

Acct ID: 529919 MTL: 082W15A001100 Date: 12-5-25 Appr: Gene Prop Class: 451 RMV Prop Class: 451
 Situs: 5020 71ST AVE SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 94791 MPR 12-10-25 Year: 2025

Last Date Appraised: 07/18/2019 Appraiser: CLINT LUKE Tag: Y N Tag info: _____

Owner: RUIZ-OROZCO, JUAN LUIS Last Sales Date: 08/23/2021 Gene Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 0 3 4 LCB TTO INSP AV: 215530

RMV Land: 253300 RMV Imp: 256550 RMV Total: 509850 MAV: 215530 MSAV: 0 SAV: 0

Comment: 25-003235 2984 # ADD + 2080 # Remove TO 3/3
Ext SW 10-23-25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05550	0

Land

Site: 1 Code Area: 05550 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 203300 Exception: Y N
 Adjustment(s): Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05550 Stat Class: 141 151 Year Blt: 1966 Eff Year Blt: 1988 Sq.Ft: 1382 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 256490
 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	<u>S</u>	<u>1</u>	<u>1382</u>	<u>3</u>	<u>FB-1</u>	<u>1966</u>	<u>1988</u>	<u>ROOF, FR - 1, BATH - 1, HVAC, KIT -</u>	Y N
Garage Attached	<u>S</u>	<u>1</u>	<u>506</u>	<u>0</u>	<u>0</u>	<u>1966</u>	<u>1988</u>	<u>ROOF</u>	Y N

SET BASE BEFORE UPDATING
3044
952 2025 2025
45% complete
NOT THIS YEAR

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	437	1988	1164	1	Y N
PATIO	4	108	1988	487	1	Y N
PATIO	4	532	1988	2399	1	Y N
ROOF EXTENSION OR PATIO COVER	4	24	1988	1164	1	Y N

ADD WHEN COMPLETE

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05550 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 48 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 60
 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	48	0	0	1990	1990	FAIR	Y N

REMOVE
MP-21

Accessories

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

MP 6 12x24 AVB 60% YO MISSED INV

MAY BE TORN DOWN AFTER HOUSE COMPLETED

Complete Gut To STUDS + SUB FLOOR

Percent Complete Form

+ ADD'N

Account #

529919

New Homes

Additions

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%		5%	
4%		4%	50%	3%	60%
3%	75%	3%		2%	
2%		2%	55%	1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%		2%		2%	
2%	90%	2%	70%	2%	75%
		6%	75%	5%	
2%		3%	80%	2%	80%
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR Grace Date 12-5-25 YR For 26-27 % COMP 45

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 _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

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 _____

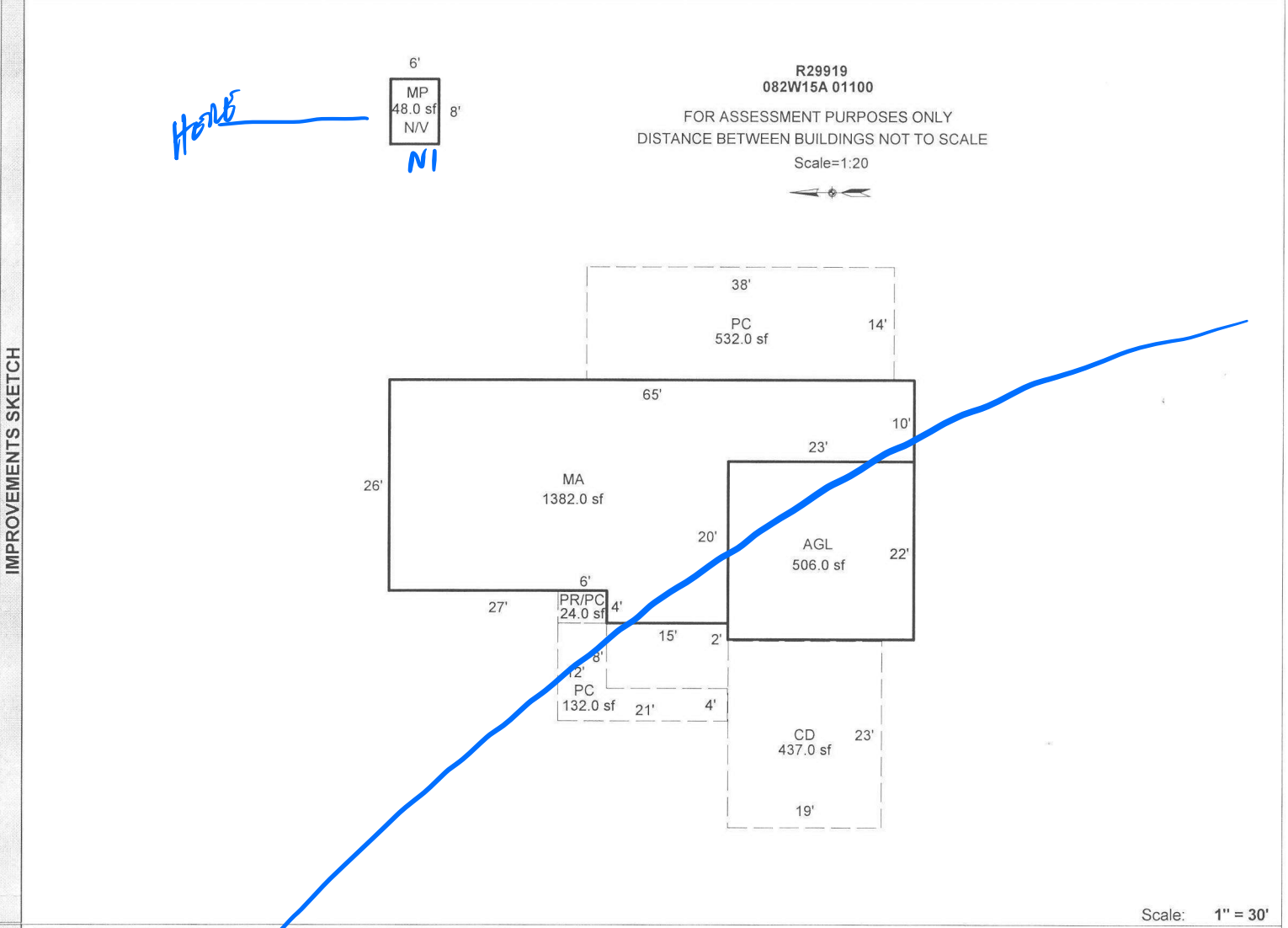
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

Parcel No 08215A 01100

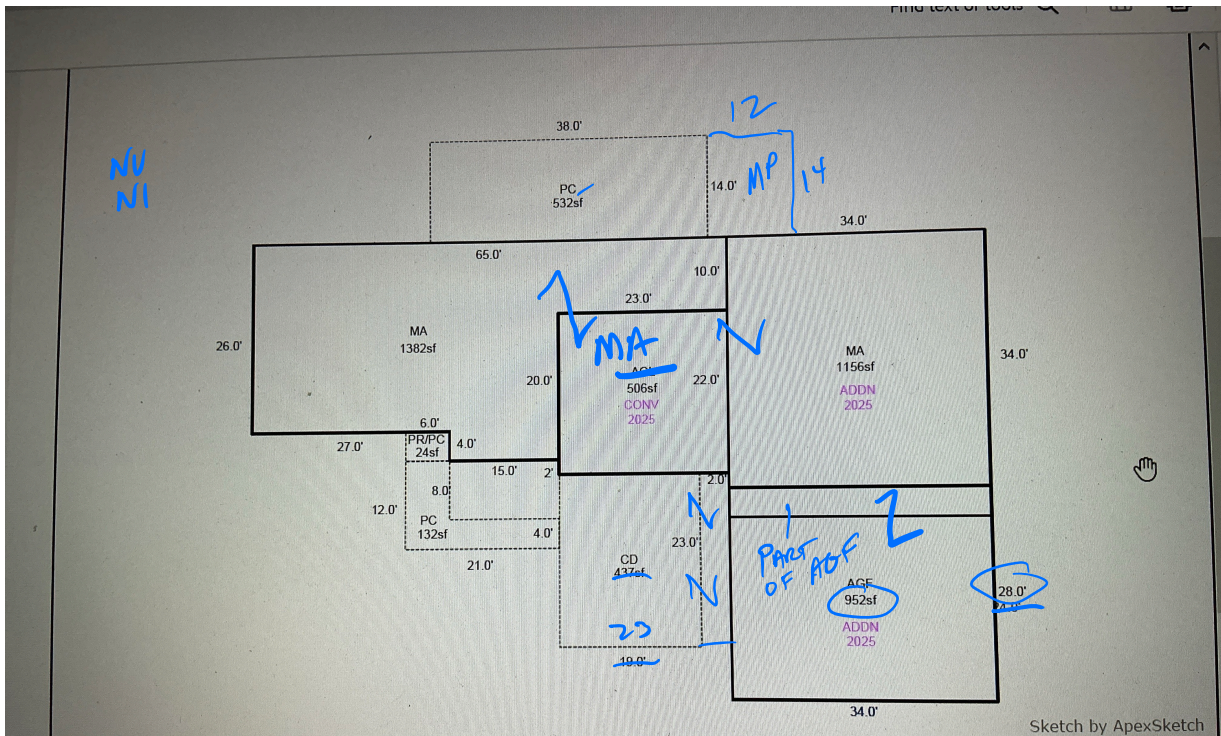
File No R29919

SUBJECT	Property Address 5020 71ST AV SE	County MARION	State OR	Zip 97317
	City SALEM			
	Owner			
	Client			
	Appraiser Name			



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CW 11/6/17 UPD BY PH 09.20.19 <hr/> <div style="display: flex;"> <div style="flex: 1;"> Comment Table 2 07.18.19 WV #06 & MH #31 </div> <div style="flex: 1;"> Comment Table 3 </div> </div>	
	GLA1	MA	1.00	1382.00	190.0	1382.00		
	GBA1	MP	1.00	48.00	28.0	48.00		
	YI1	PC	1.00	532.00	104.0			
	CD	1.00	437.00	84.0				
	PR/PC	1.00	24.00	20.0				
	PC	1.00	132.00	66.0	1125.00			
Net LIVABLE Area		(rounded w/ factors)				1382		
Net BUILDING Area		(rounded w/ factors)				48		



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	48.0	28.0	48.0	APEX BY CW 11/6/17	
GLA1	MA	1.0	1382.0	190.0	1382.0	UPD BY PH 09.20.19	
GAR	AGF	1.0	952.0	124.0	952.0	UPDATED BY CLOBERG 10/01/25 25-00-323 ADDN	



12/5/25



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NV NI 12/5/25