

Acct ID: 521802 MTL: 071W340001700 Date: 11-7-25 Appr: CLUC Prop Class: 641 RMV Prop Class: 401
 Situs: 1448 CASCADE HWY SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 67185 Year: 2025

INPUT
11/7/25
CLUC

Last Date Appraised: 12/03/2024 Appraiser: CLINT LUKE Tag: 0 N Tag info: 2026 - Tags/Permit (Completion)
 Owner: SHETLER, PETER E & SHETLER, JENNY L Last Sales Date: 08/30/2013 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 0 3 4 LCB TTC INSP AV: 391099
 RMV Land: 419010 RMV Imp: 544580 RMV Total: 963590 MAV: 389770 MSAV: 1329 SAV: 2574
 Comment: 25-26 L2 12/3/24 CLUC

2ND STORY ADDN 1360 2 BTH

EXR SW 4/29/25

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 66710 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 25-26 CORRECT SOILS
 14-15: APPROVED FOR DFL
 05-06: RECALC SETUP;#17

Site: 3 Code Area: 04500 Size: 1.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 65490 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2014

Site: 4 Code Area: 04500 Size: 2.51 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 167440 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP;#17

Site: 5 Code Area: 04500 Size: 1.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 69370 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2014 /25-26 CORRECT SOIL 05-06: RECALC SETUP;#17

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1430 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 246430
 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	1430	3	FB-2	1978	1978	HVAC, ROOF, KIT-, H-2, FP - 1	Y N
Garage Attached	4	Finished	546	0	0	1978	1978	ROOF	Y N

AGF MA MA 2 160 352 1232 1/2 60% Comp (Y)

No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 1970
 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

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	1	120	0	1860	0	Y N

Bldg: 4 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 8730
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1978	8239	1

Exception: Y N

Bldg: 5 Code Area: 04500 Stat Class: 148 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1080 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 281270
 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
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Attic	4	Low Cost	1080	0	0	2018	2018		Exception: Y N
Garage Oversized Detached	4	Finished	2520	0	0	2018	2018	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 2760
 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
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Multi-Purpose Bldg	5	Finished	192	0	0	1997	1997	AVG	Exception: Y N
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Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 355 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 576 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 24x24 RMV: 3420
 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
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Lean-to Heavy Duty	4	Finished	576	0	0	2018	2018		Exception: Y N
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Accessories

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

Farm Notes

2024FARM

12/3/24: Inspected by CL L2 during tags forest use ok.



11/7/25



11/7/25



11/7/25



11/7/25

Percent Complete Form

Account # 521902

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
5%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%		5%
4%	75%	Plumbing Rough-In	4%	50%	3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR Gene Date 11-13-25 YR For 26-27 % COMP 60
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

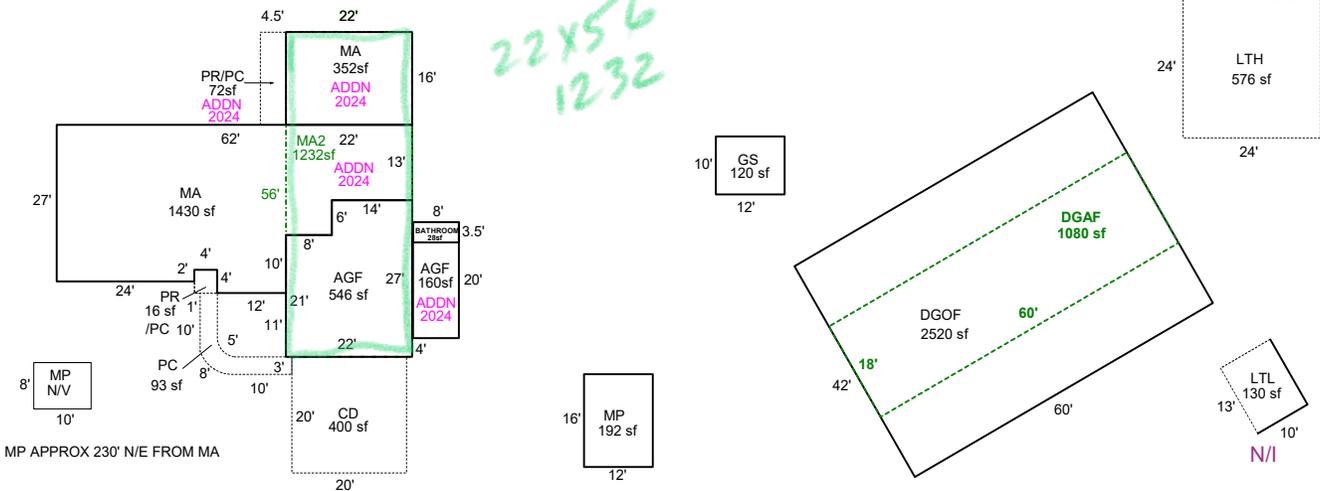
SUBJECT INFO

File No.: 521802 Parcel No.: 071W34 01700
 Property Address: 1448 CASCADE HY SE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

Please
DRAW MA 2
IN GREEN
Please

521802
071W34 01700
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	576.0	96.0	
	LTL	1.0	130.0	46.0	
	MP	1.0	192.0	56.0	
	GS	1.0	120.0	44.0	1018.0
GLA1	MA	1.0	352.0	76.0	
	MA	1.0	1430.0	186.0	1782.0
GLA2	MA2	1.0	1232.0	156.0	1232.0
GAR	DGAF	1.0	1080.0	156.0	
	AGF	1.0	546.0	98.0	
	AGF	1.0	160.0	56.0	
	DGOF	1.0	2520.0	204.0	
	BATHROOM	1.0	28.0	23.0	4334.0
	PR	1.0	16.0	16.0	
	CD	1.0	400.0	80.0	
P/P	PC	1.0	93.4	66.3	
	PR/PC	1.0	72.0	41.0	581.4
	Net LIVABLE	cnt	3	(rounded)	3,014
	Net BUILDING	cnt	4	(rounded)	1,018

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/31/17
 UPDATED BY JRONDEMA 1/5/18
 UPDATED BY JRONDEMA 2/4/19
 UPDATED BY CLOBERG 08/22/24 24-004176 ADDN

COMMENT TABLE 2

2/5/18 SR #94 TAGS. FOU

COMMENT TABLE 3