

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: JJS 11.13.25 Print Date: 9/29/2025

Acct ID: 328775 MTL: 082W02A000801 Date: 11/6/25 Appr: JJS Prop Class: 401 RMV Prop Class: 401

Situs: 8231 MACLEAY RD SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 150377 Year: 2025

Last Date Appraised: 10/26/2023 Appraiser: CLINT LUKE Tag: Y N Tag info: _____

Owner: LUTH, JENNIFER Last Sales Date: 03/03/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 456090

RMV Land: 301420 RMV Imp: 654470 RMV Total: 955890 MAV: 0 MSAV: 0 SAV: 0

Comment: 24-25: L2 10.26.23 GRH

SV MLS: 818457 DOM: 255 CODE: 33
SALES LETTER

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	23860

Land

Site: 1 Code Area: 92410 Size: 2.03 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 119960

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 251420 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 24-25: Updated land classes

17-18: PER #94, ADD TREED ADJ & CHG OSD FROM FAIR TO AVG

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 151 - Year Blt: 1953 Eff Year Blt: 1990 Sq.Ft: 2681 % Complete: 100.00

Desc: One Story Only Dimensions: _____ RMV: 509400

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 243050 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	2681	3	FB-2	1953	1990	ROOF, FP - 1, KIT, BATH - 2, HVAC	Y N
Garage Attached	4	Finished	576	0	0	1999	1999	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	1990	46273	1	Y N

Bldg: 5 Code Area: 92410 Stat Class: 148 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements Dimensions: _____ RMV: 140500

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 67040 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	4	Low Cost	1120	0	FB-2	2011	2011	HVAC, ROOF, BATH - 2	Y N
Garage Oversized Detached	4	Finished	575	0	0	2011	2011		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92410 Stat Class: 355 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 297 % Complete: 100.00

Desc: Lean-to Heavy (LTH) Dimensions: _____ RMV: 1480

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 710 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Heavy Duty	5	Finished	297	0	0	2011	2011		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: 2011 Eff Year Blt: 2011 Sq.Ft: 144 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 9x16 RMV: 3090

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1470 Adjust: _____ Adjust RMV: 0

Floors

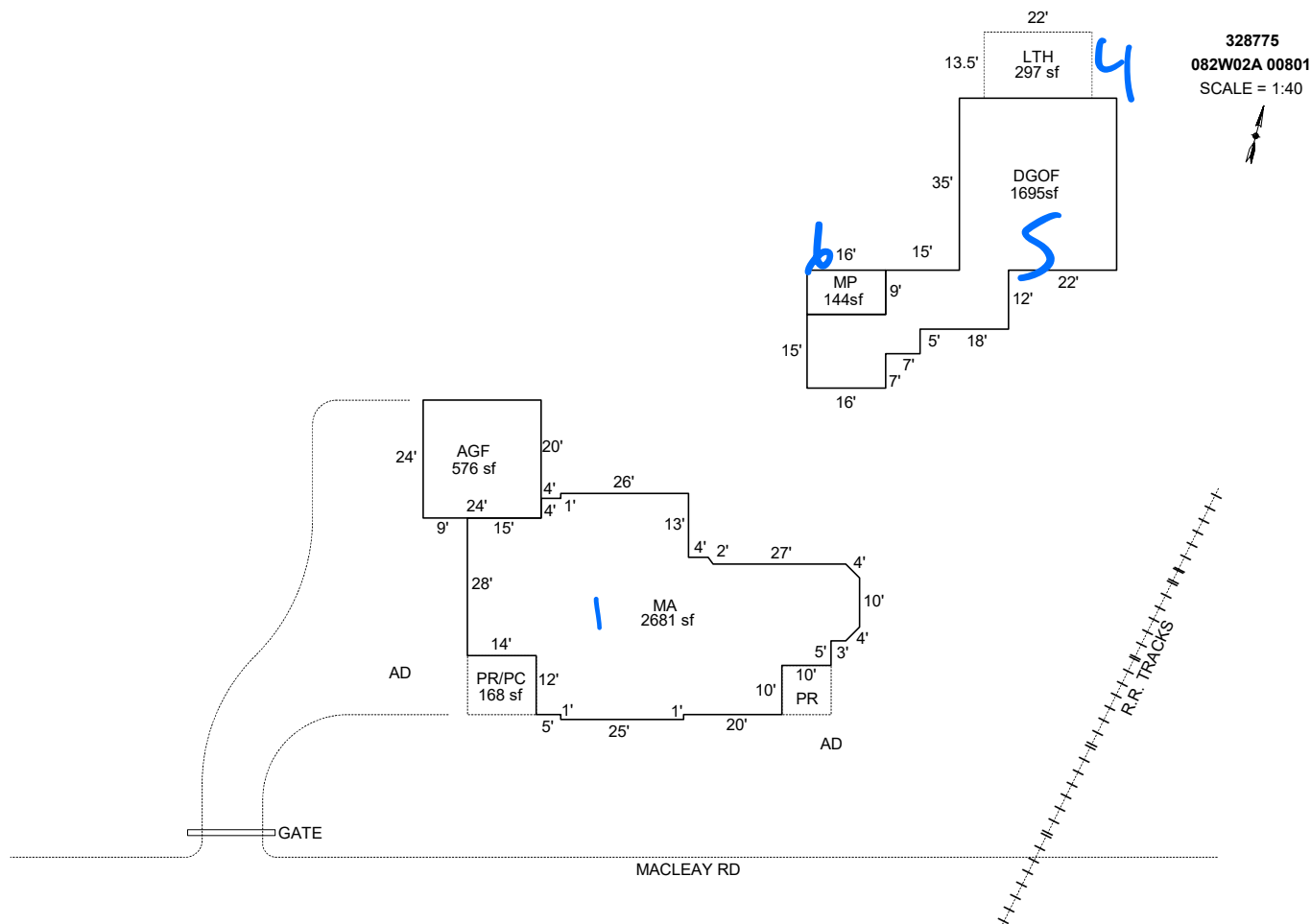
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	144	0	0	2011	2011	FAIR	Exception: Y N
Accessories									
Description					Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328775 Parcel No.: 082W02A 00801
 Property Address: 8231 MACLEAY RD SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	297.0	71.0	
	DGOF	1.0	1695.0	244.0	
	MP	1.0	144.0	50.0	2136.0
GLA1	MA	1.0	2681.3	247.7	2681.3
GAR	AGF	1.0	576.0	96.0	576.0
P/P	PR/PC	1.0	168.0	52.0	
	PR	1.0	100.0	40.0	268.0

COMMENT TABLE 1

APEXED BY NRC 05/27/2009
 Edited to add GB & LTH 5/17/12 Jane
 UPDATED BY JRONDEMA 10/31/16
 UPDATED BY CJURAN 01/22/2024
 UPDATED BY CLOBERG 04/23/25

COMMENT TABLE 2

GRH 10/26/2023
 WW 03/27/25

JSS 116.25

COMMENT TABLE 3

TAGS L2
 WO L4

SU 64

Net LIVABLE cnt 0 (rounded) 2,681
 Net BUILDING cnt 3 (rounded) 2,136