          | 1.0    | 1920.0   | 176.0     |            |
|      | MP          | 1.0    | 99.0     | 40.0      | 2019.0     |
| GLA1 | MA          | 1.0    | 2294.0   | 234.0     | 2294.0     |
| GAR  | AGF         | 1.0    | 768.0    | 114.0     |            |
|      | DGU         | 1.0    | 450.0    | 86.0      | 1218.0     |
| YI1  | PRG         | 1.0    | 168.0    | 58.0      | 168.0      |

### COMMENT TABLE 1

Apex by CW 2/20/14  
 UPDATED BY JRONDEMA 3/17/16  
 UPDATED BY JRONDEMA 1/9/17  
 UPD BY PH 03.13.20  
 UPDATED BY WW 6/1/23

### COMMENT TABLE 2

12.19.19 NM #35  
 WW 5/31/23

### COMMENT TABLE 3

TAGS  
 FF TAG L3

|              |     |   |           |       |
|--------------|-----|---|-----------|-------|
| Net LIVABLE  | cnt | 1 | (rounded) | 2,294 |
| Net BUILDING | cnt | 2 | (rounded) | 2,019 |