

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: JJS 11.13.25

Print Date: 9/29/2025

Acct ID: 529357 MTL: 082W04C000800 Date: 11.7.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
Situs: 5695 GAFFIN RD SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 56262 Year: 2025

Last Date Appraised: 11/03/2023 Appraiser: CLINT LUKE Tag: Y N Tag info: 2024 - Tags/Permit (ZONE CHANGE)

Owner: KINGPIN LLC Last Sales Date: 05/16/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 298170

RMV Land: 394500 RMV Imp: 252930 RMV Total: 647430 MAV: 298170 MSAV: 0 SAV: 0

Comment: 24-25: L2 11.03.23 GRH
23-24: L3 02.02.23 MLH//22-23: L3 01.20.2022 GRH

MLS: 814988
Dom: 410
Col: 36

OSDs

SV NIC

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Land

Site: 1 Code Area: 92410 Size: 2.28 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 165260 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL.

Site: 2 Code Area: 92410 Size: 2.72 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 179240 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 131 + Year Blt: 1954 Eff Year Blt: 1973 Sq.Ft: 1364 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 201100
 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	3 +	Finished	1364	2	FB-1/ HB-1	1954	1973	KIT, FP - 1, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	368	0	0	1954	1973	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1973	14445	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 352 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 3744 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 144x26 RMV: 16570
 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
Utility Building	5	Finished	3744	0	0	1986	1986	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 520 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 510
 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
Lean-to Light Duty	4	Finished	520	0	0	1986	1986		Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 351 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 2240 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x56 RMV: 34750
 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
General Purpose Bldg	5	Finished	2240	0	0	2012	2012	FAIR	

Accessories

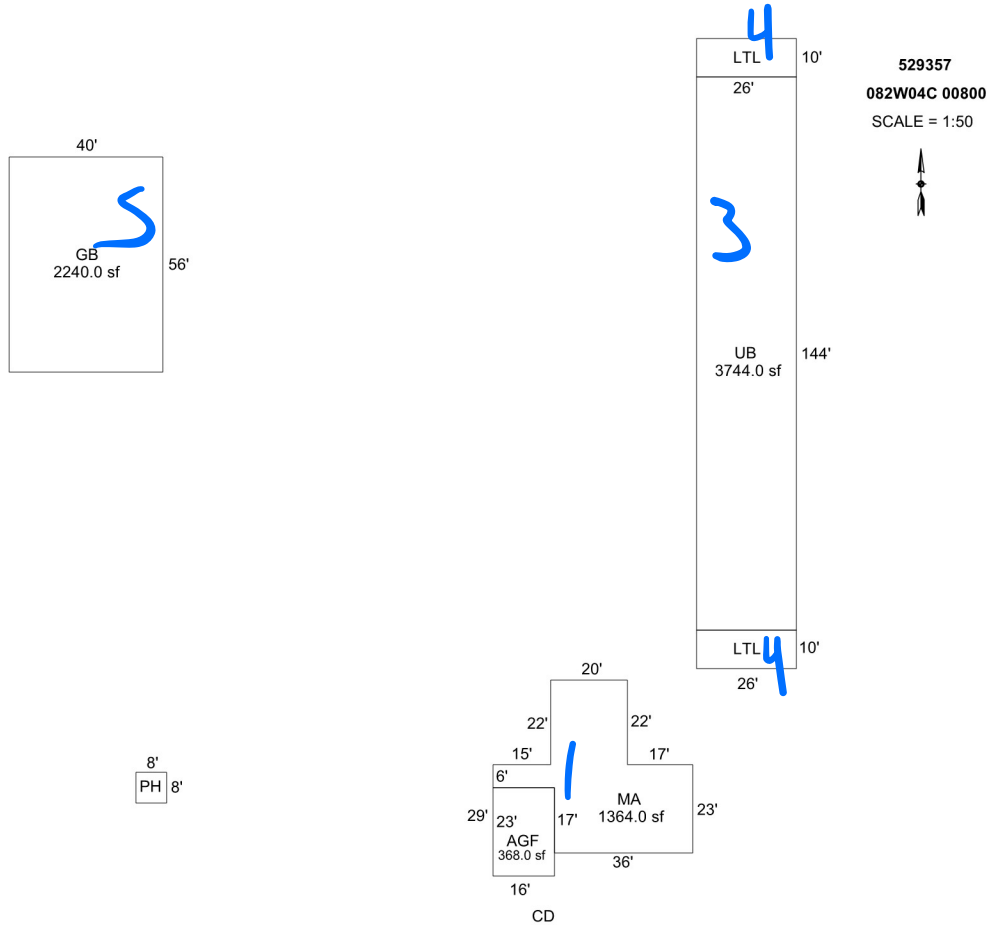
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529357 Parcel No.: 082W04C 00800
 Property Address: 5695 GAFFIN ROAD ROAD SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	64.0	32.0	
	UB	1.0	3744.0	340.0	
	GB	1.0	2240.0	192.0	
	LTL	1.0	260.0	72.0	
	LTL	1.0	260.0	72.0	6568.0
GLA1	MA	1.0	1364.0	194.0	1364.0
GAR	AGF	1.0	368.0	78.0	368.0

COMMENT TABLE 1

UPDATED BY CJURAN 05/17/2023
 UPDATED BY CJURAN 11/13/2023

COMMENT TABLE 2

MLH 02/02/2023
 GRH 11/03/2023
JSS 11.7.23

COMMENT TABLE 3

TAGS L3
 TAGS L2
SV L4

Net LIVABLE cnt 1 (rounded) 1,364
 Net BUILDING cnt 5 (rounded) 6,568