

Acct ID: 533815 MTL: 084W36DC00200 Date: 8.13.25 Appr: GRH Prop Class: 459 RMV Prop Class: 459
 Situs: 4448 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58225 Year: 2025
 Last Date Appraised: 10/12/2010 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: DDA CONSULTING LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 211220
 RMV Land: 206150 RMV Imp: 254570 RMV Total: 460720 MAV: 211220 MSAV: 0 SAV: 0
 Comment:

Notations

No notation data available.

Update inv

OSDs

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

Land

Site: 1 Code Area: 14460 Size: 0.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 156150 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2000-2001; MARKET LAND VALUES UPDATED /01-02; REAPPRAISAL 03-04: PART TOTALS UPDATED

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 14460 Stat Class: 465 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 2212 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE *Exempt* Dimensions: RMV: 194320
 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	6	Finished	2212	3	FB-2	2002	2002	BATH - 2, SKRT+, ROOF+, KIT-, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	6	1	2002	48510	1

Bldg: 3 Code Area: 14460 Stat Class: 138 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 42570
 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	576	0	0	2004	2004	ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 14790
 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
ASPHALT DRIVEWAY	1	6500	2005	14788	1

Bldg: 5 Code Area: 14460 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Fence part of VI - move

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
No accessory data available					

Improvements - Accessory Buildings

Bldg: 1	Code Area: 14460	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 2890	
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: Y
Multi-Purpose Bldg	6	Finished	120	0	0	2000	2000	Fair	N

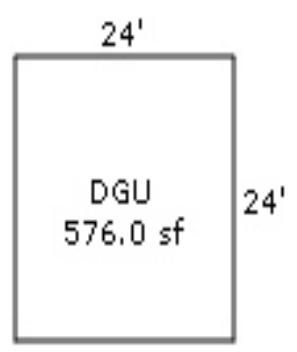
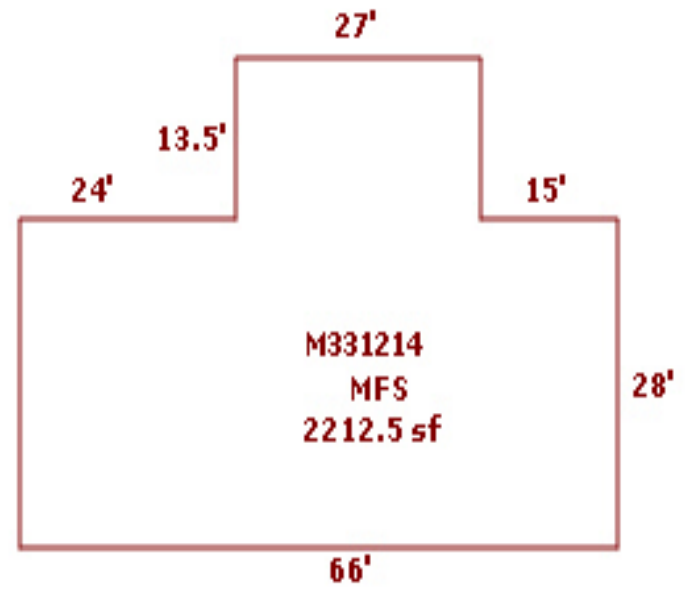
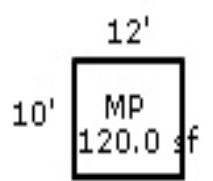
Accessories

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



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AD



AD

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R33815

M127079

M128357 R33809

R33812

451 01C F09E

81400260

81400260

OTTESON, NORMAN J ET AL

0.87 Acres

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 60310-000

MAP NO. 84W-36DC-200

084W36DC00200

River Rd

M128357

66

X149684

2 BDR
1 BATH

SANDPOINTE

14

gone 3-3-2003

DF
1x4
22

8

P.H.

CS

SHED

COME IN
2002
see new
diagram

M127079

X124697

2 BDR

HOMETTE

1 BATH
FA

12

56

MP

18

gone 3-3-2003

4
4
4
8

FOX
LN

MEASUREMENT
VERIFIED

REMARKS:

DATE

BY

7-18-89

KEN #82

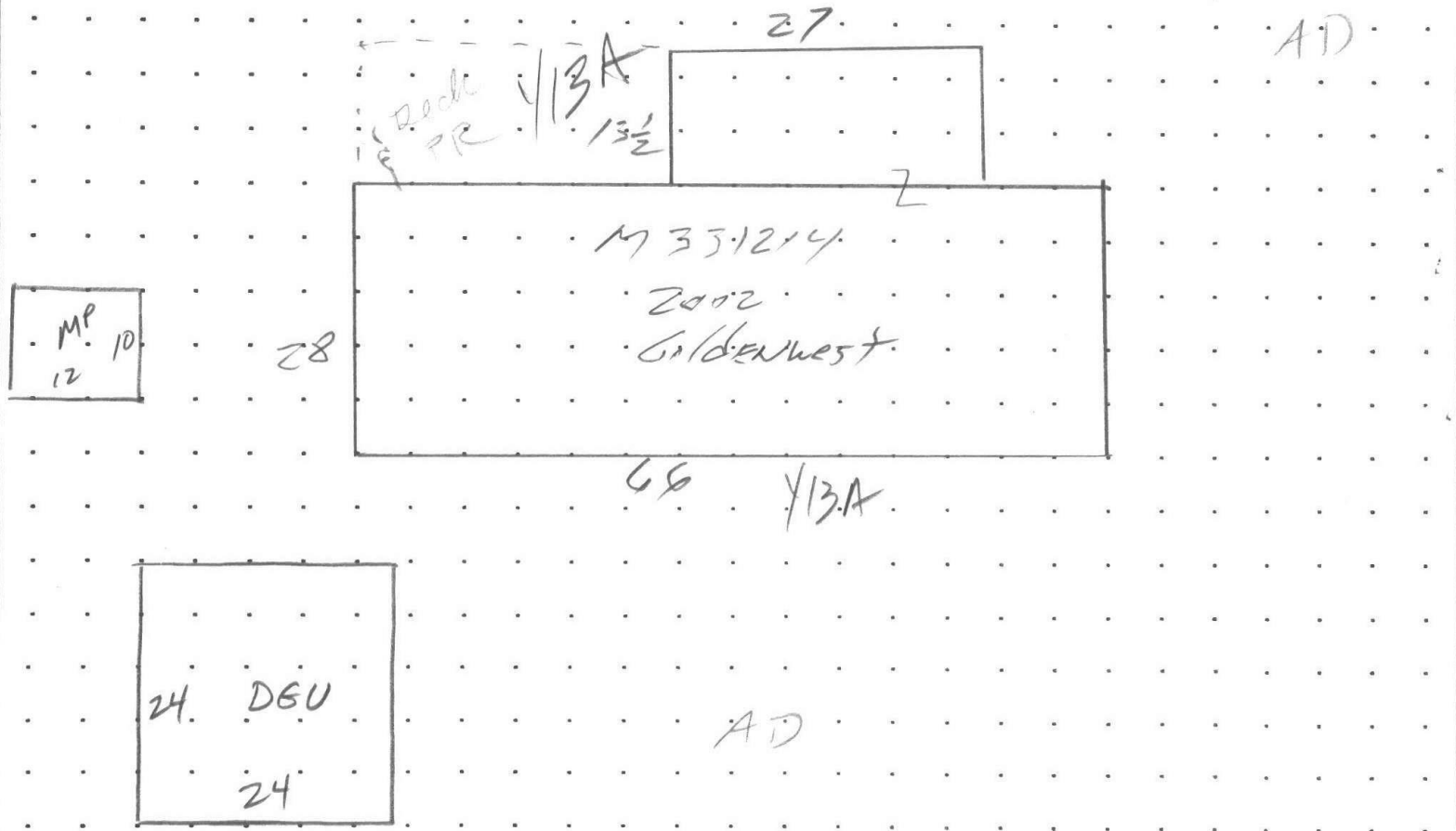
7-11-01 *Ray*

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *P 33815*

MAP NO: *84676DC*

TAX LOT: *200*

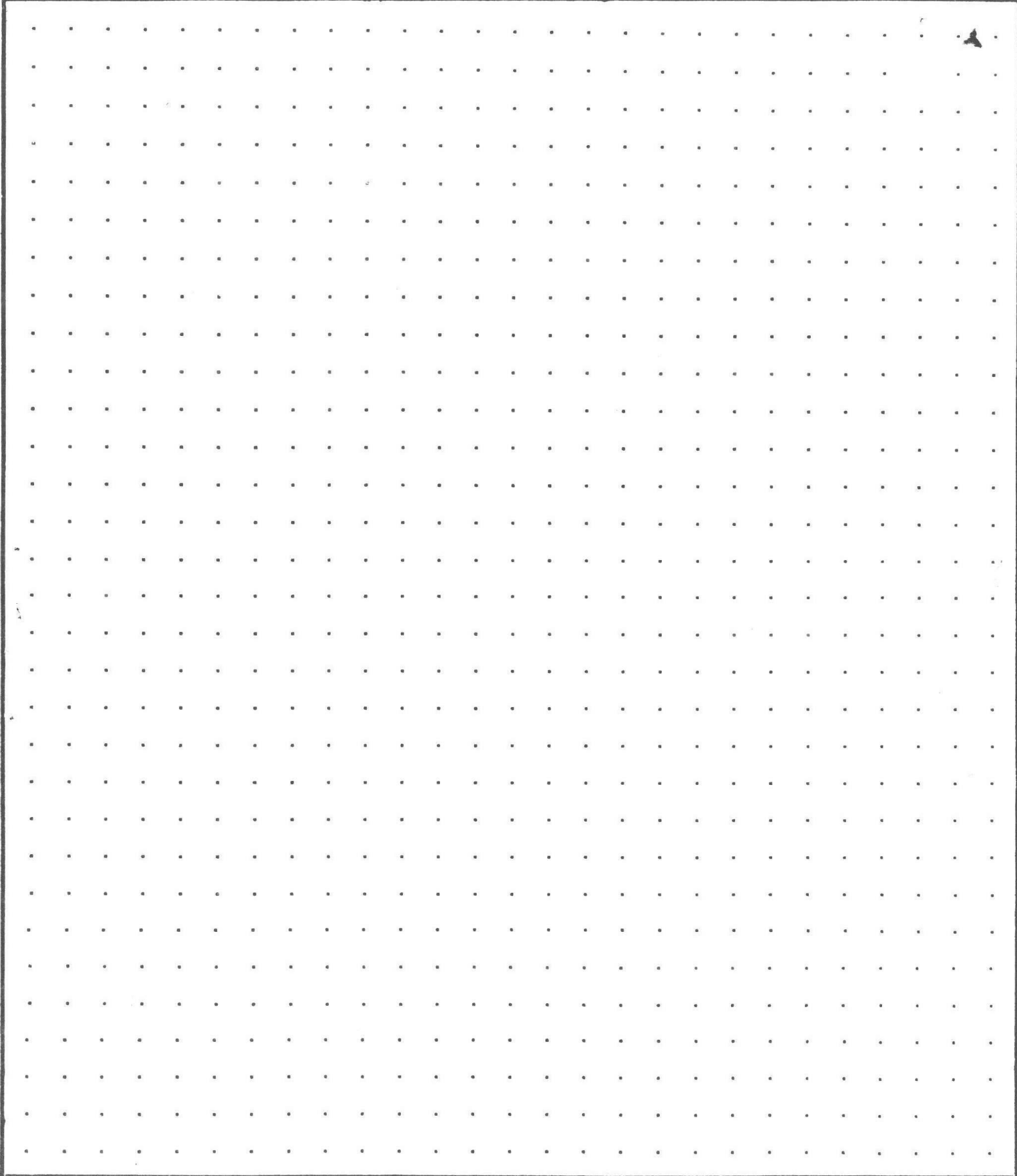


CALCULATIONS:

SCALE: 1" = 20'

$$M/A = (28 \times 66) + (13\frac{1}{2} \times 27) = 2212$$

MEASUREMENT VERIFIED		YR BLT: <i>2002</i>	ADDRESS: <i>4448 Fox Lane S SL</i>	SALES	
DATE	BY	REMARKS: <i>cycle nv</i>	BUILDER: _____	Date	Amt.
<i>3-05-03</i>	<i>Reyes</i>				
<i>10-12-13</i>	<i>Mr</i>				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

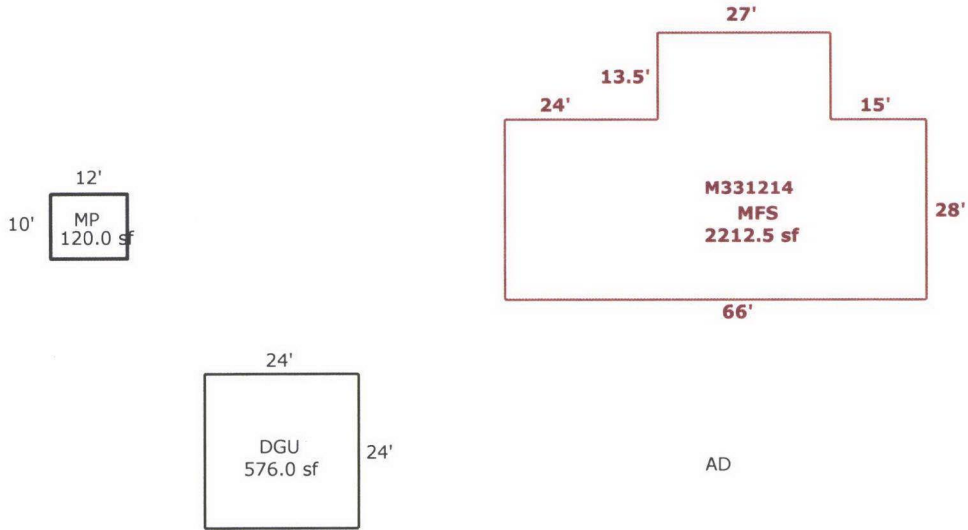
Parcel No **R33815**

File No **084W36DC00200**

SUBJECT	Property Address 4448 Fox Ln S		
	City Salem	State OR	Zip 97306
	Owner		
	Client		
	Appraiser Name		

R33815
084W36DC00200

AD



Scale: **1 = 30**

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	2212.5	215.0	2212.5
GBA1	MP	1.00	120.0	44.0	120.0
GAR	DGU	1.00	576.0	96.0	576.0

Comment Table 1

Apex 1/06/2011 Jane

Comment Table 2

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	2213
Net BUILDING Area	(rounded w/ factors)	120

- - Land Detail (Market) BEFORE EXCEPTION - -

Property ID: R33815 084W36DC00200 Segment 2 Of 2

1. Type Land : OSD (ON SITE DEVELOPM	11. Appr Method : LT
2. Prop Class : Primary: 451	12. Appr Year : 2010
3. Land Class :	13. Land Table : OSDF.RUR
4. Nbhd Code : Primary: SALE.	Base Price : \$27,000
Nbhd Adj. %:	Total %Adjust :
Legal Acres: 0.87	Total \$Adjust :
5. Size - ACRS:	RMV Total : \$27,000
6. Size - SQFT:	14. Trend Adj % : 100.00%
7. Eff. Front :	Trend RMV Tot : \$27,000
Eff. Depth :	
8. Unit Count :	
	Site Development
9. Situs Addr : (Not Applicable)	15. Exception Code :
	Value :
	16. BE Copy Trnd/Adj: No
10. Comments : 11-12: CYCLE WORK PER #42 CHG OSDF.RUR TO OSDA.RUR	

'A' -Adjust	'R' -Recalc	'DEL' -Delete	'AL' -Allocate	'CM' -Comment
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Enter selection, field #, or <RET> to Exit:

R33815 084W36DC00200 Appr #: 42 Date 10-12-12 Prop Class 451 Prop Code F09R
 Situs Address 4448 FOX LN S Franchise Code 42 Year For: 2010-2011
 Owner CAMPBELL, KENT R & 2011-12

Notes: major changes to notes as per Ass Fw & Update OSD

RMV Land: 174,120	RMV Imp: 133,410	RMV Total: 307,530	M50 Total: 135,640
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Seg.Type MA	Seg. # 2.1	Method: M04	Class 6D	Area 2212	Eff Area 2212
Length	Width	Roof Cover ^{comp} ARCMP	Plumbing BATH2	Heat FA	
Fireplace		Inter. Comp: DW;H&F, ^{DS}		Bedrooms 3	
Year Built 2002	Eff. Year Built 2002		Cond. P F <u>A</u> G E		
Adj Codes MSLCMD		Qty <u>6</u>	% Comp ___	Func ___	Econ ___
Lump Sum ___	Except Code/Year <u>lw</u>	Comments ___			RMV: 90,930

Accessory Improvements

Seg.Type YI3A	Seg. # 2.3	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp ___	Econ ___	RMV: 4,000
Lump Sum ___	Except Code/Year <u>n/c</u>	Comments ___			

Seg.Type AD	Seg. # 4.1	Method: R05	Class	Area 6500	Eff Area 6500
Length	Width				
Year Built 2005	Eff. Year Built: 2005	Cond. P F A G E	% Comp ___	Econ ___	RMV: 12,070
Lump Sum ___	Except Code/Year <u>n/c</u>	Comments ___			

Out Buildings

Seg.Type MP	Seg. # 1.1	Method: F98	Class 6	Area 120	Eff Area 120
Length	Width	Foundation FRAME	Ex. Wall PLYWD	Roof Cover COMP	
Roof Style SHED		Floor WOOD	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 2000	Eff. Yr. Blt: 2000
Cond. P F A G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___
Lump Sum ___	Except Code/Year <u>n/c</u>	Comments ___			RMV: 3,580

Seg.Type MHSK	Seg. # 2.2	Method: M04	Class	Area 176	Eff Area 176
Length	Width	Foundation	Ex. Wall CBLOCK	Roof Cover	
Roof Style		Floor	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 2002	Eff. Yr. Blt: 2002
Cond. P F A G E	Adj. Codes		% Comp ___	Func ___	Econ ___
Lump Sum ___	Except Code/Year <u>n/c</u>	Comments ___			RMV: 2,370

Seg.Type DGU	Seg. # 3.1	Method: R05	Class 3	Area 576	Eff Area 576
Length 24	Width 24	Foundation	Ex. Wall	Roof Cover COMP	
Roof Style GABLE		Floor CONC	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 2004	Eff. Yr. Blt: 2004
Cond. P F A G E	Adj. Codes RLCM3		% Comp ___	Func ___	Econ ___
Lump Sum ___	Except Code/Year <u>n/c</u>	Comments ___			RMV: 20,460

R33815 084W36DC00200 Appr #: _____ Date _____ Prop Class 451 Prop Code F09R
 Situs Address 4448 FOX LN S Franchise Code 42 Year For: 2010-2011
 Owner CAMPBELL, KENT R &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 174,120 RMV Imp: 133,410 RMV Total: 307,530 M50 Total: 135,640

Segment	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
	FW																	F500	RNEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	009S	0.87		
2	ON SITE DEVELOPMENT	OSDE.RUR		OSDA, RUR	LIM

Eff Acres Companion Accounts

Date 12/27/10 Clerk Chris **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 1/19/11
- Reviewed by lead appraiser/comments _____

Goose
Zoo



Good 2007



3/30/05



3/30/05









R33815 10/12/10