

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MDL Insptd 12/9/25

Print Date: 9/26/2025

Acct ID: 348840 MTL: 082W16D000701 Date: 12/8/25 Appr: MDL Prop Class: 640 RMV Prop Class: 400 400

Situs: 6291 Fiddlers LN MaSaNh: 07 06 000 Unit: 69180 Year: 2025

Last Date Appraised: 05/09/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: RAMIREZ AMBRIZ, JORGE LUIS Last Sales Date: 06/17/2024 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 99373

RMV Land: 238270 RMV Imp: 0 RMV Total: 238270 MAV: 99130 MSAV: 243 SAV: 473

Comment: 25-26: L4 MDL 5.9.25 SALES
LEVEL 4 C19 4-27-20 06WV

Land

26*27 New SFD Foundation only v 1/1/28

Site: 1 Code Area: 05410 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 178700 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 21-22: #06 CYCLE C19, NO CHG //11-12: DISQ FOREST USE - POSTING DQS EXCEPTION ON 14-SCREEN DUE TO SEPM WORKORDER DATED 8/22/11

Site: 2 Code Area: 05410 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0

Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 59570 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1982 / 500210: 01-02: SPECIAL ASSESSED VALUE WAS ZERO, CHANGED #4 IN THE "U" SCREEN FROM F:AC TO LT,2000,4010.00500210

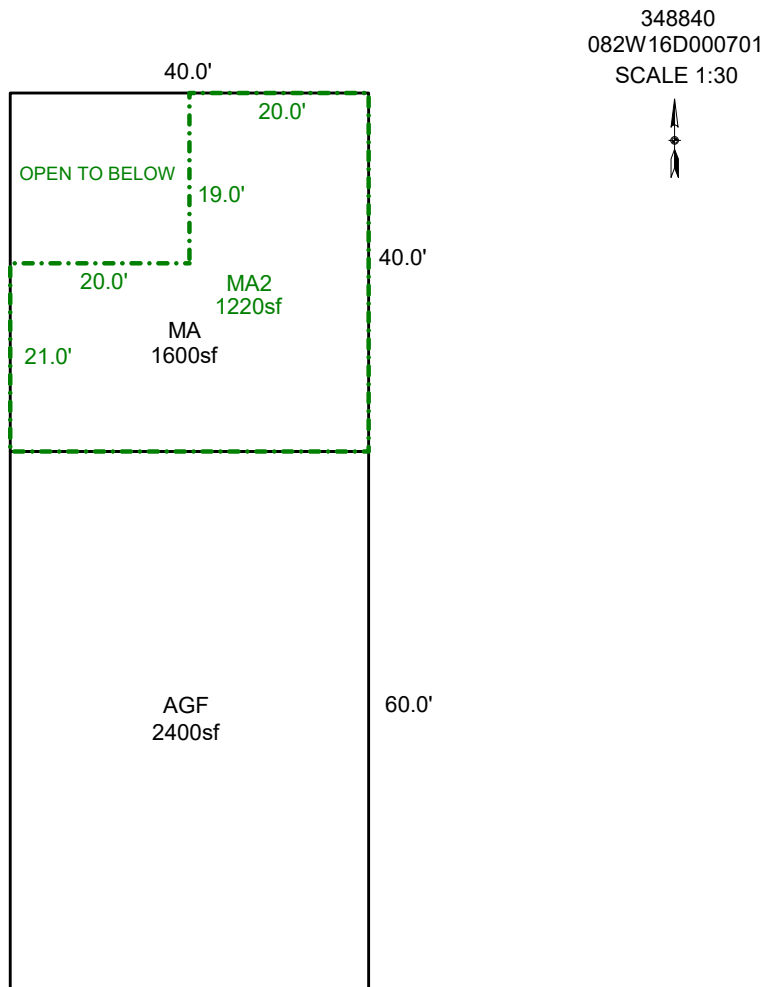
Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001355	83748	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	636649	0	R	NSFD 2BD/2BTH W/ OFFICE & ATTACHED GARAGE

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 348840		Parcel No.: 082W16D000701	
Property Address:			
City:	County: Marion	State: OR	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CLOBERG 05/21/25 25-001355 MA	
GBA2	MA2	1.0	1220.0	160.0	1220.0		
GAR	AGF	1.0	2400.0	200.0	2400.0		
MA	MA	1.0	1600.0	160.0	1600.0		
						COMMENT TABLE 2	COMMENT TABLE 3
	Net LIVABLE	cnt	1	(rounded)	1,600		
	Net BUILDING	cnt	1	(rounded)	1,220		



082W 16D 00701

R348840

2.0 AC

R348840082W16D 00701

Appr #: 19

Date 2-8-12

Prop Class 640

Prop Code A90

Situs Address

Franchise Code 19

Year For: 2012-2013

Owner O'DONNELL,NEIL SHANE

Tags

Cycle

Sales Verification

Other:

Notes: Not sold

✓1-1-13

RMV Land: 128,090

RMV Imp: 0

RMV Total: 128,090

M50 Total: 96,250

Accessory Improvements

Out Buildings

R348840082W16D 00701Appr #: _____Date _____Prop Class 640Prop Code A90

Situs AddressFranchise Code 19Year For: 2012-2013

Owner O'DONNELL,NEIL SHANE

TagsCycleSales VerificationOther: _____

Notes: _____

RMV Land: 128,090RMV Imp: 0RMV Total: 128,090M50 Total: 96,250

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	1.50		
2	DESIG FOREST FC0	009S	0.50		

Eff AcresCompanion Accounts

ROUTING SLIP

Date _____Clerk _____

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 _____

☐ Reviewed by lead appraiser/comments _____

SPECIALLY ASSESSED LAND APPRAISAL CARD

INPUT DATE: 8 / 18 / 11 BY M8 67 PRINT DATE: / /

ACCOUNT # R348840 CODE AREA 00500210 MAP AND TAX LOT 082W16D 00701

ADDITIONAL ACCOUNTS: () FIRE PATROL (Y/N) FIRE PATROL ACRES: INSIDE UGB? (Y/N) (THAT MAKE UP THIS TAX LOT)

DATE APPRAISED 5 / 20 / 2011 APPRAISER #42 YEAR FOR 2011-2012 ACCOUNT # ACRES 2.00

PROPERTY CLASS 640 PROP CODE (STAT CLASS) A90 MAINT AREA ZONING AR

NEIGHBORHOOD CODE Sale.RUR SITUS ADDRESS:

LAND REAL MARKET VALUE:

YR OF LIAB.	SPECIAL USE CODE	LAND DESCRIPTION	ACRES	LAND SCHEDULE(S)	LAND ADJUSTMENT(S)
82		Forest	.5	0095	
		MKT Non-For	1.5		

FARM RELATED HOMESITE(S): No Yes (circle) 1 2 3

REMARKS: Created from R58711

Part Total Information:

ACCOUNT#	MAP/TAX LOT	ACRES	ACCOUNT#	MAP/TAX LOT	ACRES
This Account -					

TOTAL EFFECTIVE ACRES: _____

Summary

ww 5.12.25

Lead Appr: _____

Clerk: _____

Lead Clerk: _____

Appr: MDL Input

Print Date: 5/8/2025

Acct ID: 348840

MTL: 082W16D000701

Date: 5/9/25

Appr: MDL

Prop Class: 640

RMV Prop Class: 400

Situs:

MaSaNh: 07 06 000

Unit: 69180

Year: 2025

Last Date Appraised: 04/27/2020

Appraiser: MATT LORD

Retag: Y N

Tag info:

Owner: RAMIREZ AMBRIZ, JORGE LUIS

Roll Type: R

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 99373

RMV Land: 222680

RMV Imp: 0

RMV Total: 222680

MAV: 99130

MSAV: 243

SAV: 473

Comment: LEVEL 4 C19 4-27-20 06WV

#30

Notations 25-26 sales U/c

No notation data available.

OSDs

No OSD data available.

Land

Site: 1	Code Area: 05410	Size: 1.50 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 167010	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: 21-22: #06 CYCLE C19, NO CHG //11-12: DISQ FOREST USE - POSTING DQS EXCEPTION ON 14-SCREEN DUE TO SEPM WORKORDER DATED 8/22/11						

Site: 2	Code Area: 05410	Size: 0.50 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 55670	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 1982 / 500210: 01-02: SPECIAL ASSESSED VALUE WAS ZERO, CHANGED #4 IN THE "U" SCREEN FROM F:AC TO LT,2000,4010.00500210						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-001355-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 2/25/2025
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/1/2025
CATEGORY: Comprehensive EXPIRES: 9/28/2025

OFFICE: MC
PARCEL#: 082W16D000701 348840
ACRES: 2
SUBDIV: PP 2011-016
LOT/BLOCK: 1 /
ADDRESS: 6291 FIDDLERS LN SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	RA EXTERIORS & CONSTRUCTION LLC	1204 MCGEE CT APT 101 KEIZER, OR 97303	971-240-0678
CCB	RA EXTERIORS & CONSTRUCTION LLC	1022 ALEXIS LN KEIZER, OR 97303	9712400678
OWNER	RAMIREZ AMBRIZ, JORGE LUIS	1204 MCGEE CT NE APT 101 KEIZER, OR 97303	
SITE CONTACT	RA EXTERIORS & CONSTRUCTION LLC	1204 MCGEE CT APT 101 KEIZER, OR 97303	971-240-0678

CONST CAT: Single Family Dwelling
WORK TYPE: New
WORK DESC: NSFD 2BD/2BTH W/ OFFICE & ATTACHED GARAGE
VALUATION: \$636,648.60
STORIES: 0
BATHS: 2 KITCHENS: 1

SQUARE FEET

HABITABLE: 2820

EXISTING:

NEW:

TOTAL SQ. FT.: 5100

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2820 Sq Ft
U Utility, misc.	VB	2400 Sq Ft
U Utility, misc. - half rate	VB	480 Sq Ft