

Summary Lead Appr: WW 10/30 Clerk: _____ Lead Clerk: _____ Appr: MN Juper Print Date: 9/29/2025

Acct ID: 529937 MTL: 082W16A001200 Date: 10/10/25 Appr: MNL Prop Class: 451 RMV Prop Class: 451
 Situs: 5309 WITZEL RD SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 94809 Year: 2025

Last Date Appraised: 10/05/2015 Appraiser: MATT LORD Tag: Y (N) Tag info:
 Owner: LEFFEL, ERIC MICHAEL Last Sales Date: 07/22/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 174300
 RMV Land: 235480 RMV Imp: 211750 RMV Total: 447230 MAV: 174300 MSAV: 0 SAV: 0
 Comment:

OSDs

25.26: SAKS *MLS 828718* *Nov 75*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05410	0

Land

Site: 1 Code Area: 05410 Size: 0.67 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: WHDSS Value Source: Rural Restrictive Description: RMV: 185480 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2016-17 KH 90 ADDED TREE ADJ. // 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 131 + Year Blt: 1970 Eff Year Blt: 1999 Sq.Ft: 1052 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 209200
 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	3 +	Finished	1052	3	FB-2	1970	1999	ROOF, FP - 1, HVAC+, KIT, BATH - 2	Y N
Garage Attached	3	Unfinished	294	0	0	1970	1999	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY <i>Part of YF</i>	3	1380	1990	3436	1	Y N
YARD IMPROVEMENTS AVERAGE	3	1	1999	16949	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 216 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 2550
 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	216	0	0	2000	2000	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 05410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 6x6 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
Multi-Purpose Bldg	4	Finished	36	0	0	0	0		Y N

Accessories

No accessory data available

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W16A 01200

File No R29937

Property Address 5309 WITZEL RD SE

City SALEM

County MARION

State OR

Zip 97317

Owner

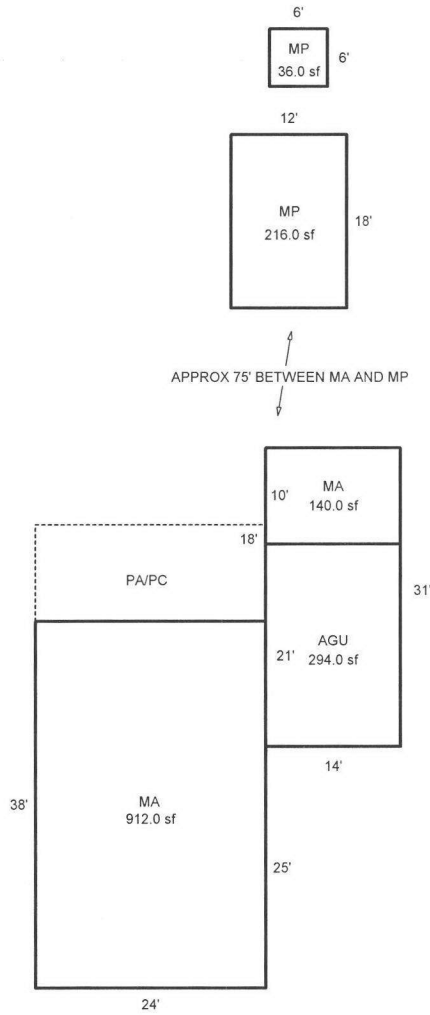
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS



R29937
082W16A 01200
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	912.00	124.0	1052.00
	MA	1.00	140.00	48.0	
GBA1	MP	1.00	216.00	60.0	252.00
	MP	1.00	36.00	24.0	
GAR	AGU	1.00	294.00	70.0	294.00

Comment Table 1

DRAWN BY JRONDEMA 10/13/15

Comment Table 2

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1052
Net BUILDING Area	(rounded w/ factors)	252

082W16A 01200
451 01D F31
00500210

R29937

~~HAAS, JEANETTE S~~

0.67 Acres

5309 WITZEL RD SE

1/30/02

082W - 16A - 01200
 BUILDING DIAGRAM AND OUTBUILDINGS

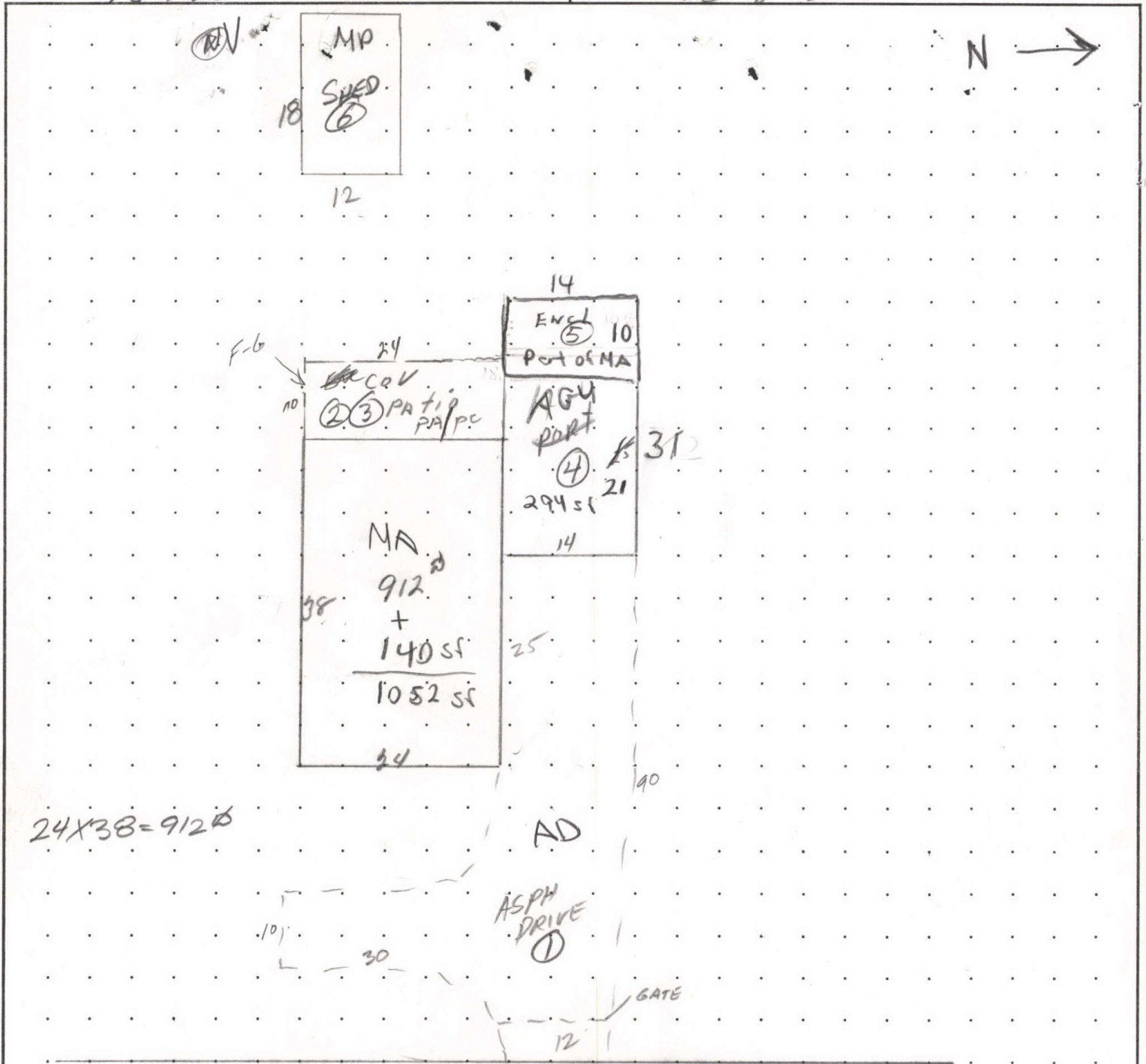
57350-000

ACCT. NO. 15948-1

R29937

MAP NO. 16-8-2W

01200



5309 Witzel Rd S.E

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
1-22-73	B.H	B-70
11/12/75	4/2/75	
1/25/84	4/2/84	
6/2/80	252	

10/5/2015 KH 90 - Per MLS and aerial

R29937 082W16A 01200 Appr #: KN 90 Date 10/5/2015 Prop Class 451 Prop Code F31
 Situs Address 5309 WITZEL RD SE 97317 Franchise Code 90 Year For: 2016-2017
 Owner STAAB, MELISSA

Tags Cycle Sales Verification Other: _____
 Notes: Per MLS and aerial.

RMV Land: 131,930 RMV Imp: 76,670 RMV Total: 208,600 M50 Total: 119,050
 Seg. Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 3 Area 912 Eff Area 912
 Length Width Roof Cover COMP Plumbing BATH X2 Heat AC
 Fireplace SGL P NRTN - E Inter. Comp: CKP; H&F, RNG, DW Bedrooms 3
 Year Built 1970 Eff. Year Built 1970 1999 Cond. P F A G E
 Adj Codes RLCM3; R3+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 56,700
 Lump Sum Except Code/Year RMAJ Comments Includes area in rear of AG - BR, BTH, + laundry.

Seg. Type AGU RESIDENTIAL Seg. # 1.2 Method: R05 Class 3 Area 434 Eff Area 434
 Length ST 21 Width 14 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Metal Bedrooms
 Year Built 1970 Eff. Year Built 1970 1999 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 12,880
 Lump Sum Except Code/Year RMAJ Comments

Accessory Improvements

Seg. Type AD RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 1380 Eff Area 1380
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1970 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 790
 Lump Sum Except Code/Year INV Comments

Seg. Type YI3A RESIDENTIAL Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,280
 Lump Sum Except Code/Year Comments

Out Buildings

Seg. Type MP MULTI/MISC PUR Seg. # 2.1 Method: F09 Class 4 Area 216 Eff Area 216
 Length 18 Width 12 Foundation FRAME Ex. Wall PLYWD, 8 FT Roof Cover COMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2000 Eff. Yr. Blt: 1991
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,020
 Lump Sum Except Code/Year Comments

Seg. Type MP MULTI/MISC PUR Seg. # 3.1 Method: F;N Class 4 Area 36 Eff Area 36
 Length 6 Width 6 Foundation FRAME Ex. Wall PLYWD Roof Cover COMP
 Roof Style Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum Except Code/Year Comments

Appraiser notes

Res. completely updated inside + out recently. Part of AGU is living space; has been for awhile.

R29937 082W16A 01200 Appr #: _____ Date _____ Prop Class 451 Prop Code F31
 Situs Address 5309 WITZEL RD SE 97317 Franchise Code 90 Year For: 2016-2017
 Owner STAAB, MELISSA

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 131,930 RMV Imp: 76,670 RMV Total: 208,600 M50 Total: 119,050

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 RESTRICTIVE	009S	0.67	TREES / \$10,000	
2	ON SITE DEVELOPMENT	OSDG-RUR OSDA.RUR			

Eff Acres Companion Accounts

Zone: SA

Date 10/9/15 Clerk Cluis 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 10/12/2015
- Reviewed by lead appraiser/comments _____

Appraiser notes

Could add an 80% adverse shape adj., but doesn't seem necessary. Lot is already narrow.
 Due to rural nature of adjoining lots, the property doesn't feel closed in.
 Added tree adj. but took away some of landscaping - nice but small area.

