

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/29/2025

Acct ID: 556043 MTL: 083W08C005300 Date: 11/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 2946 SPRING HOLLOW LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 35685 Year: 2025

Last Date Appraised: 10/07/2013 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: GARY & JAN WOLZ TR Last Sales Date: 03/20/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 344200
RMV Land: 326520 RMV Imp: 523210 RMV Total: 849730 MAV: 344200 MSAV: 0 SAV: 0

Comment:

MLS 825144
DOM 47
Sale code : 30

Update inv

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <i>Good I/O</i>	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.07 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: 4hd RMV: 276520 Exception: Y N
Adjustment(s): VWAR view good - mountain view Fire Patrol: Description:
Comments: 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 143 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2679 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 523210
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	1652	2	FB-2	1997	1997	ROOF, KIT, HVAC, FP - 1, BATH - 2	Y <u>N</u>
Basement	4 +	Finished	1027	<u>1</u>	FB-1	1997	1997	HVAC, BATH - 1	Y <u>N</u>
Basement - <i>Garage</i> <i>- History shows this</i>	4 +	Unfinished	680	0	0	1997	1997		Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2670	<u>1997 2024</u>	6969	1	Y <u>N</u>
YARD IMPROVEMENTS AVERAGE	4	1	1997	27927	1	Y <u>N</u>

*Add Attic 13x26 - per listing ±/0
1997 YR - EYB*

ACCOUNT # 556043 DATE: 11/6/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GTH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE mp
 STAT / CLASS _____
 SIZE _____
 FAIR 12x16
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2013
 EFF YR 2013
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W08C 05300

File No R56043

Property Address 2946 SPRING HOLLOW LN S

City SALEM

County MARION

State OR

Zip 97302

Owner

Client

Appraiser Name

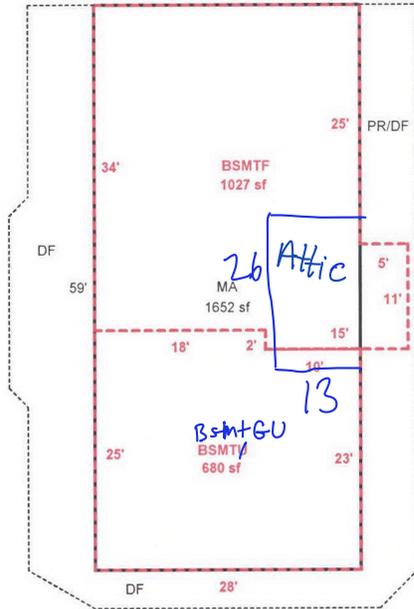
SUBJECT

IMPROVEMENTS SKETCH



APEX UPDATED

R56043
083W08C 05300
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1652	174	1652
GLA0	BSMTF	1.00	1027	138	1027
BSMT	BSMTU	1.00	680	106	680

Comment Table 1

DRAWN BY JRONDEMA 4/4/18

Comment Table 2

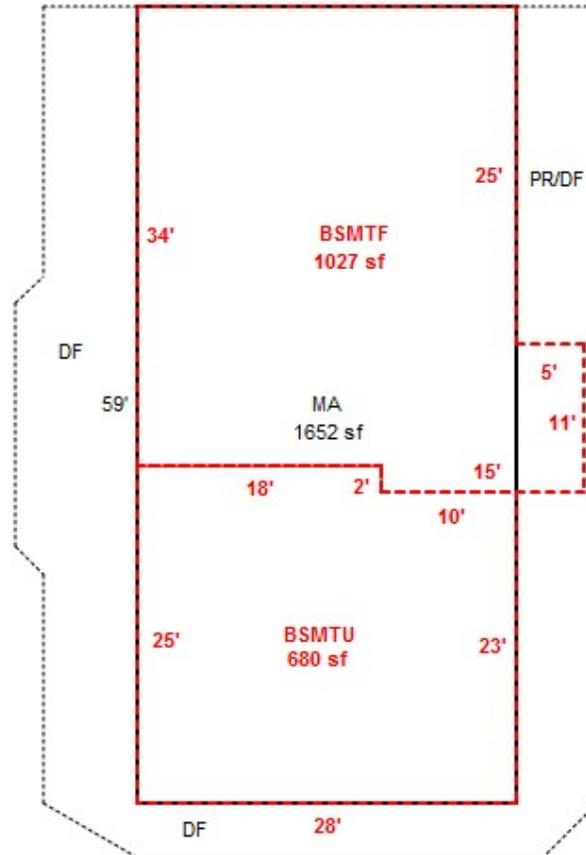
GRA 11/6/25

Comment Table 3

S.V L4

Net LIVABLE Area (rounded w/ factors) 2679

AREA CALCULATIONS





083W08C 05300
401 01C R43
2400230

R56043

JAHN, BARRY & BETTY L

2.07 Acres

2/7/01

LS - AVE

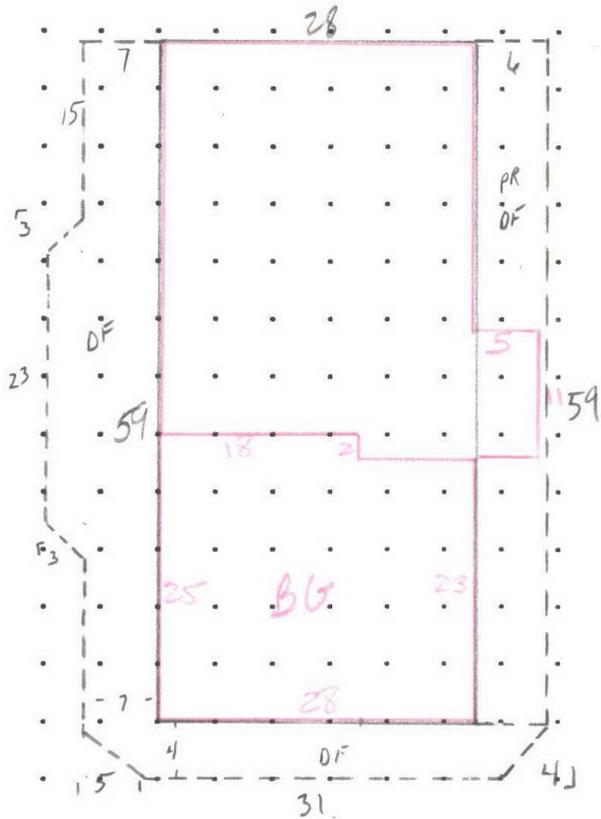
VIEW - AVE

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 73439-011

MAP NO: 8-3W-08C

TAX LOT: 5300



CALCULATIONS:

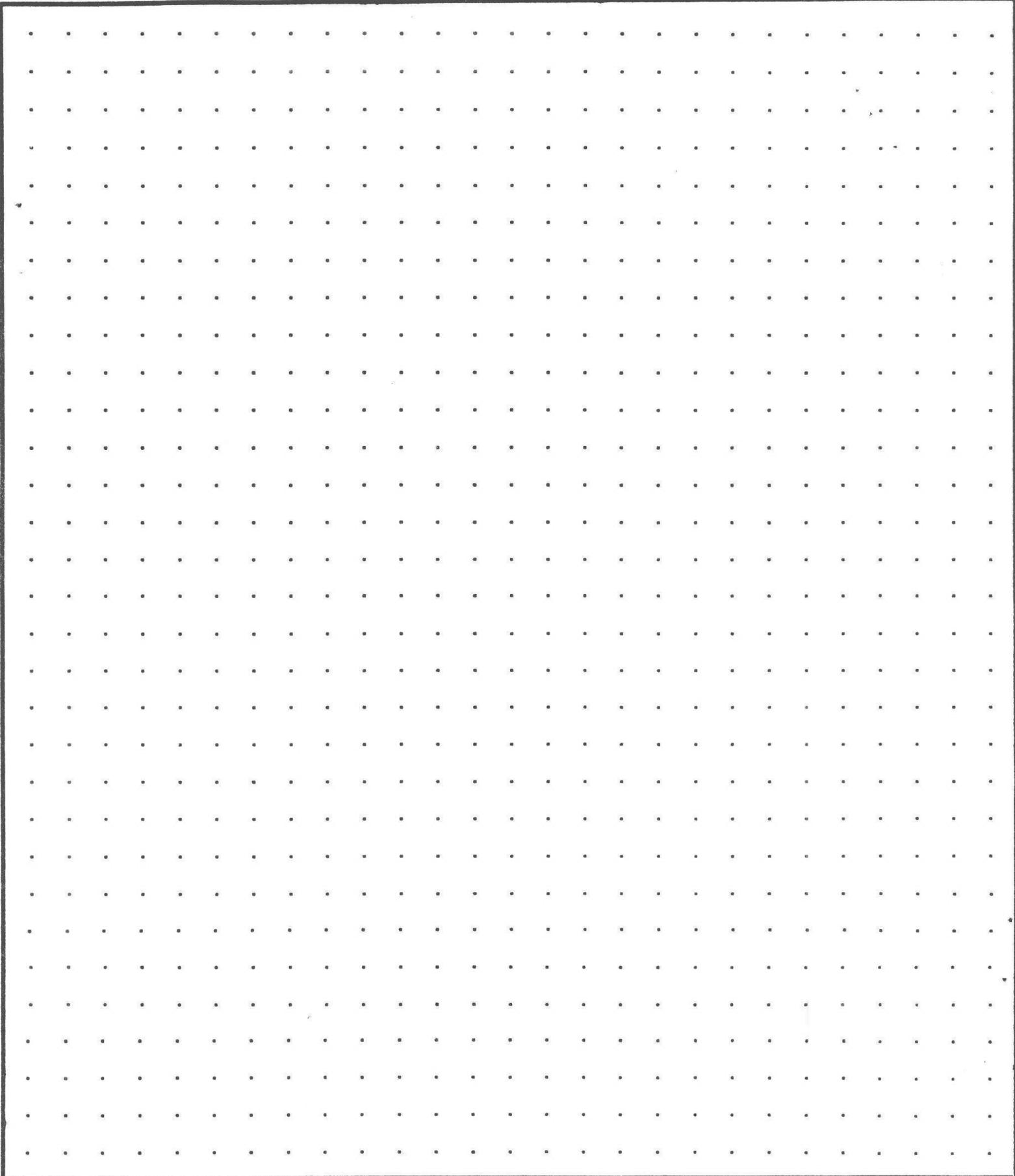
B6 $18 \times 2 = 36$
 $23 \times 28 = 644$
680

B6MT $34 \times 28 = 952$
 $10 \times 10 = 100$
 $5 \times 11 = 55$
1107

1ST FLOOR $28 \times 59 = 1652$

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 1996	ADDRESS: 2946 SPRING HOLLOW LN	SALES
DATE	BY	REMARKS: BUILDER: SWEARINGEN + SONS (LOG HOME)	Date
7-30-96	PV (signature)		Amt.
10-7-13	TS		



CALCULATIONS:

SCALE: 1" = 20'

R56043 083W08C 05300 Appr #: _____ Date _____ Prop Class 401 Prop Code R43
 Situs Address 2946 SPRING HOLLOW LN S 97302 Franchise Code 73 Year For: 2013-2014
 Owner BARRY M & BETTY L JAHN JRLT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 174,000 RMV Imp: 169,490 RMV Total: 343,490 M50 Total: 241,460

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	2.07	VIEWA.RUR 30000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

10/17/13

Date 10/17/13 Clerk Chris

ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

R56043 083W08C 05300 Appr #: 73 Date 10-7-13 Prop Class 401 Prop Code R43
 Situs Address 2946 SPRING HOLLOW LN S 97302 Franchise Code 73 Year For: 2013-2014
 Owner BARRY M & BETTY L JAHN-JRLT &

Notes: STO Tags Cycle Sales Verification Other: _____

RMV Land:	174,000	RMV Imp:	169,490	RMV Total:	343,490	M50 Total:	241,460
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1652	Eff Area 1652		
Length	Width	Roof Cover <u>ARCMP</u>	Plumbing BATH2		Heat AC		
Fireplace SGL-P		Inter. Comp: DSP;DW;H&F;RNG			Bedrooms 2		
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qlty ___ % Comp ___ Func ___ Econ ___			RMV: 86,640		
Lump Sum _____	Except Code/Year <u>FMU</u>	Comments _____					
Seg.Type BSMTF	Seg. # 1.2	Method: R05	Class 4	Area 1107	Eff Area 1107		
Length	Width	Roof Cover	Plumbing BATH1		Heat AC		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qlty ___ % Comp ___ Func ___ Econ ___			RMV: 52,240		
Lump Sum _____	Except Code/Year <u>NE</u>	Comments _____					
Seg.Type BSMTU	Seg. # 1.3	Method: R05	Class 4	Area 680	Eff Area 680		
Length	Width	Roof Cover	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qlty ___ % Comp ___ Func ___ Econ ___			RMV: 21,330		
Lump Sum _____	Except Code/Year <u>UC</u>	Comments _____					

Accessory Improvements

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp ___ Econ ___		RMV: 4,560		
Lump Sum _____	Except Code/Year <u>MC</u>	Comments _____					
Seg.Type AD	Seg. # 1.5	Method: R05	Class	Area 2670	Eff Area 2670		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built: 1997	Cond. P F A G E	% Comp ___ Econ ___		RMV: 4,720		
Lump Sum _____	Except Code/Year <u>MC</u>	Comments _____					

Out Buildings





R56073

10-7-13

