

Acct ID: 545994 MTL: 082W11C001500 **L2** Date: **11-4-25** Appr: **CLUKE** Prop Class: 401 **INPUT 12-3-25** RMV Prop Class: 401  
 Situs: 4435 ROSE BOWL LN SE SALEM OR 97317 **Account 12-3-25** MaSaNh: 01 06 004 Unit: 132447 Year: 2025  
 Last Date Appraised: 12/17/2024 Appraiser: CLINT LUKE Tag: **Y** N Tag info: 2026 - Tags/Permit (Completion)  
 Owner: RUIZ, NOE NUNEZ Last Sales Date: 11/29/2022 Roll Type: R  
 Cycle: **6** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 382860  
 RMV Land: 302560 RMV Imp: 549420 RMV Total: 851980 MAV: 192220 MSAV: 0 SAV: 0  
 Comment: 25-26 L2 12/17/24 CLUKE  
 24-25: L2 01.05.23 GRH  
 23-24 L4 04.18.23

**24-000988 EXPIRED 02-25**

**OSDs** **SHOWER PAN DENIED 1/9/25**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05410	0

**Land**

Site: 1 Code Area: 05410 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 252560 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

Bldg: 4 Code Area: 05410 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3315 % Complete: 55.00  
 Desc: Multi Story above grade Dimensions: RMV: 399560  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 190640 Adjust: Adjust RMV: 0

**65**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1650	0	0	2024	2024	ROOF	Exception: Y N
Second Floor	5	Finished	1665	0	0	2024	2024		Exception: Y N
Garage Attached	5	Finished	948	0	0	2024	2024	ROOF	Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05410 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1440 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 40x36 RMV: 10570  
 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	4	Finished	1440	0	0	1998	1998	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 05410 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3000 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 60x50, 60x20 RMV: 139290  
 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	3000	0	0	2023	2023	AVG	Exception: Y N
GP Building Attic	6	Finished	1200	0	0	2023	2023		Exception: Y N

**Accessories**

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

Percent Complete Form

Account #

545994

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	<del>3%</del>		3%	
2%	0%	Excavation	<del>2%</del>	0%	4%	0%
3%		Foundation	<del>3%</del>		10%	
35%	45%	Framing	<del>14%</del>	20%	16%	35%
8%	50%	Trusses	<del>7%</del>	30%	7%	40%
7%	60%	Roofing	<del>7%</del>	35%	7%	45%
7%	65%	Windows/Ext Doors	<del>7%</del>	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	<del>4%</del>	55%	3%	65%
3%		Electrical Rough-In	<del>3%</del>		2%	
2%	80%	Heating Rough-In	<del>2%</del>	60%	1%	70%
		Heating Unit	<del>1%</del>		1%	
3%		Insulation	<del>3%</del>		2%	
5%	85%	Drywall (Finished)	<del>5%</del>	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	<del>2%</del>		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	85%	2%	85%
2%		Plumbing Fixtures	4%		3%	
3%		Floor Coverings & Countertops	7%		6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR ANCE Date 12-17-24 YR For 25-26 % COMP 55

APPR ANCE Date 12-3-25 YR For 26-27 % COMP 65

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 \_\_\_\_\_

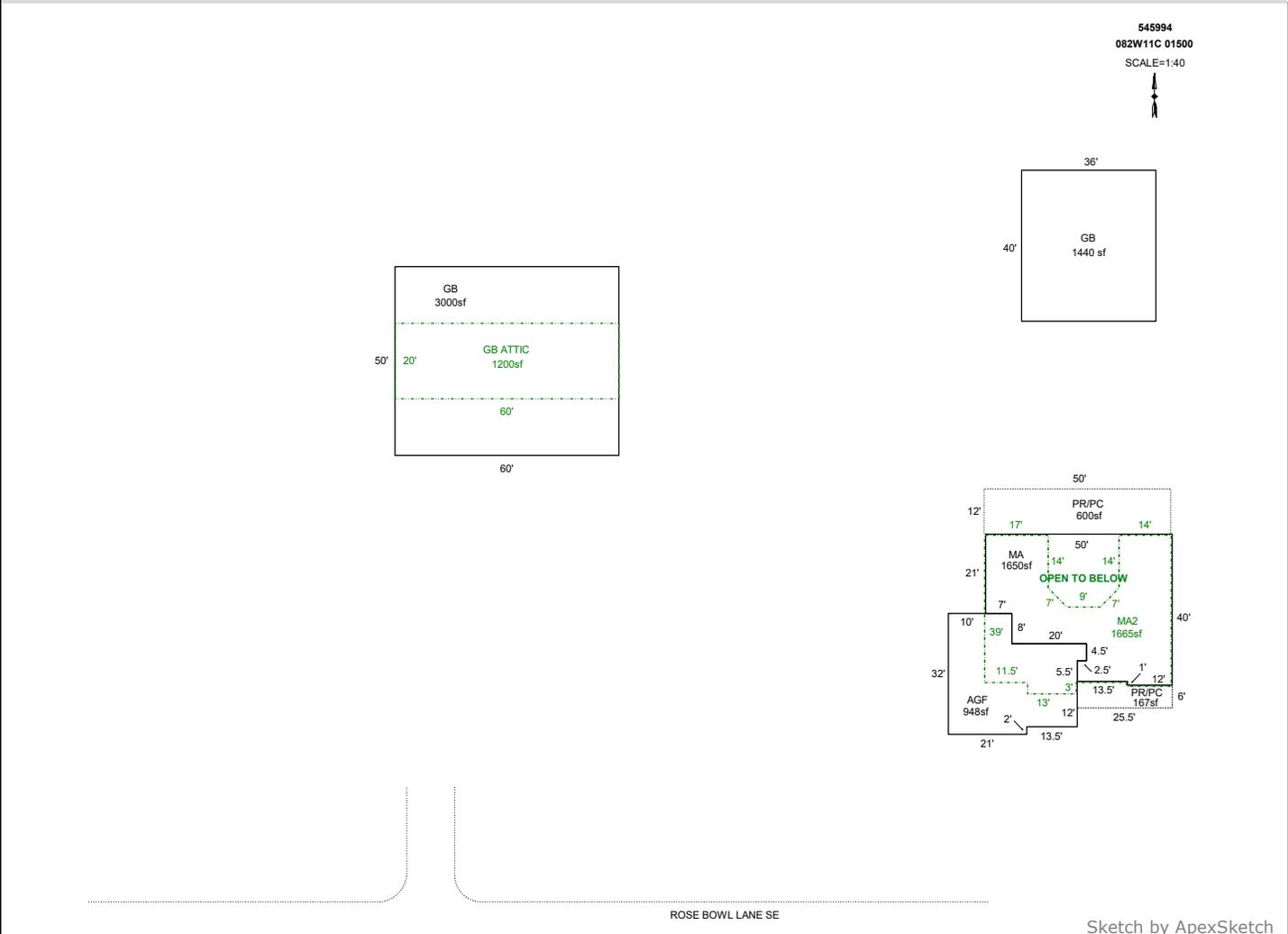
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 545994 Parcel No.: 082W11C 01500  
 Property Address: 4435 ROSE BOWL LN SE  
 City: Salem County: Marion 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	GB	1.0	1440.0	152.0	
	GB	1.0	3000.0	220.0	4440.0
GBA2	MA2	1.0	1665.0	218.1	
	GB ATTIC	1.0	1200.0	160.0	2865.0
GLA1	MA	1.0	1649.8	185.0	1649.8
GAR	AGF	1.0	948.3	138.0	948.3
P/P	PR/PC	1.0	166.5	65.0	
	PR/PC	1.0	600.0	124.0	766.5
	Net LIVABLE	cnt	0 (rounded)		1,650
	Net BUILDING	cnt	4 (rounded)		7,305

### COMMENT TABLE 1

DRAWN BY JRONDEMA 2/27/18  
 UPDATED BY CJURAN 08/28/2023 555-23-005651  
 UPDATED BY CJURAN 02/08/2024  
 UPDATED BY CLOBERG 08/08/24 24-000988 MA  
 UPDATED BY CLOBERG 12/24/24

### COMMENT TABLE 2

GRH 01/05/2024  
 CLUKE 10/29/24  
 CLUKE 12/17/24

### COMMENT TABLE 3

TAGS L2  
 TAGS L2  
 TAGS L2



11/4/25



11/4/25



11/4/25



11/4/25