

Acct ID: 558206 MTL: 082W11B003200 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401  
 Situs: 3875 TRAILBLAZER PL SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 113239 Year: 2025

Last Date Appraised: 08/21/2017 Appraiser: CLINT LUKE Tag: Y N Tag info: \_\_\_\_\_  
 Owner: HALVORSEN, DON CLAS Last Sales Date: 02/10/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 421310  
 RMV Land: 295300 RMV Imp: 453160 RMV Total: 748550 MAV: 421310 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**OSDs**  
SV, VPA E4B + INV

MLS: 824208  
DOM: 37 Code: 30

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92410	0

**Land**

Site: 1 Code Area: 92410 Size: 1.63 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 235390 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 17-18: PER #94 CHG OSD / 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

2001 W/P + Bathroom

Bldg: 1 Code Area: 92410 Stat Class: 142 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 2474 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 425680  
 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	1221	0	FB-1/ HB-1	1991	1991	KIT+, ROOF, FP - 1, BATH+, HVAC+, BTH - 1	Y N
Second Floor	4	Finished	1011	3	FB-2	1991	1991	HVAC+, BATH - 2	Y N
Attic	4	Low Cost	242	0	0	1991	1991		Y N
Garage Attached	4	Finished	484	0	0	1991	1991	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1991	35952	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: \_\_\_\_\_ RMV: 5990  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

MOVE TO  
44

**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	2244	1991	5655	1	Y N

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: \_\_\_\_\_ 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
No floor data available									

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1040 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 26x40 RMV: 15250  
 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	
General Purpose Bldg	5	Finished	1040	0	0	2008	2008	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 92410    Stat Class: 341    Year Blt: 1990    Eff Year Blt: 1990    Sq.Ft: 128    % Complete: 100.00  
 Desc: Multi Purpose Shed (MP)    Dimensions: 16x8    RMV: 860  
 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	
Multi-Purpose Bldg	4	Finished	128	0	0	1990	1990	FAIR	Exception: Y N

**Accessories**

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

Bldg: 6    Code Area: 92410    Stat Class: 341    Year Blt: 2010    Eff Year Blt: 2010    Sq.Ft: 160    % Complete: 100.00  
 Desc: Multi Purpose Shed (MP)    Dimensions: 16x10    RMV: 5380  
 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	
Multi-Purpose Bldg	6	Finished	160	0	0	2010	2010	FAIR	Exception: Y N

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W11B 03200

File No R58206

Property Address 3875 TRAILBLAZER PL SE

City SALEM

State OR

Zip 97317

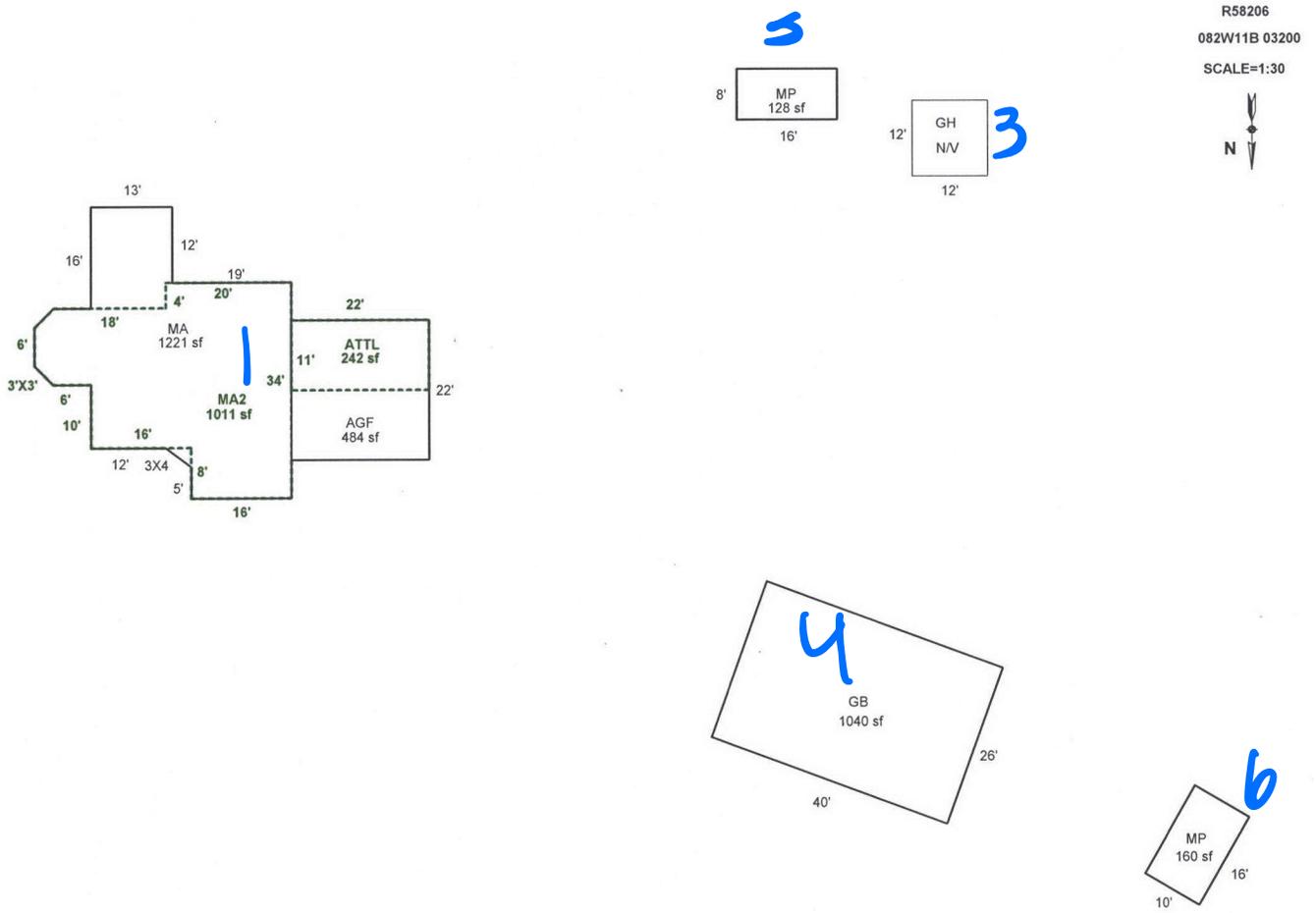
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1221	168	1221
GLA2	MA2	1.00	1011	146	1011
	ATTL	1.00	242	66	1253
GBA1	GB	1.00	1040	132	1040
	MP	1.00	160	52	1200
	MP	1.00	128	48	1328
GAR	AGF	1.00	484	88	484
Net LIVABLE Area (rounded w/ factors)					2474
Net BUILDING Area (rounded w/ factors)					1328

#### Comment Table 1

APEX BY CE 1/5/09  
Updated by JROUBENAK 8/29/17

#### Comment Table 2

8/21/17 SR #94 cycle, ver. GB+MP  
JSS 11.7.25 SV L4

#### Comment Table 3