

Acct ID: 548059 MTL: 082W02BC01600 **L2** Date: **11-5-25** Appr: **Anna** Prop Class: 401 RMV Prop Class: 401
 Situs: 2011 KING BIRD CT SE SALEM OR 97317 **APPRVAL 12-3-25** MaSaNh: 01 06 004 Unit: 116987 **INPUT 12-3-25** Year: 2025
 Last Date Appraised: 05/19/2017 Appraiser: CLINT LUKE Tag: **0** N Tag info: _____
 Owner: DUNCAN, JIMMY JR Last Sales Date: 01/17/2025 **Anna** Roll Type: R
 Cycle **0** Sales Verification Other: _____ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 397420
 RMV Land: 280510 RMV Imp: 542190 RMV Total: 822700 MAV: 397420 MSAV: 0 SAV: 0
 Comment: **LIVING ROOM ADDON + PATIO**
25'004275 INSULATION 10/30/25 ROTAC

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 1.52 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 230510 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 17-18: CYCLE WORK #94 CHG OSD// 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1882 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 363900
 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	4	Finished	1882	3	FB-2/ HB-1	1997	1997	BATH - 2, BTH - 1, KIT, HVAC+, FP - 1, ROOF	Y N
Garage Attached	4	Finished	634	0	0	1997	1997	ROOF	Y N

Accessories **MA** **273** **2025 2025** **80% Comp** **Y**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1997	27927	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 880 % Complete: 100.00
 Desc: Res other improvements Dimensions: _____ RMV: 167100
 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
Attic	3	Finished	880	0	FB-1/ HB-1	1999	1999	BTH - 1, HVAC+	Y N
Garage Oversized Detached	3	Finished	1330	0	FB-1/ HB-1	1999	1999	BTH - 1, ROOF, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	114	1999	2207	1	Y N

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: _____ RMV: 11190
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4000	2000	10560	1	Y N

Percent Complete Form

Account # 540059

Additions

New Homes

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

APPR Date 12-3-25 YR For 25-26 % COMP 80

APPR Date YR For % COMP

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

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

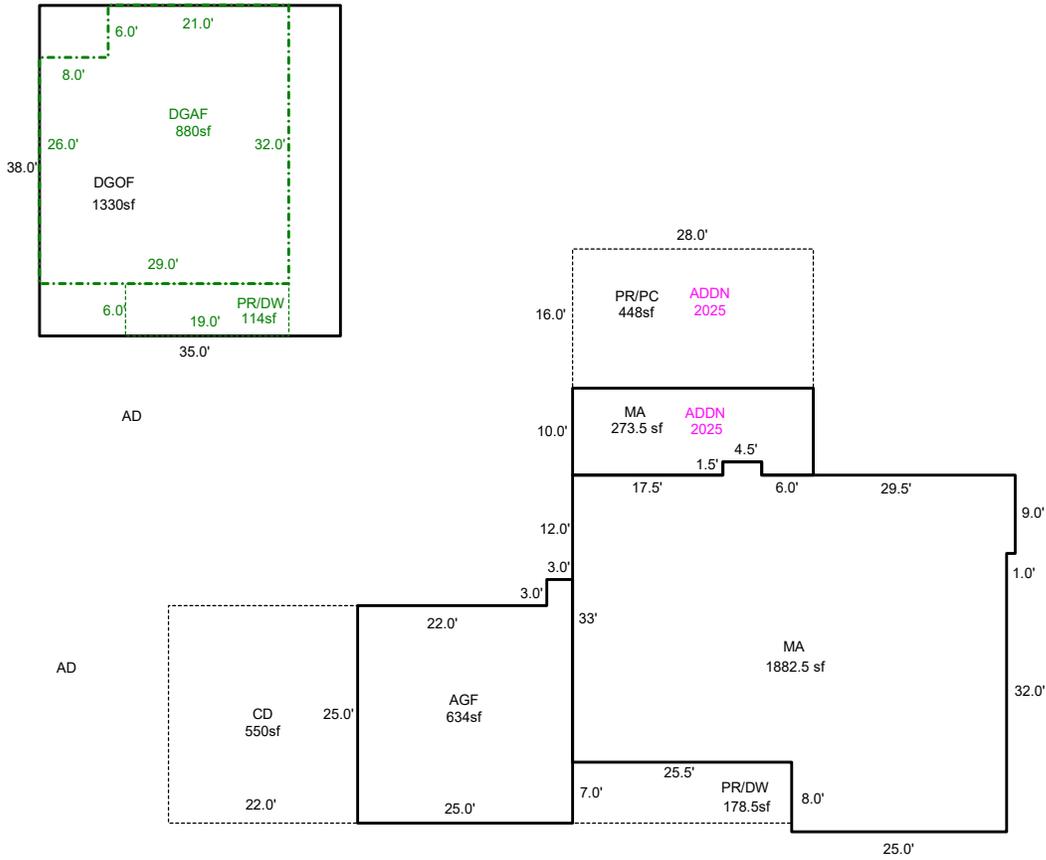
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548059 Parcel No.: 082W02BC01600
 Property Address: 2011 KING BIRD CT SE
 City: SALEM County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

548059
082W02BC01600
SCALE=1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1882.3	188.0	1882.3
GAR	DGOF	1.0	1330.0	146.0	
	DGAF	1.0	880.0	122.0	
	AGF	1.0	634.0	106.0	2844.0
MA	MA	1.0	273.3	79.0	273.3
P/P	PR/DW	1.0	114.0	50.0	
	CD	1.0	550.0	94.0	
	PR/DW	1.0	178.5	65.0	
	PR/PC	1.0	448.0	88.0	1290.5

COMMENT TABLE 1

APEXED BY NRC 06/09/2009
 UPDATED BY JRONDEMA 7/12/17
 UPDATED BY CLOBERG 09/04/25 25-004275 ADDN

COMMENT TABLE 2

5.19.17 SR #94 CYCLE,NV

Genl 11-5-25
Genl 12-3-25

COMMENT TABLE 3

TABS 12
TABS 24

Net LIVABLE cnt 1 (rounded) 2,156



11/4/25



11/4/25



11/4/25