

Acct ID: 528074 MTL: 081W040001701 Date: 12-5-25 Appr: GENIE Prop Class: 451 WPER RMV Prop Class: 451  
 Situs: 11980 WALDO HILLS DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 22841 12-5-25 Year: 2025  
 Last Date Appraised: 01/09/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (Completion) LUKE  
 Owner: J&T SCHNEIDER TR Last Sales Date: 10/27/2010 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 6 4 LCB TTO INSP AV: 401060  
 RMV Land: 318960 RMV Imp: 644480 RMV Total: 963440 MAV: 360160 MSAV: 0 SAV: 0  
 Comment: 25-26 L2 1/9/25 CLUKE

GO BACK

FINAL NOT PROPERTY 5/23/25

**Notations**

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

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04580	0

**Land**

Site: 1 Code Area: 04580 Size: 1.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BDSS Value Source: Permanently Disqualified Description: TWO BENCH DRY SOUTH SPECIAL RMV: 268960 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 05-06: RECALC SETUP;#10 5/20/04

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04580 Stat Class: 143 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 4786 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 592050  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 40900 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1909	<u>2</u>	<u>FB-2</u>	1975	1975	FP - 2, KIT, HVAC, ROOF, BATH - 2	Exception: Y N
First Floor	4	Finished	576	0	0	1975	1975	<u>AV</u> <u>AVE</u>	Exception: Y N
Basement	4	Finished	1725	<u>1</u>	<u>FB-2</u>	1975	1975	BATH - 2, HVAC	Exception: Y N
Basement	4	Finished	576	0	0	1975	1975		Exception: Y N
Garage Attached	4	Unfinished	552	0	0	1975	1975	ROOF	Exception: Y N

PLANS VERIFIED

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	Account Number: 528074	Appraiser: _____	Date: _____

SP 22x38  
GOOD

2023

NEW

**NEW EYB 1987 PER PROCEDURE**

Bldg: 3 Code Area: 04580 Stat Class: 108 Year Blt: 20  
 Desc: Residential Other Improvements  
 Func Obsc: 100 Econ %: 100 Other %: 100 Except

	Sq. Ft.	% Good	% of Whole
Addition:	1152	100%	24%
Basement:	1725	75%	36%
First Floor:	1909	75%	40%
Second Floor:			
Attic:			
Total Sq.Ft.:	4786	100%	81% = Updated % Good

**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	8000	2014	19000	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 04580 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 2004 Sq.Ft: 1920 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 60x32 RMV: 32290  
 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
General Purpose Bldg	6	Finished	1920	0	0	1988	2004	AVG	Exception: Y N

**Accessories**

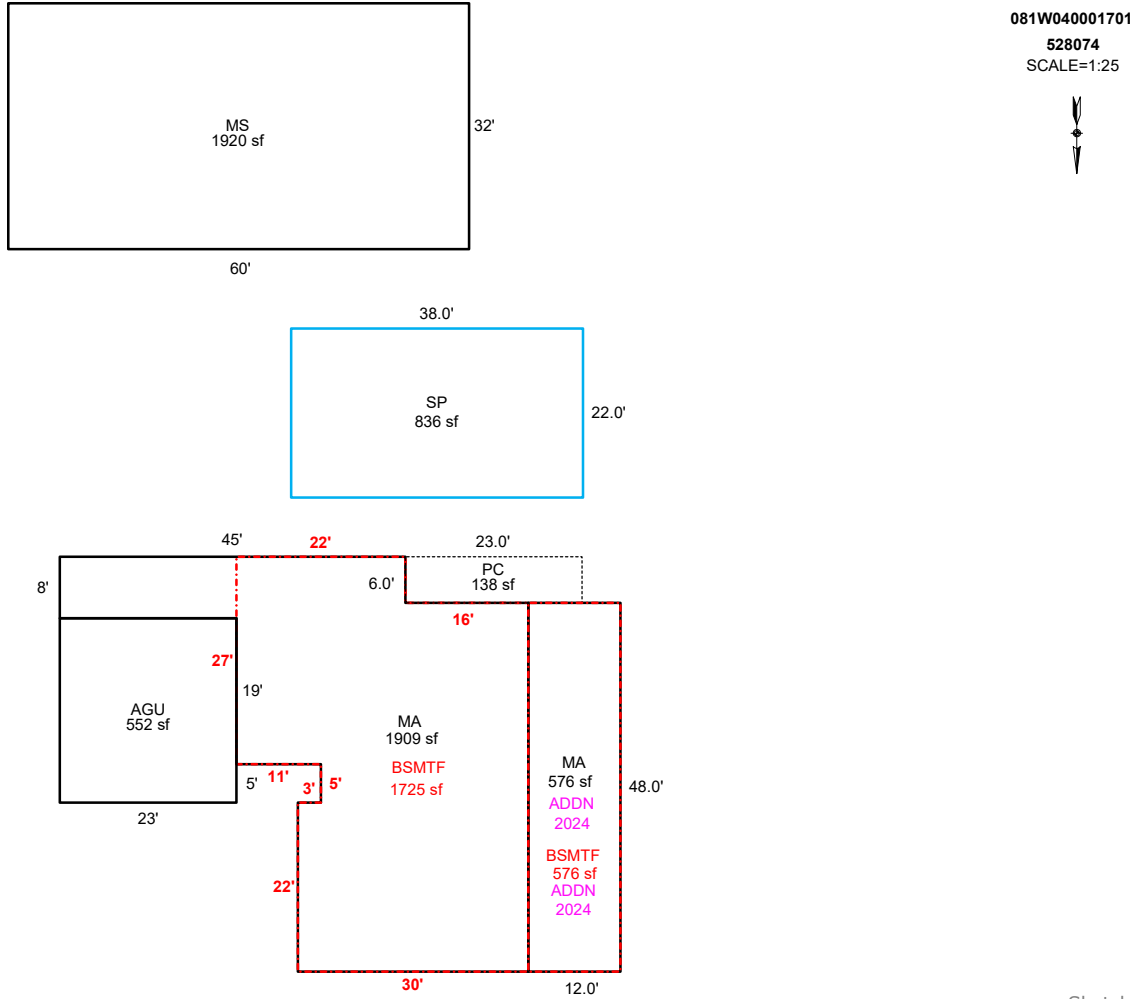
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528074 Parcel No.: 081W04 01701  
 Property Address: 11980 WALDO HILLS DR SE  
 City: SALEM County: State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1920.0	184.0	
	SP	1.0	836.0	120.0	2756.0
GLA1	MA	1.0	1909.0	236.0	1909.0
	BSMTU	1.0	1725.0	190.0	
	BSMTF	1.0	576.0	120.0	2301.0
GAR	AGU	1.0	552.0	94.0	552.0
MA	MA	1.0	576.0	120.0	576.0
P/P	PC	1.0	138.0	58.0	138.0

### COMMENT TABLE 1

APEXED BY NRC 05/20/2009  
 UPDATED BY CLOBERG 12/04/24 24-008040 MA ADDN  
 UPDATED BY CLOBERG 01/14/25  
 UPDATED BY CLOBERG 11/18/25

### COMMENT TABLE 2

CLUKE 01/09/25

### COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,485
Net BUILDING	cnt	2	(rounded)	2,756

CLUKE 12-5-25  
 TAGS L3



12/5/25

Percent Complete Form

Account # 528074

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
<del>3%</del>		Plans/Survey	3%		3%
<del>2%</del>	0%	Excavation	2%	4%	0%
<del>3%</del>		Foundation	3%	10%	
<del>35%</del>	45%	Framing	14%	16%	35%
<del>8%</del>	50%	Trusses	7%	7%	40%
<del>7%</del>	60%	Roofing	7%	7%	45%
<del>7%</del>	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
<del>4%</del>		Plumbing Rough-In	4%	3%	
<del>3%</del>	75%	Electrical Rough-In	3%	2%	
<del>2%</del>		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
<del>3%</del>		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR        Date 1-9-25 YR For 25-26 % COMP 80  
 APPR        Date 12-5-25 YR For 26-27 % COMP 100  
 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