

Summary

Lead Appr: WW 10/31 Clerk: _____ Lead Clerk: _____ Appr: MAL Inped

Print Date: 9/29/2025

Acct ID: 546907 MTL: 083W25A001800 Date: 10/20/25 Appr: MAL Prop Class: 401 RMV Prop Class: 401
Situs: 3255 DEER LAKE CT SE SALEM OR 97317 MaSaNh: 07 06 004 Unit: 101147 Year: 2025

Last Date Appraised: 08/24/2012 Appraiser: MATT LORD Tag: Y N Tag info: _____
Owner: GUTIERREZ, HORACIO R Last Sales Date: 07/11/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 561460
RMV Land: 323520 RMV Imp: 719310 RMV Total: 1042830 MAV: 561460 MSAV: 0 SAV: 0
Comment: _____

SALES LETTER

33

OSDs

26.27 SALES

M65 829336 DOM 49

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

Land

Site: 1 Code Area: 05590 Size: 2.92 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
Class: 4BDS Value Source: Rural at MKT Description: _____ RMV: 273520 Exception: Y N
Adjustment(s): _____ Fire Patrol: _____ Description: _____
Comments: 00-01; REAPPRAISAL //04-05: RECALC VALUES BEING CHG PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 152 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 3321 % Complete: 100.00
Desc: Multi Story above grade Dimensions: _____ RMV: 719310
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	5	Finished	1689	0	FB-1/ HB-1	1997	1997	KIT-, HVAC, ROOF, BTH - 1, FP - 2	Exception: Y N
Second Floor	5	Finished	1632	3	FB-2	1997	1997	HVAC, BATH - 2	Exception: Y N
Garage Attached	5	Finished	812	0	0	1997	1997	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY <u>Part of YI</u>	5	6950	1997	15116	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	1997	38802	1	Exception: Y N



R46907

083W25A 01800

3255 DEER LAKE CT SE
SALEM, OR 97302

401

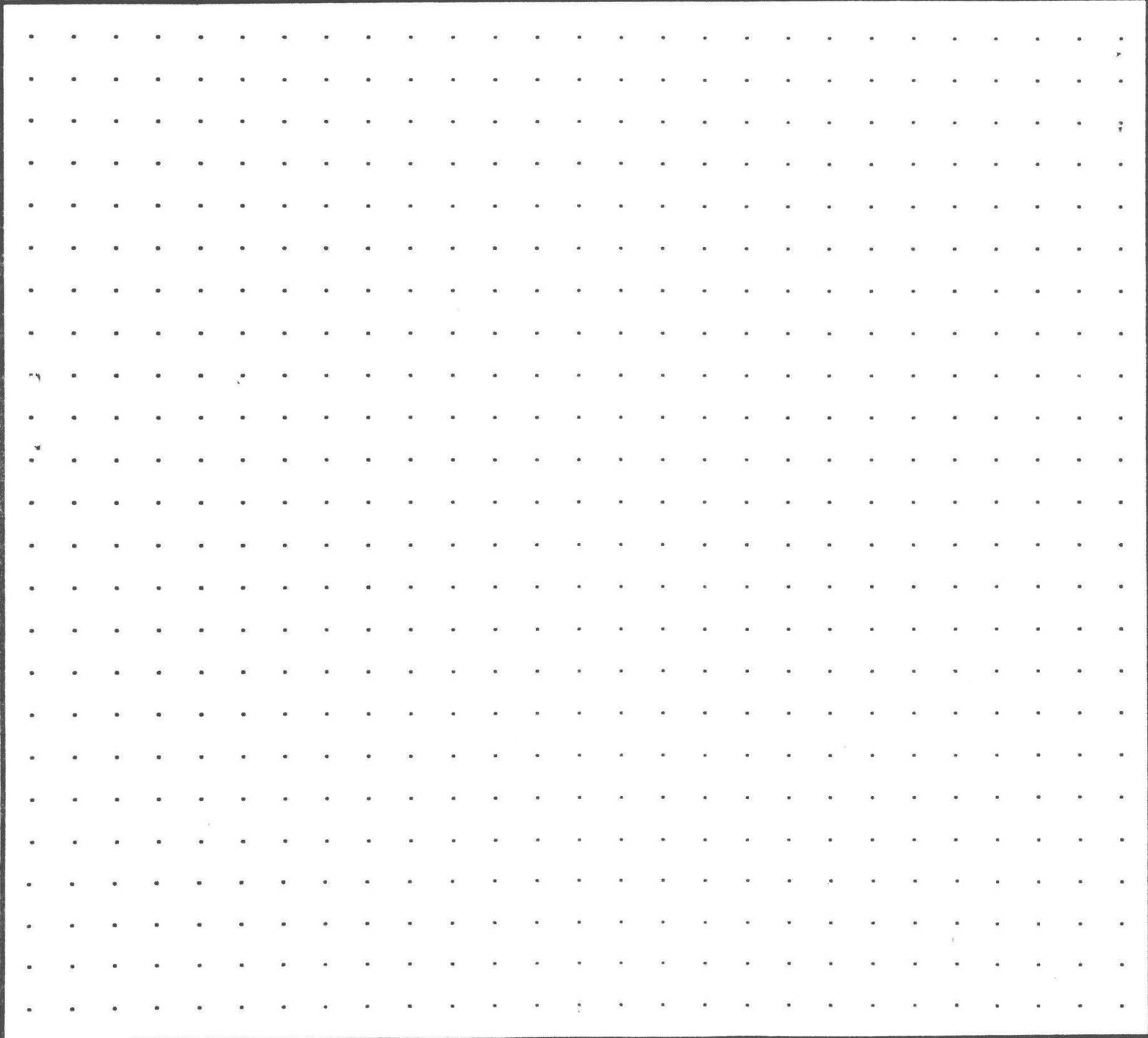
00500190

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

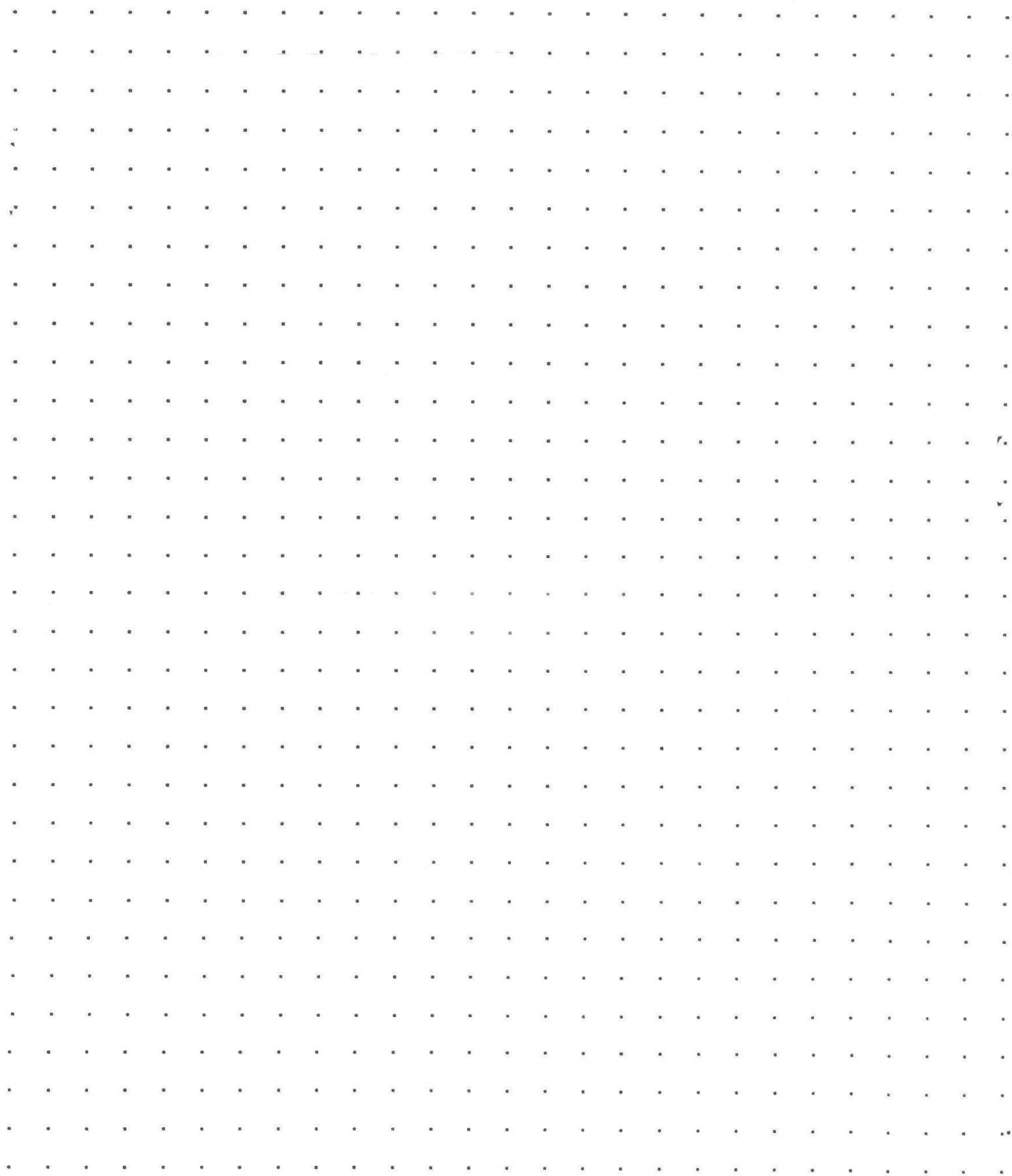
TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 97	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER: plummer family	Date	Amt.
8-2-97	72				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W25A 01800

File No R46907

SUBJECT

Property Address 3255 DEER LAKE CT SE

City SALEM

State OR

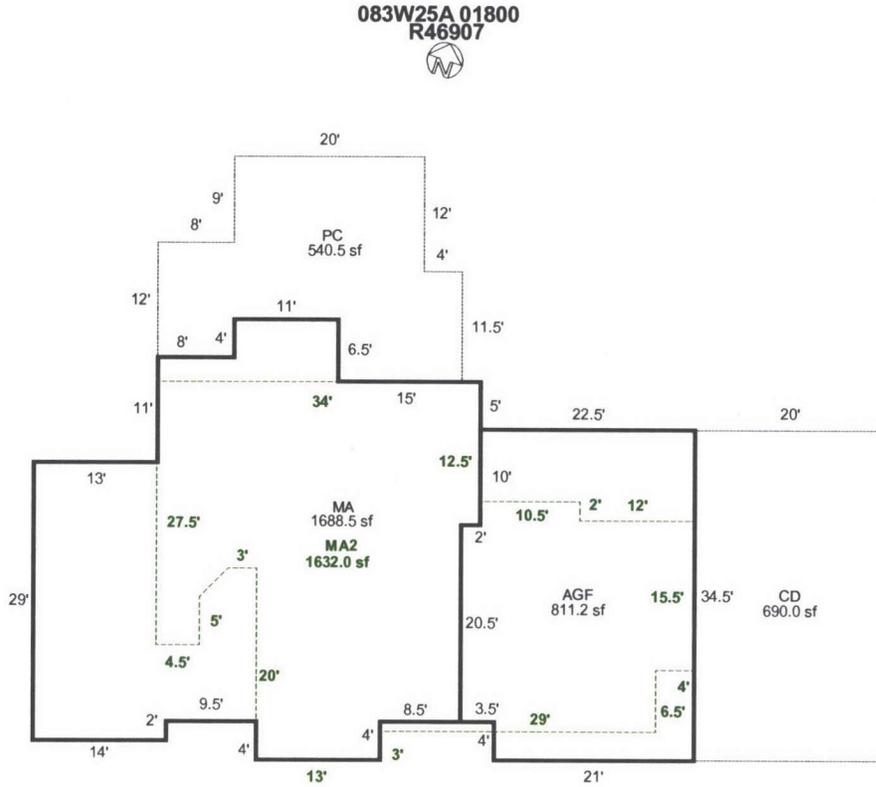
Zip 97317

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1688.5	190.0	1688.5
MA2	MA2	1.00	1632.0	206.2	1632.0
P/P	PC	1.00	540.5	119.0	
CD	CD	1.00	690.0	109.0	1230.5
GAR	AGF	1.00	811.3	118.0	811.3

Net LIVABLE Area (Rounded w/ Factors) 3321

Comment Table 1

APEXED BY NRC 08/07/2009

Comment Table 2

Comment Table 3

R46907 083W25A 01800 Appr #: 73 Date 8-24-12 Prop Class 401 Prop Code R55
 Situs Address 3255 DEER LAKE CT SE Franchise Code 73 Year For: 2012-2013
 Owner BAUSCH, JAMES F & MARGARET A

Notes: Spoke to owner
 Tags _____ Cycle _____ Sales Verification _____ Other: _____

RMV Land: 176,840	RMV Imp: 244,690	RMV Total: 421,530	M50 Total: 389,760			
Seg.Type MA	Seg. # 1.1	Method: R05	Class 5	Area 1689	Eff Area 1689	
Length	Width	Roof Cover SHAKE	Plumbing BATH.5		Heat FA	
Fireplace PREFB-E;PREFB-E		Inter. Comp:			Bedrooms	
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E			
Adj Codes RLCM5		Qty _____	% Comp _____	Func _____	Econ _____	RMV: 115,700
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____				
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 5	Area 1632	Eff Area 1632	
Length	Width	Roof Cover	Plumbing BATH2		Heat FA	
Fireplace		Inter. Comp:			Bedrooms 3	
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E			
Adj Codes RLCM5		Qty _____	% Comp _____	Func _____	Econ _____	RMV: 71,390
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____				
Seg.Type AGF	Seg. # 1.3	Method: R05	Class 5	Area 812	Eff Area 812	
Length	Width	Roof Cover SHAKE	Plumbing		Heat	
Fireplace		Inter. Comp:			Bedrooms	
Year Built 1997	Eff. Year Built 1997		Cond. P F A G E			
Adj Codes RLCM5		Qty _____	% Comp _____	Func _____	Econ _____	RMV: 32,440
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____				

Accessory Improvements

Seg.Type AD	Seg. # 1.4	Method: R05	Class	Area 6950	Eff Area 6950
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built	Eff. Year Built: 1997	Cond. P F A G E	% Comp _____	Econ _____	RMV: 16,160
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____			
Seg.Type YISA	Seg. # 1.5	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor	Plumbing		
Year Built 1997	Eff. Year Built: 1997	Cond. P F A G E	% Comp _____	Econ _____	RMV: 9,000
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____			

Out Buildings

R46907 083W25A 01800 Appr #: _____ Date _____ Prop Class 401 Prop Code R55
 Situs Address 3255 DEER LAKE CT SE Franchise Code 73 Year For: 2012-2013
 Owner BAUSCH,JAMES F & MARGARET A

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 176,840 RMV Imp: 244,690 RMV Total: 421,530 M50 Total: 389,760

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	2.92		
2	ON SITE DEVELOPMENT	OSDA.RUR			

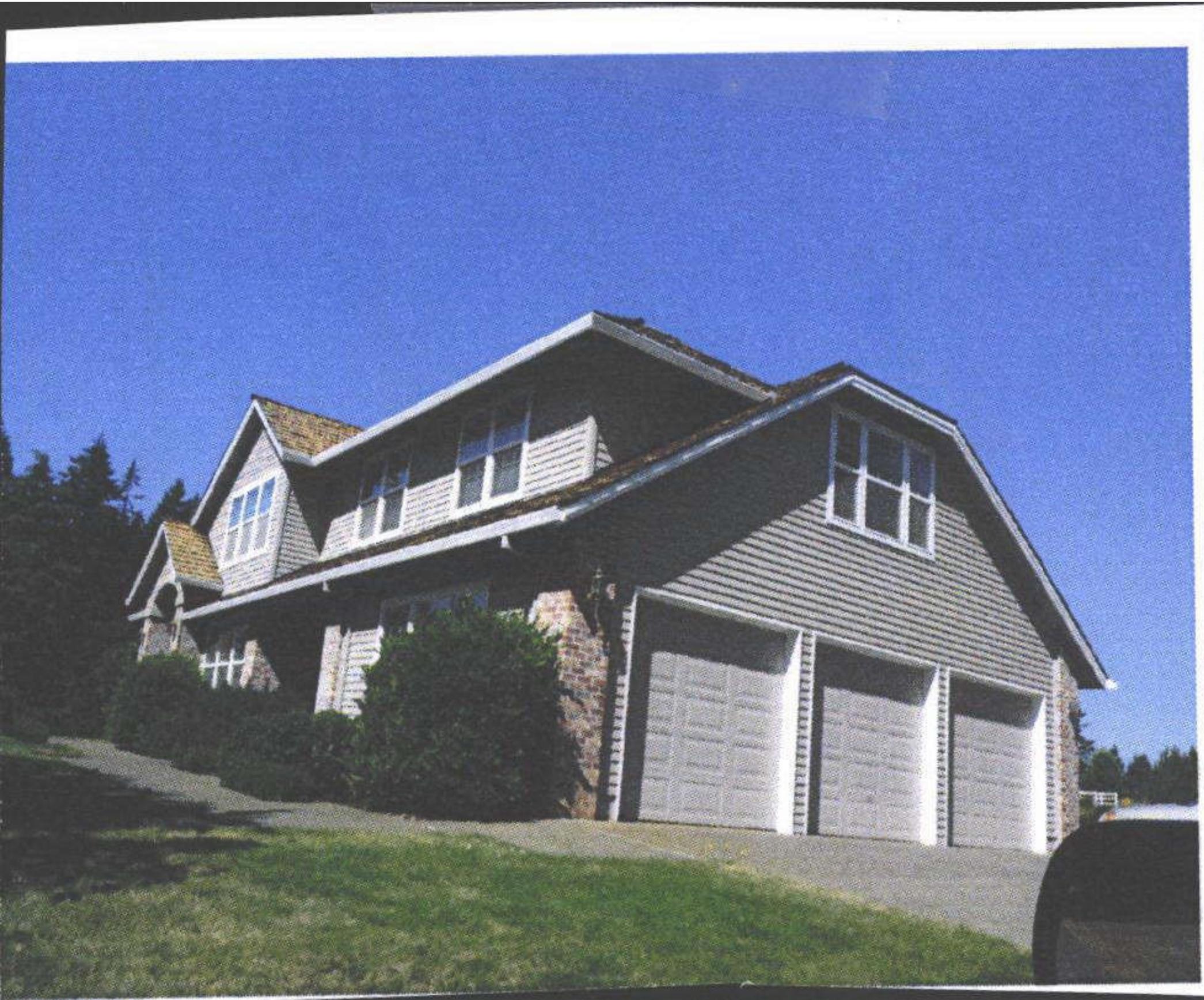
Eff Acres Companion Accounts

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 _____







'97 4 30



'97 4 30