

Summary

Lead Appr: WW 10/30 Clerk: _____ Lead Clerk: _____ Appr: NOL Input

Print Date: 9/29/2025

Acct ID: 346191 MTL: 082W16D000802 Date: 10/13/25 Appr: NOL Prop Class: 641 RMV Prop Class: 401

Situs: 6222 FIDDLERS LN SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 26749 Year: 2025

Last Date Appraised: 01/15/2016 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: HARPER JANE SCHOTT TR Last Sales Date: 03/28/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 317873

RMV Land: 301450 RMV Imp: 517410 RMV Total: 818860 MAV: 316900 MSAV: 973 SAV: 1892

Comment:

30

Notations

25.26 : Sales

HLS 821544

Down 191

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

APEX UPDATED

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05410	0

Land

Site: 1 Code Area: 05410 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0

Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 174300 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1977 / 16-17: PER #90, CHG OSD FROM N TO FAIR / 500210 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 3 Code Area: 05410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 87150 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 500210 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 141 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 2516 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 517410

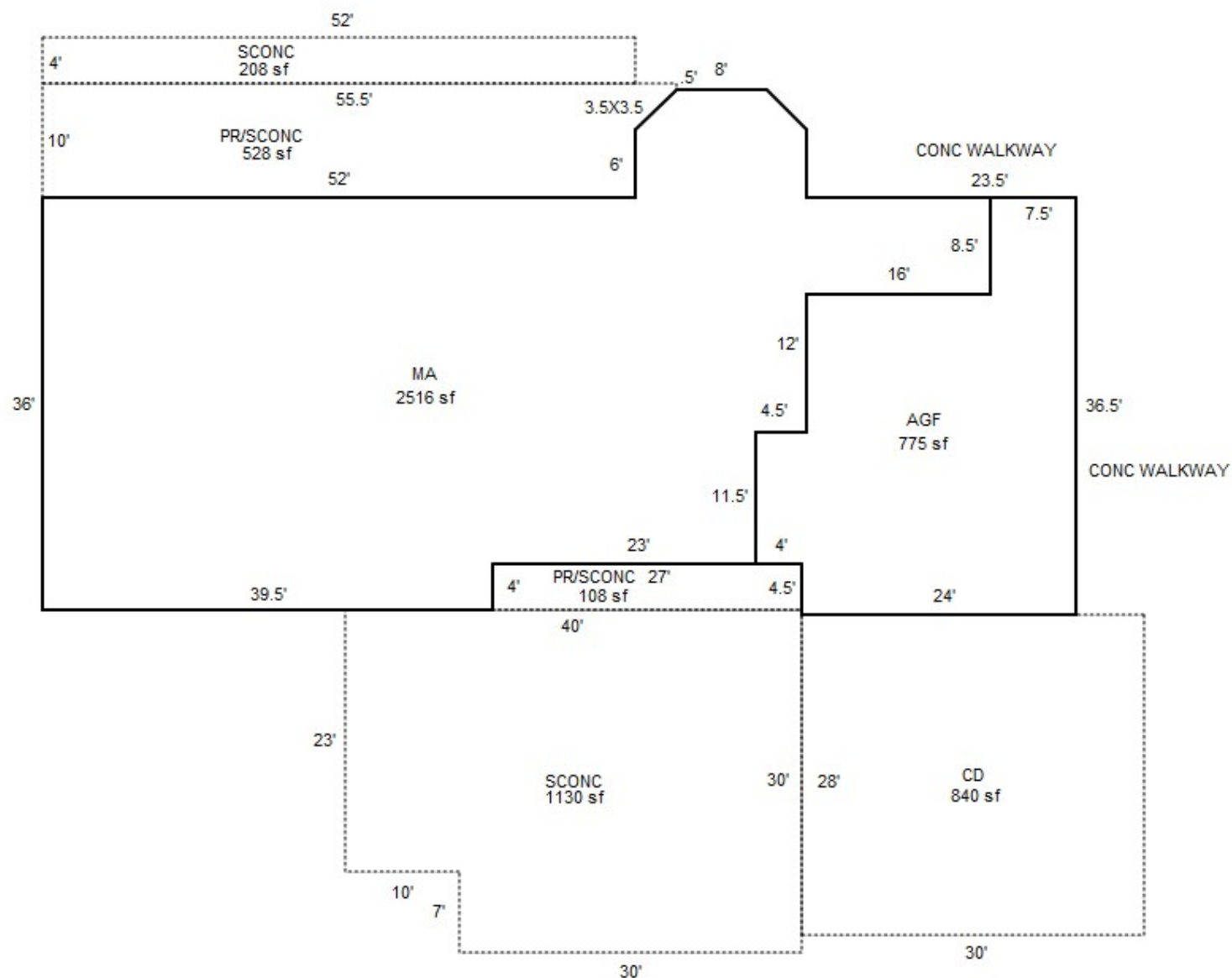
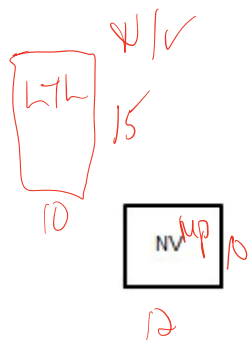
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

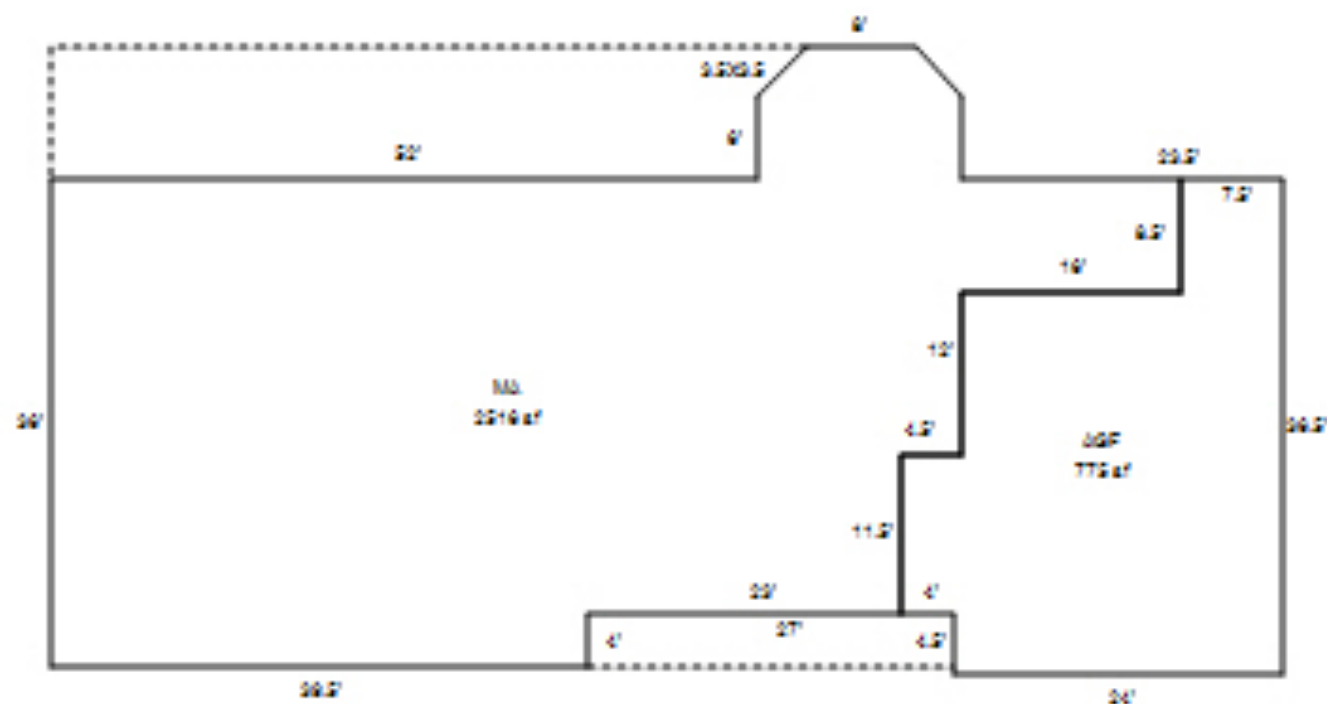
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	2516	4	FB-3	2014	2014	FP - 1, HVAC+, ROOF, KIT+, BATH - 3	Exception: Y N
Garage Attached	4	Finished	775	0	0	2014	2014	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	4	840	2015	2621	1	Exception: Y N
PATIO	4	1130	2015	5966	0	Exception: Y N
YARD IMPROVEMENTS GOOD	5	1	2014	52963	1	Exception: Y N



R340181
002W10D 00002
SCALE=1:10

















01/15/2016 R346191 SCON front



01/15/2016 R346191 MA



01/15/2018 R346191 MA entry



01/15/2016 R346191 MA rear



01/15/2016 R346191 PR/SCON rear

082W16D 00802

R346191

640 F460

A90

00500210

Home ID:

RICHVALE FRUIT GARDENS

~~VASEND, ROGER C~~

P.P. 2009-030, PARCEL 3, ACRES 3.00

12/14/2009

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R346191

MAP NO: 082W16D

TAX LOT: 00802

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS:

SALES
Date Amt.

DATE

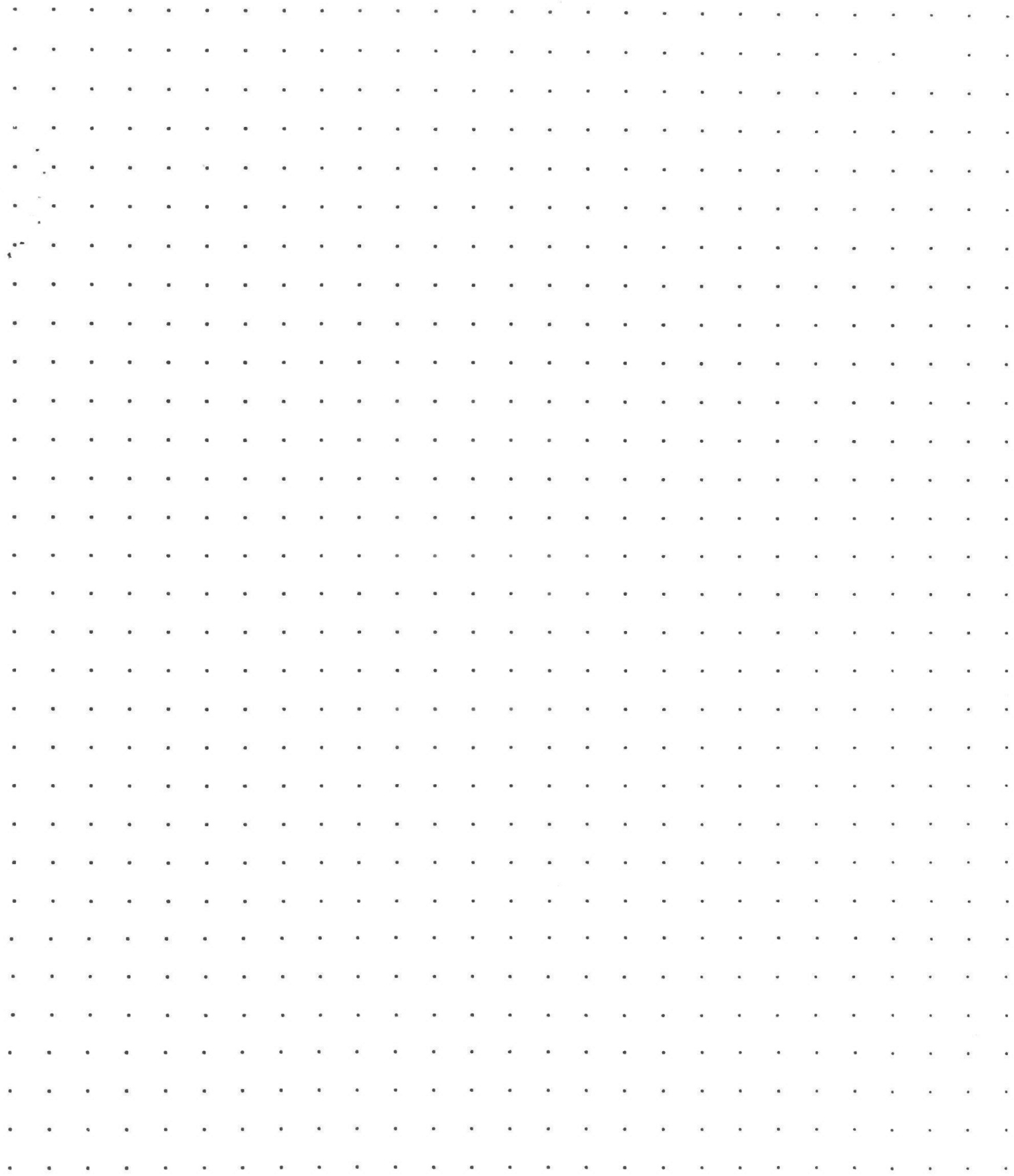
BY

BUILDER:

REMARKS:

1/15/16

KH90



CALCULATIONS:

SCALE: 1" = 20'

SUBJECT

File No R346191

Zip 97317

Appraiser Name

Site plan showing the proposed building layout and setbacks. The plan includes the following areas and dimensions:

- MA (Main Area):** 2516 sf, 36' wide, 39.5' deep.
- AGF (Accessory General Facility):** 775 sf, 16' wide, 12' deep.
- PR/SCONC (Permitted Residential/Community Non-Conditional Use):** 528 sf (top left), 108 sf (bottom center), 27' wide, 4' deep.
- SCONC (Special Conditional Use):** 208 sf (top left), 1130 sf (bottom center), 30' wide, 28' deep.
- CD (Community Development):** 840 sf, 30' wide, 28' deep.
- CONC WALKWAY (Concrete Walkway):** 23.5' wide, 7.5' deep.
- Setbacks and Dimensions:**
 - Top setbacks: 4', 52', 55.5', 3.5X3.5', 5', 8', 6'.
 - Right setbacks: 23.5', 7.5', 8.5', 16', 12', 4.5', 11.5', 4', 24'.
 - Bottom setbacks: 39.5', 40', 30', 28', 30'.
 - Left setbacks: 36', 10', 23', 10', 7'.

Scale: 1" = 20'

IMPROVEMENTS SKETCH

AREA CALCULATIONS

2517

1/15/16 KH 90

- - Land Detail (Market) BEFORE EXCEPTION - -

Property ID: R346191 082W16D 00802

Segment 2 Of 3

1. Type Land : OSD (ON SITE DEVELOPM

2. Prop Class : Primary: 641

3. Land Class :

4. Nbhd Code : Primary: SALE.

Nbhd Adj. %:

Legal Acres: 3.00

5. Size - ACRS:

6. Size - SQFT:

7. Eff. Front :

Eff. Depth :

8. Unit Count :

9. Situs Addr : (Not Applicable)

10. Comments :

11. Appr Method : LT

12. Appr Year : 2015

13. Land Table : OSDN.RUR

Base Price : \$24,000

Total %Adjust :

Total \$Adjust :

RMV Total : \$24,000

14. Trend Adj % :

Trend RMV Tot : \$24,000

Site Development

15. Exception Code :

Value :

16. BE Copy Trnd/Adj: No

'A'-Adjust	'R'-Recalc	'DEL'-Delete	'AL'-Allocate
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Enter selection, field #, or <RET> to Exit: __

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R346191 082W16D 00802Imp 1 Of 1* Changed *

Owners Name: SMITH,DALE JRNbhd:LE.RUR

Living Area/Value :2,516 / \$107,520

1. Type Imp : R7. Appr Method : C Cost Value

2. Description : RESIDENTIAL8. Cost Value : \$138,880

3. Bldg Type :9. Income Value: \$0

4. Cmplx/Bldg :10. Trend Adj% :

5. M/S Zip Code: 97317RMV Imprv: \$138,880

6. Comment : 16-17: RES @ 100%, ADD CD & SCONC / 15-16: PER #90 ADD NEW RES

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	4	2516+	R05	\$107,520
S2	AGF - ATTACHED GARAGE, FI	4	775	R05	\$22,710
S3	YI5A - YARD IMP'S; CLASS		1	R05	\$8,650
Totals:			2516		\$138,880

T-Trend	CM-Comment	S*-Add Seg	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: __

R346191 082W16D 00802 Appr #: KN 90 Date 1/15/2016 Prop Class 641 Prop Code A94
Situs Address 6222 FIDDLERS LN SE 97317 Franchise Code 90 Year For: 2016-2017
Owner SMITH,DALE JR

Notes: Tags Cycle Sales Verification Other:
New residence is 100% complete. Pull TAG. Add CD and SCNC

RMV Land: 150,220	RMV Imp: 138,880	RMV Total: 289,100	M50 Total: 165,000
Seg.Type MA	RESIDENTIAL	Seg. # 1.1	Method: R05 Class 4 Area 2516 Eff Area 2516
Length	Width	Roof Cover ARCMP Plumbing BATH3	Heat <u>HP</u>
Fireplace SGL-P		Inter. Comp: DSP;DW;H&F;RNG	Bedrooms 4
Year Built 2014	Eff. Year Built 2014	Cond. P F A G E	
Adj Codes RLCM4;COMPL		Qty <u>4</u> % Comp <u>100</u> Func Econ	RMV: 107,520
Lump Sum	Except Code/Year <u>MAJ</u>	Comments	
Seg.Type AGF	RESIDENTIAL	Seg. # 1.2	Method: R05 Class 4 Area 775 Eff Area 775
Length	Width	Roof Cover ARCMP Plumbing	Heat
Fireplace		Inter. Comp:	Bedrooms
Year Built 2014	Eff. Year Built 2014	Cond. P F A G E	
Adj Codes RLCM4;COMPL		Qty % Comp <u>100</u> Func Econ	RMV: 22,710
Lump Sum	Except Code/Year <u>MAJ</u>	Comments	

Accessory Improvements

Seg.Type <u>Y15A</u>	RESIDENTIAL	Seg. # 1.3	Method: R05 Class Area 1 Eff Area 1
<u>Y15G</u>	Width	Foundation	Ex. Wall Roof Cover
Roof Style		Floor	Plumbing
Year Built	Eff. Year Built:	Cond. P F A G E	<u>100</u> % Comp Econ RMV: 8,650
Lump Sum	Except Code/Year <u>MAJ</u>	Comments	<u>Includes rear PR/SCNC and conc. walkway.</u>

Out Buildings

Owners have their own business, Dale's Concrete Pouring, so bld. their own SCNC patios.
Looks like wood.

Permit value exceeds RMV. Could be a 4t, but not enough interior info.
Large master w/ w/c and walk in shower. Other?

R346191 082W16D 00802 Appr #: _____ Date _____ Prop Class 641 Prop Code A94
Situs Address 6222 FIDDLERS LN SE 97317 Franchise Code 90 Year For: 2016-2017
Owner SMITH,DALE JR
Tags Cycle Sales Verification Other: _____

Notes: _____
RMV Land: 150,220 RMV Imp: 138,880 RMV Total: 289,100 M50 Total: 165,000

Segment	CD	SCONC					Land
Class							
Dim/Size	30 x 28	1130 sf					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.		Front patio outside entry					
Yr Blt	2015	2015					
Eff Yr	2015	2015					
Cond.							
% Good							
% Comp	100	100					
Lump Sum							
Except.Code	NEW	NEW					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	DESIG FOREST FDO ✓	✓009S	2.00		
2	ON SITE DEVELOPMENT	OSDN.RUR OSDF.RUR			OSD LIM
3	MARKET HOMESITE ✓	✓009S	1.00	TREED 10000	

Eff Acres Companion Accounts

Zone: AR

Not much landscaping- living in woods.

Date 2/26 Clerk Amy 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 KH 90 3/4/16

☐ Reviewed by lead appraiser/comments 2/11/2016 (31)



R 346191

PR rear

1/8/15



R346191

MA rear

1/8/15



R 346121

AGF

1/8/15



R346191

MA front SE

1/8/15



R345191

MA

1/8/15



01/15/2016 R346191 SCON front



01/15/2016 R346191 PR/SCON rear



01/15/2016 R346191 MA





01/15/2016 R346191 MA entry