

Acct ID: 532520 MTL: 083W20D000300 Date: **11/18/25** Appr: **GRH** Prop Class: 641 RMV Prop Class: 401
 Situs: 2352 JORY HILL RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 30995 Year: 2025

Last Date Appraised: 05/28/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: HIEBERT LT Last Sales Date: 06/13/2022 Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 221866
 RMV Land: 474310 RMV Imp: 370400 RMV Total: 844710 MAV: 0 MSAV: 5006 SAV: 9704
 Comment: 25-26: L2 05.28.25 GRH
 25-26: L2 12.03.24 GRH
 23-24 L4 03.16.23 WW

Notations

New House 100%

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

Forest ok

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDS <i>FAIR m/m</i>	35000	92430	16700

Land

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 23430
 Class: 2BDSS Value Source: Market Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 49100 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:
 Liability year - 2025 (was 1981)
 13-14: UPDATED PART TOTALS / 2400230: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL //05-06: ROLLOVER FROM FARM TO FOREST

Site: 2 Code Area: 92430 Size: 8.74 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 390210 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2025 (was 1981)
 13-14: UPDATED PART TOTALS / 2400230: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL //05-06: ROLLOVER FROM FARM TO FOREST

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 5926 % Complete: **30.00** *100*
 Desc: Multi Story above grade Dimensions: RMV: 370400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 176730 Adjust: Adjust RMV: 0

Flors *Add a plus(+) to class for; exterior stones above average design, complex rooflines,*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5 +	Finished	4032	2	FB-2/ HB-1	2024	2024	HVAC+, ROOF, BATH - 2, BTH - 1, FP - 3, KIT+, BATH+	Y N
Second Floor	5 +	Finished	1894	4	FB-2	2024	2024	HVAC+, BATH - 2	Y N
Garage Attached	5 +	Finished	998	0	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	5	0	2024	13380	1	Y N

Farm Notes

2022FARM
 4/13/22: Inspected by #77CWO L4, noticed some clearing has taken place. Check for replanting 5/1/23
 2023FARM
 9/14/23: Inspected 5/31/23 by WW L2 approximately 0.62 acres forestland cut and not replanted. Send intent letter.
 2024FARM
 24-25: WW spoke to Jared 1/22/24 on phone. Trees have been ordered from Brooks Nursery planting to be done in March 2024. Anticipates building of res to being on S part of lot and will not qualify for SA Homesite. Will measure out exact area of homesite vs assigning 1.0 full acre. Recheck 1/1/25.
 2025FARM
 25-26: Per CWO 3-17-25, disqual 1.0 acre w/add tax for new homesite. Sending intent letter 3-19-25.

5/28/25 L2 GRH FORESET OK REPLANTED ✓



MA 11.18.25



11.18.25



11.18.25



11.18.25



11.18.25



AGF 11.18.25

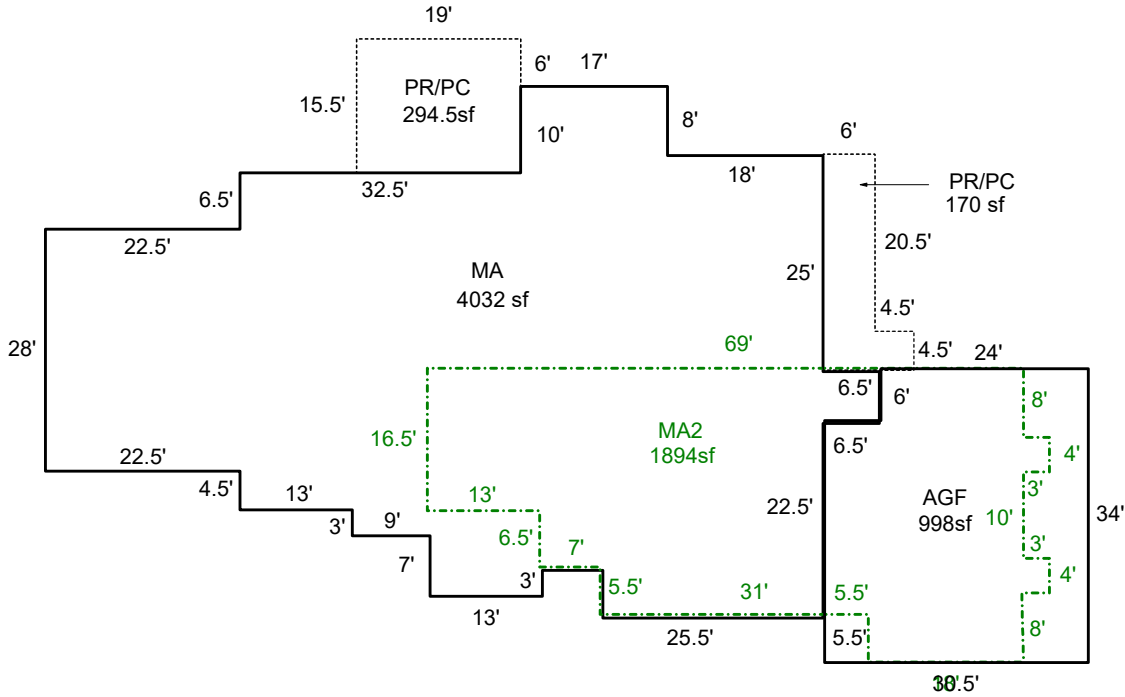
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 532520 Parcel No.: 083W20D000300
 Property Address: 2352 JORY HILL RD S
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

532520
083W20D000300
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4032.3	322.0	4032.3
GLA2	MA2	1.0	1894.0	218.2	1894.0
GAR	AGF	1.0	998.0	129.0	998.0
P/P	PR/PC	1.0	294.5	69.0	
	PR/PC	1.0	170.3	71.0	464.8

COMMENT TABLE 1

APEX BY CLOBERG 08/12/24 24-000890 MA
 UPDATED BY CLOBERG 10/14/24 2ND FLOOR MA
 UPDATED BY CLOBERG 02/05/25

COMMENT TABLE 2

GRH 12/03/24
 GRH 11/18/25

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE cnt 0 (rounded) 5,926

Percent Complete Form

Account # 532520

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%		2%	55%	1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%		2%		2%	
2%	90%	2%	70%	2%	75%
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR GRH Date 12/3/24 YR For 25-26 % COMP 30
 APPR GRH Date 11/18/25 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 _____
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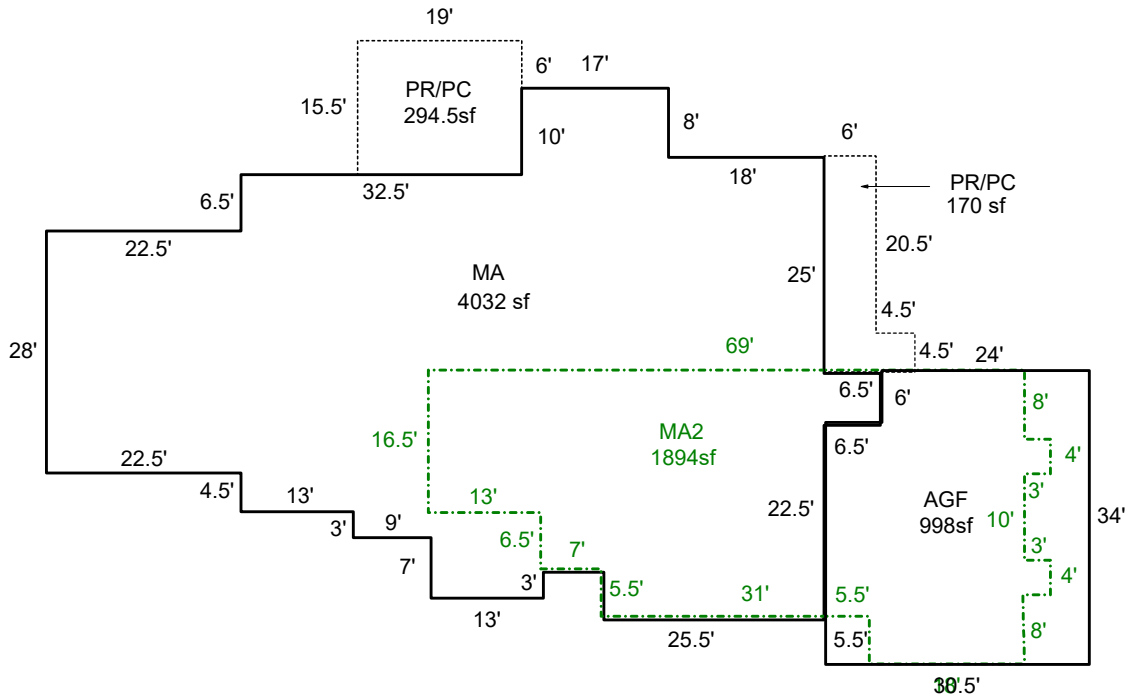
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Assessor Monthly Issued Permit Report

For 7/1/2024 to 7/31/2024

PERMIT#: 555-24-000890-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 2/1/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/9/2024
 CATEGORY: Comprehensive EXPIRES: 1/26/2025

OFFICE: MC
 PARCEL#: 083W20D000300 R32520
 ACRES: 9.74
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 2352 JORY HILL RD S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	5038512932
CCB	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	5038512932
OWNER	HIEBERT LT	1532 WEBSTER DR SE SALEM, OR 97302	
SITE CONTACT	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	5038512932

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 6 BDRM 4 BATH

VALUATION: \$1,077,986.85

STORIES: 2

BATHS: 4

KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 7514

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	5921 Sq Ft
U Utility, misc.	VB	1024 Sq Ft
U Utility, misc. - half rate	VB	569 Sq Ft