

Acct ID: 556166 MTL: 084W36CC01200 Date: 7.30.25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4958 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 99160 Year: 2025
 Last Date Appraised: 01/10/2014 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: JOHN F PHILLIPS TR & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 490890
 RMV Land: 226380 RMV Imp: 715710 RMV Total: 942090 MAV: 490890 MSAV: 0 SAV: 0
 Comment:

Notations

New Addn to DEF 100%, Update inv

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

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

Land

Site: 1 Code Area: 14460 Size: 0.51 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Permanently Disqualified Description: RMV: 176380 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 14460 Stat Class: 158 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 95560
 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	Finished	692	0	0	2010	2010	ROOF	Y N

14x17 addn +238 930#

Accessories

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

Bldg: 3 Code Area: 14460 Stat Class: 158 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 80880
 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	Finished	497	0	FB-1	2011	2011	ROOF, BATH - 1	Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 151 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 2183 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 539080
 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	2183	2	FB-2	2013	2013	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Garage Attached	5	Finished	447	0	0	2013	2013	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	1	2013	42370	1

Good new pp with bricks around new fireplace

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14460 Stat Class: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 190

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 N
Multi-Purpose Bldg	6	Finished	96	0	0	1998	1998	FAIR	

Accessories

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

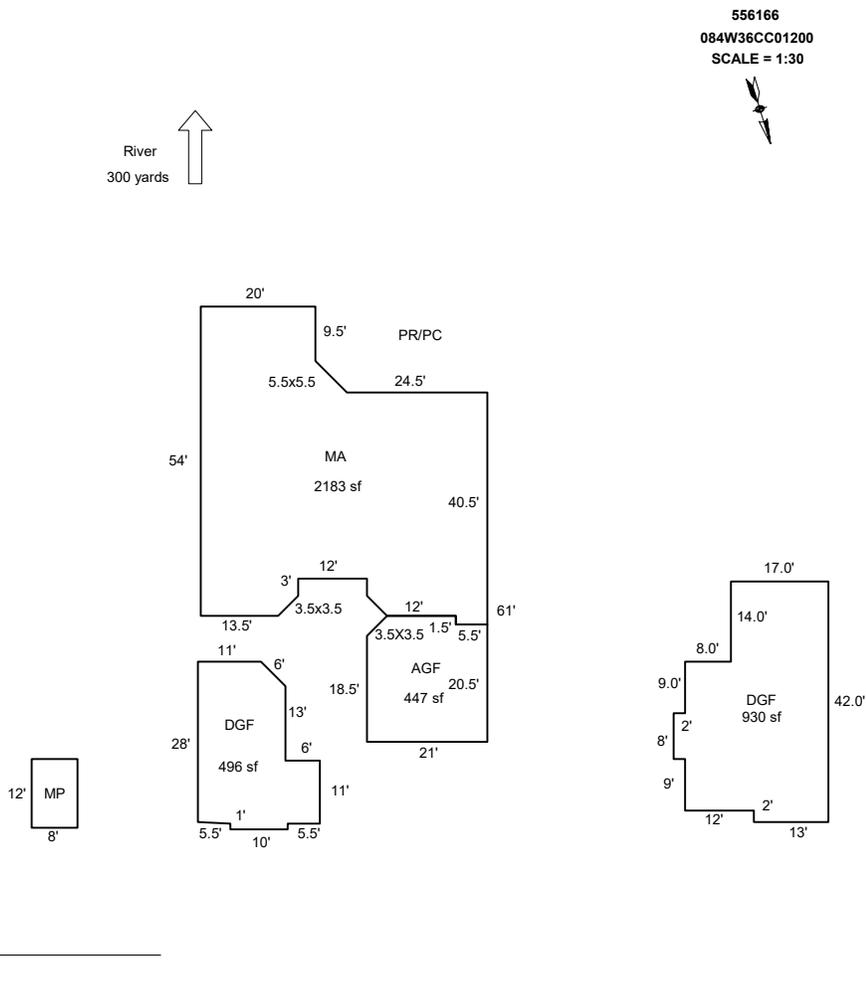


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556166 Parcel No.: 084W36CC01200
 Property Address: 4958 Fox Ln S
 City: Salem County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Morrie Efseaff Inspection Date: 2-27-12

SKETCH



Sketch by ApexSketch

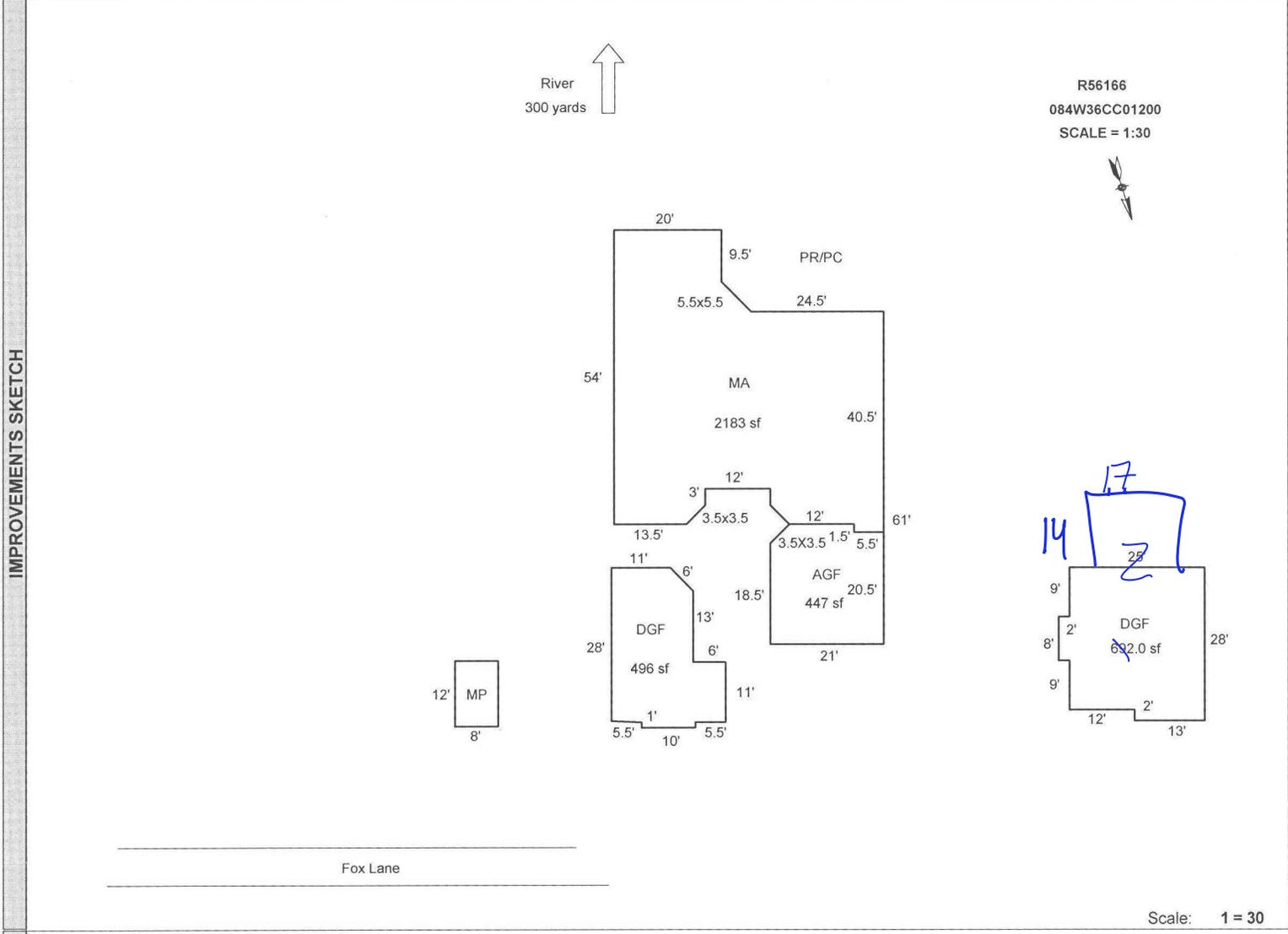
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	96.0	40.0	96.0	Apex 1/21/2011 Jane Updated by AC 3/16/12 UPDATED BY SRAGSDALE 4/29/14 UPDATED BY CLOBERG 09/04/25	
GLA1	MA	1.0	2183.1	216.7	2183.1		
GAR	DGF	1.0	930.0	138.0	930.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 07/30/25	Add DGF CYCLE L2
Net LIVABLE		cnt	0	(rounded)	2,183		
Net BUILDING		cnt	1	(rounded)	96		

SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36CC01200

File No R56166

SUBJECT	Property Address 4958 Fox Ln S	
	City Salem	State OR Zip 97306
	Owner	
	Client	
	Appraiser Name Morrie Efsaaff	Inspection Date 2-27-12



Scale: 1 = 30

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	2183.1	216.7	2183.1
	GBA1	MP	1.00	96.0	40.0	96.0
	GAR	DGF	1.00	692.0	110.0	692.0
Net LIVABLE Area		(rounded w/ factors)		2183		
Net BUILDING Area		(rounded w/ factors)		96		

Comment Table 1	
Apex 1/21/2011 Jane Updated by AC 3/16/12 UPDATED BY SRAGSDALE 4/29/14	
Comment Table 2	Comment Table 3
GPH 7/30/25	Add DGF Cycle 12