

Acct ID: 531674 MTL: 083W07A000500 Date: 12/1/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 4125 CLARISSA LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 50958 Year: 2025

Last Date Appraised: 06/01/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: KWAK, YONG MIN Last Sales Date: 06/11/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 506600  
 RMV Land: 344950 RMV Imp: 819870 RMV Total: 1164820 MAV: 506600 MSAV: 0 SAV: 0  
 Comment: 22-23: MDL 06/01/22 CLEAN UP VIEW ADJ //

MLS 828415  
 DOM 41  
 Paid cash  
 Code 30

OSDs Update inventory

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 2 Code Area: 92430 Size: 2.12 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **4HD** Value Source: Rural at MKT Description: RMV: 294950 Exception: Y N  
 Adjustment(s): VWGR Fire Patrol: Description:  
 Comments: 11-12 CORRECT VIEW TO GOOD #42 // 10-11 CYCLE:42 ADD VIEW ADJ 99-2000: CHG OF SOIL CLASS FROM 2 HILL TO WOODLOT /00-01; LAND REAPPRAISAL, CHANGED WOODLOT TO WOODLOT-M /01-02; REAPPRAISAL 06-07: 3.53 ACRES DISQ FARM DEF

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 153 Year Blt: 1956 Eff Year Blt: 2005 Sq.Ft: 3518 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 819870  
 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	1837	<u>1</u> <u>β</u>	FB-2	1956	2005	FP - 2, HVAC+, ROOF, KIT, BATH - 2	Exception: Y <u>N</u>
Basement	5	Finished	1681	2	FB-1	1956	2005	HVAC+, BATH - 1	Exception: Y N
Garage Attached	5	Finished	504	0	0	1956	2005	ROOF	Exception: Y N

Accessories

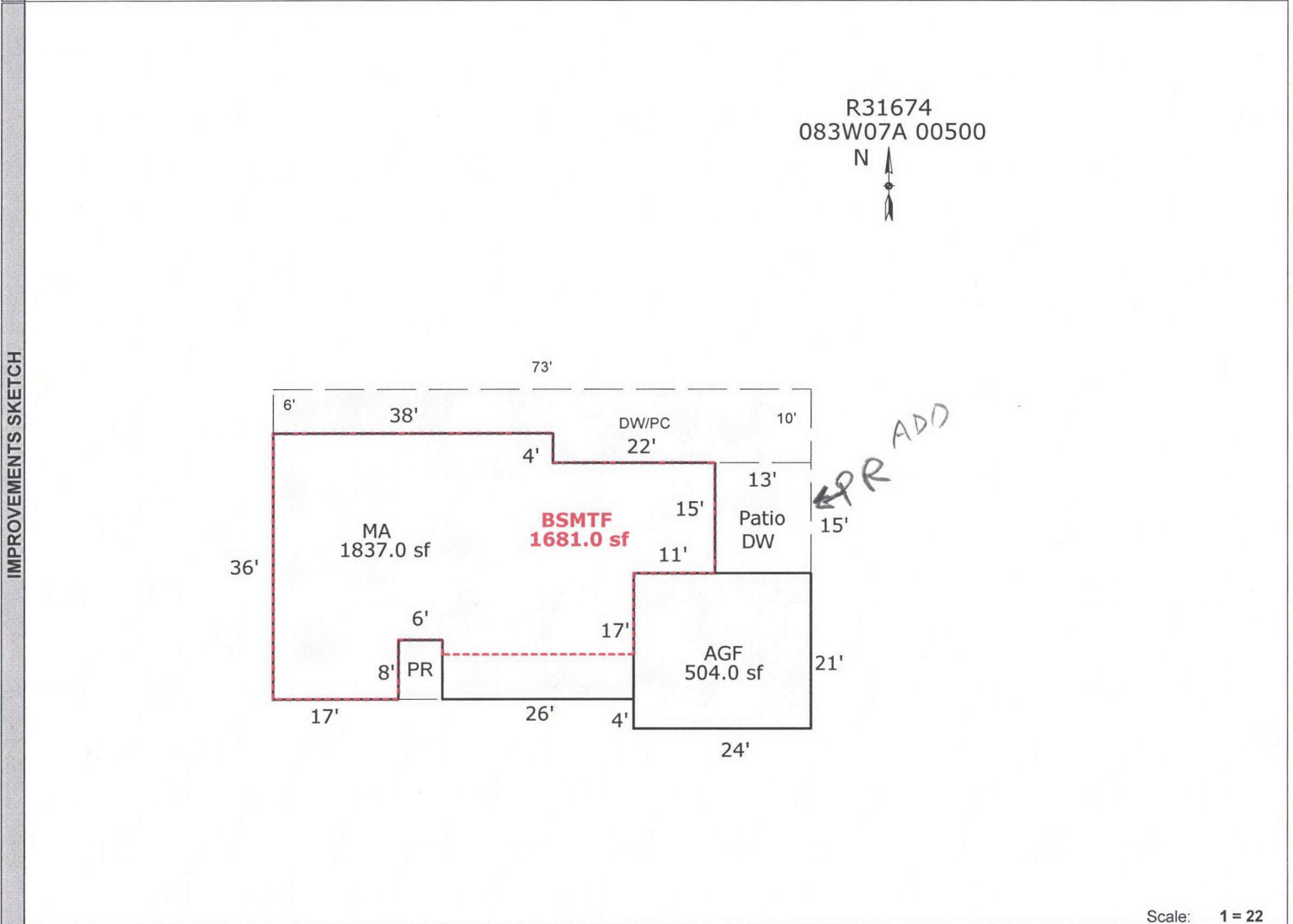
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	3000	2012	8460	1	Exception: Y N
DECK <span style="margin-left: 20px;"><u>Keep</u></span>	5	578	2012	10866	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER <span style="margin-left: 20px;"><u>✓</u></span>	5	195	2012	5316	1	Exception: Y N
YARD IMPROVEMENTS GOOD	6	1	2005	53827	1	Exception: Y N

# SKETCH/AREA TABLE ADDENDUM

Parcel No R31674

File No 083W07A 00500

SUBJECT	Property Address <b>4125 Clarissa Ln S</b>
	City <b>Salem</b> State <b>OR</b> Zip <b>97302</b>
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1837.0	208.0	1837.0
	BSMT	BSMTF	1.00	1681.0	196.0	1681.0
	GAR	AGF	1.00	504.0	90.0	504.0
P/P	Patio	1.00	195.0	56.0		
	PR	1.00	48.0	28.0		
	DW/PC	1.00	578.0	166.0	821.0	
Net LIVABLE Area (rounded w/ factors)						1837

Comment Table 1	
Apex 12/03/10 Jane 3/19/13-Jane: edit to add sf to ma; dw/pc and pr	
Comment Table 2	Comment Table 3
GRH 12/1/15	S.V L4