

Summary

Lead Appr: WW 11/10 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH

Print Date: 10/9/2025

Acct ID: 560525 MTL: 093W09A000200 Date: 10/24/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 10071 LAKE DR SE SALEM OR 97306 MaSaNh: 06 06 005 Unit: 104706 Year: 2025

Last Date Appraised: 04/05/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - CONVERSION (TAGS/PERMIT)

Owner: DIKIH, ANDREW Last Sales Date: 06/08/2022 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 382020

RMV Land: 303560 RMV Imp: 365080 RMV Total: 668640 MAV: 382020 MSAV: 0 SAV: 0

Comment: 23-24: L4 4.5.23 MDL  
Gated; Access letter

OSDs

Garage conversion 100%, update inv

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 14530     | 0         |

Land

Site: 1 Code Area: 14530 Size: 2.15 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 253560 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 22-23 REMOVED WATER ADJUSTMENT

08-09: LAND SEG CONSOLIDATION// 2003-04 REAPPRAISAL. //05-06: PER #29, ADD ADJUSTMENT FOR WATER INFLUENCE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 Year Blt: 1973 Eff Year Blt: 1991 Sq.Ft: 2060 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 354250

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      | 1140       | 2    | FB-1         | 1973   | 1991       | ROOF, KIT, BATH - 1, FP - 1, HVAC+ | Y N                   |
| Attic                      | 4     | Finished      | 920        | 1    | FB-1         | 1973   | 1991       | HVAC+, BATH - 1                    | Y N                   |
| <del>Garage Attached</del> | 4     | Finished      | 572        | 0    | <u>1</u> F.B | 1976   | 1991       | ROOF <u>Hvac</u>                   | Exception: <u>Y</u> N |

Accessories

part of living space

| Description                     | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------------|-------|-----------|------------|-------|----------|-----------|
| <del>DECK</del> <u>1/4 Fair</u> | 4     | 957       | 1986       | 15503 | 1        | Y N       |

Bldg: 3 Code Area: 14530 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 7940

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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |

Accessories

move MAV, move to m-A Bldg

| Description                 | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-----------------------------|-------|-----------|------------|------|----------|-----------|
| <del>ASPHALT DRIVEWAY</del> | 1     | 3200      | 1980       | 7488 | 1        | Y N       |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 341 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 160 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 2890

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1/0

Floors

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory   | Exception |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|-----------|
| Multi-Purpose Bldg | 5     | Finished      | 160        | 0    | 0     | 2013   | 2013       | <u>Fair</u> | Y N       |

Accessories

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



10.24.25



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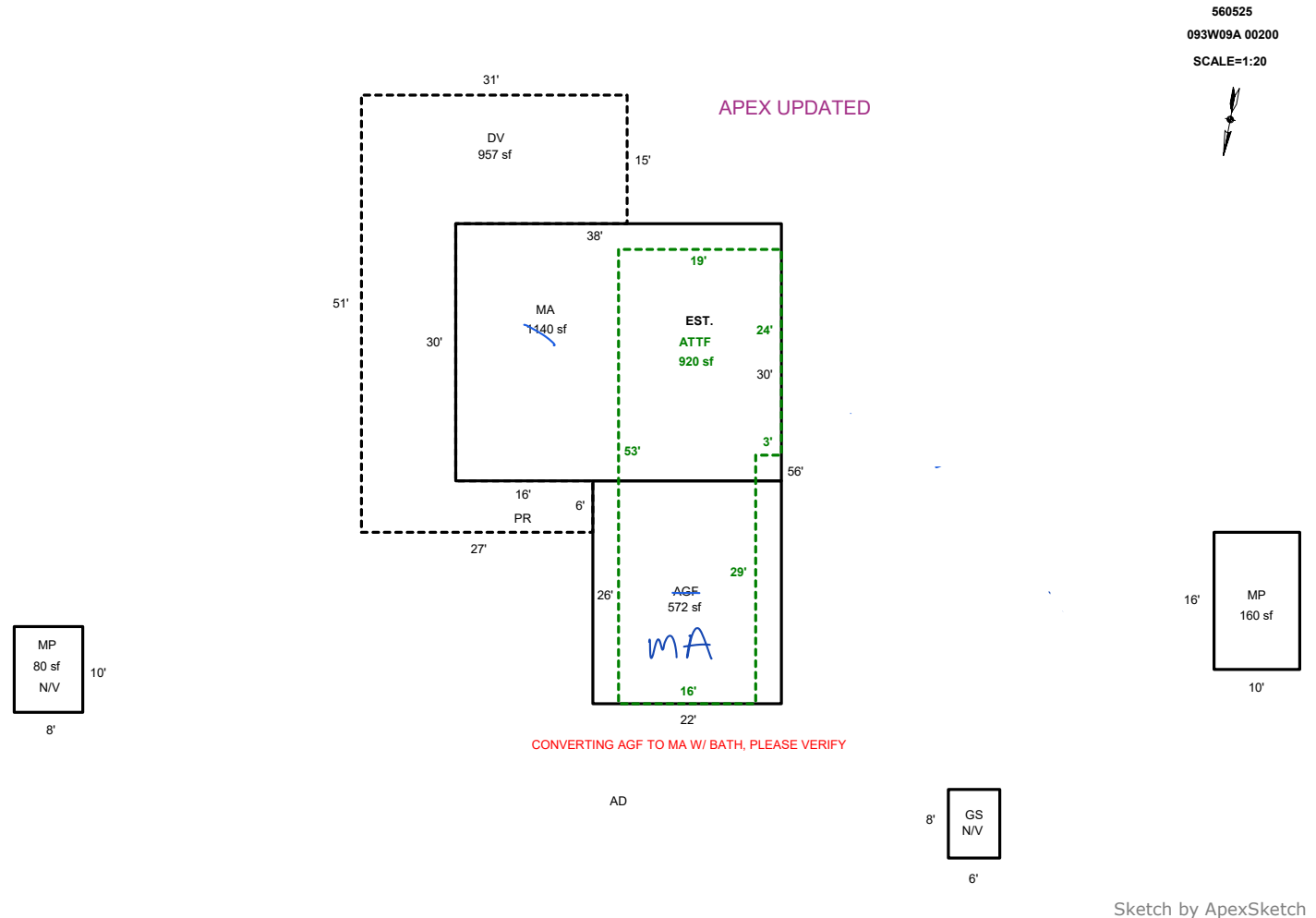
10.24.25

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560525 Parcel No.: 093W09A 00200  
 Property Address: 10071 LAKE DR SE  
 City: SALEM County: MARION 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 | GS          | 1.0    | 48.0     | 28.0      |            |
|      | MP          | 1.0    | 160.0    | 52.0      |            |
|      | MP          | 1.0    | 80.0     | 36.0      | 288.0      |
| GLA1 | MA          | 1.0    | 1140.0   | 136.0     | 1140.0     |
| GLA2 | ATTF        | 1.0    | 920.0    | 144.0     | 920.0      |
| GAR  | AGF         | 1.0    | 572.0    | 96.0      | 572.0      |
| P/P  | DV          | 1.0    | 957.0    | 196.0     | 957.0      |

### COMMENT TABLE 1

3-16-11: edited to remove HS which is now on R348520 Jane  
 UPDATED BY JRONDEMA 10/20/16  
 UPDATED BY CLOBERG 01/23/25 24-009351 CONV

### COMMENT TABLE 2

GRH 10/24/25

### COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 2,060  
 Net BUILDING cnt 3 (rounded) 288