

Acct ID: 558201 MTL: 082W11B005500 Date: 10/25 Appr: WW Prop Class: 401 INPUT 10-28-25 Prop Class: 401
 Situs: 3958 78TH AVE SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 113234 Year: 2025

Last Date Appraised: 12/16/2024 Appraiser: CLINT LUKE Tag: Y 2 Tag info: 2026 - Tags/Permit (Completion) _____
 Owner: ELLIS, CHRISTOPHER M & ELLIS, MARSHA M Last Sales Date: 07/15/2015 Roll Type: R
 Cycle 2 Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 429320
 RMV Land: 334030 RMV Imp: 430970 RMV Total: 765000 MAV: 401780 MSAV: 0 SAV: 0
 Comment: 25-26 L2 12/16/24 CLUKE 24-004873 FINROD 6/9/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92410	0

Land

Site: 1 Code Area: 92410 Size: 2.49 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 294030 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 17-18: PER #94 CHG OSD / 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 3027 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 371380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 27540 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1976	3	FB-2	1976	1976	ROOF, KIT, HVAC, FP - 1, BATH - 2	Y N
First Floor	4	Finished	1051	0	0	1976	1976	<u>100%</u>	<u>Y</u> N
Garage Attached	4	Finished	461	0	0	1976	1976	ROOF	Y N

Accessories

Description	Class	Size Sqft
ENCLOSED PORCH	4	36
YARD IMPROVEMENTS AVERAGE	4	

Account Number: 558201 Appraiser: WW Date: 10/30/2025

	Sq. Ft.	% Good	% of Whole	
Addition:	<u>1051</u>	<u>100%</u>	<u>35%</u>	<u>35%</u>
Basement:				
First Floor:	<u>1976</u>	<u>76%</u>	<u>65%</u>	<u>50%</u>
Second Floor:				
Attic:				
Total Sq.Ft.:	<u>3027</u>	<u>100%</u>		<u>84%</u> = Updated % Good

NEW EYB 1992 PER PROCEDURE

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1976
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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
Multi-Purpose Bldg	4	Finished	64	0	0	1976	1976		Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1976 Eff Year Blt: 2004 Sq.Ft: 720 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 11110
 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	5	Finished	720	0	0	1976	2004	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1976 Eff Year Blt: 2004 Sq.Ft: 128 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 8x16 RMV: 310
 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
Lean-to Light Duty	4	Finished	128	0	0	1976	2004	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 316 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3500 % Complete: 100.00
 Desc: Arenas (HA) Dimensions: 50x70 RMV: 47170
 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
Horse Arena	5	Finished	3500	0	0	2005	2005	AVG Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 240 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 24x10 RMV: 1000
 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
Lean-to Heavy Duty	4	Finished	240	0	0	2005	2005	Exception: Y N

Accessories

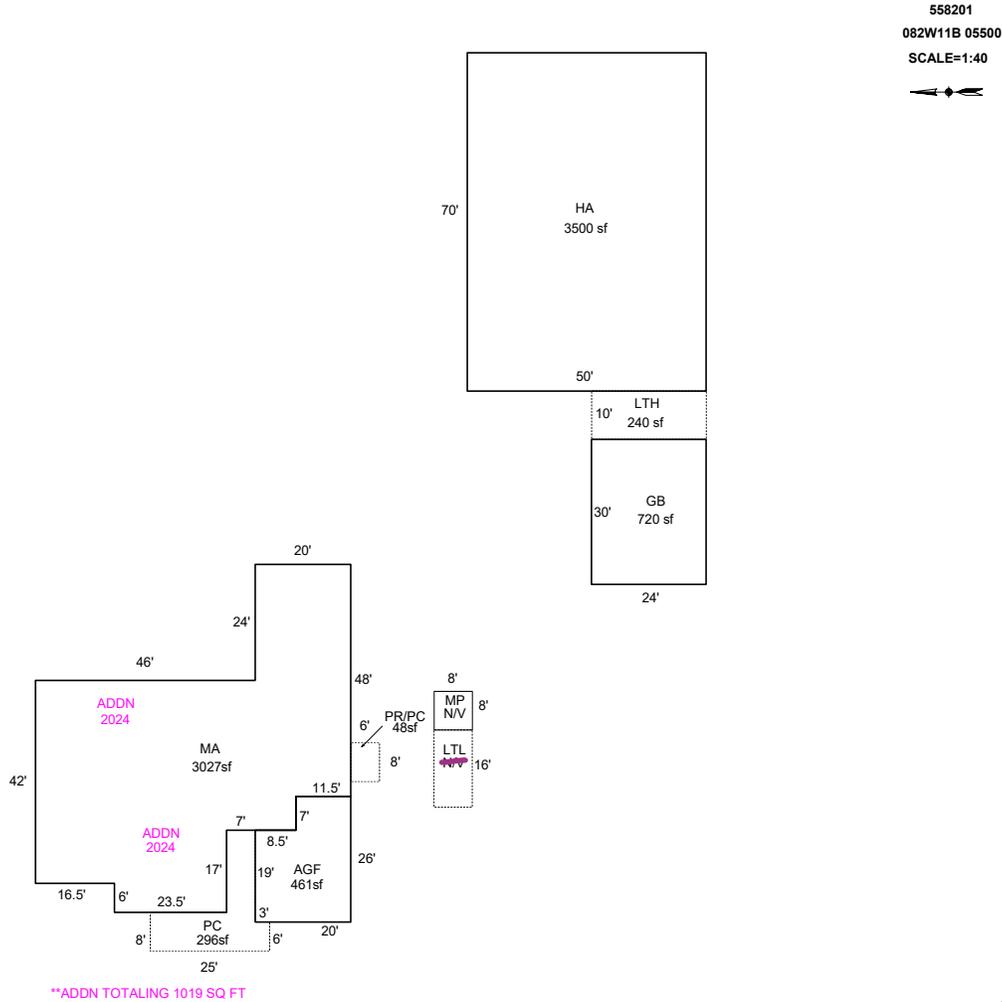
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 558201 Parcel No.: 082W11B 05500
 Property Address: 3958 78TH AV SE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



**ADDN TOTALING 1019 SQ FT

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	720.0	108.0	
	LTH	1.0	240.0	68.0	
	HA	1.0	3500.0	240.0	4460.0
GLA1	MA	1.0	3026.5	276.0	3026.5
GAR	AGF	1.0	460.5	92.0	460.5
P/P	PR/PC	1.0	48.0	28.0	
	PC	1.0	296.0	100.0	344.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/26/18
 UPDATED BY CLOBERG 09/13/24 24-004873 ADDN
 UPDATED BY CLOBERG 12/24/24

COMMENT TABLE 2

CLUKE 12/17/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 3,027
 Net BUILDING cnt 3 (rounded) 4,460

Clue 10-8-25
TAGS L2