

Summary

Lead Appr: WW 11/7 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 559137 MTL: 084W14A001500 Date: 10/14/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 5052 HALLS FERRY RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 125238 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Addition)

Owner: CAROLYN S FAIRFAX LT Last Sales Date: 07/27/2016 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 253200
RMV Land: 367370 RMV Imp: 371390 RMV Total: 738760 MAV: 247440 MSAV: 0 SAV: 0
Comment: 25-26: L3 01.09.25 GRH

OSDs

Garage addition 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 3.79 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 317370 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 Year Blt: 1950 Eff Year Blt: 1980 Sq.Ft: 1788 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 263910
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	4	Finished	1788	3	FB-2/ HB-2	1950	1980	FP - 2, HVAC, ROOF, KIT-, BTH - 1, BTH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	32	1980	849	1	Exception: Y N
ENCLOSED PORCH	4	80	1980	2122	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1980	25038	1	Exception: Y N

Bldg: 2 Code Area: 92430 Stat Class: 148 Year Blt: 1973 Eff Year Blt: 1980 ¹⁹⁸⁷ Sq.Ft: 0 % Complete: 100.00
Desc: Res other improvements Dimensions: RMV: 86390
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5760 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Finished	728	0	FB-1/ HB-1	1973	1980	BATH - 1, HVAC, ROOF, BTH - 1	Exception: Y N
Garage Detached	<u>4</u>	<u>Finished</u>	<u>216</u>	<u>0</u>	<u>0</u>	<u>1973</u>	<u>1980</u>	80% TO 100%	Exception: <u>Y</u> N

Accessories

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

Bldg: 5 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: RMV: 2120
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
No floor data available								

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 1960 Eff Year Blt: 1980 Sq.Ft: 1440 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 60x24 RMV: 6210
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	
General Purpose Bldg	5	Finished	1440	0	0	1960	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 92430	Stat Class: 341	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 384	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x24			RMV: 1800
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	
Multi-Purpose Bldg	5	Finished	384	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 92430	Stat Class: 321	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 288	% Complete: 100.00
Desc: Hay Cover (HC)			Dimensions: 16x18			RMV: 1410
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	
Hay Cover	4	Finished	288	0	0	2005	2005	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 92430	Stat Class: 353	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 240	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 10x24			RMV: 2250
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	
Machine Shed	4	Finished	240	0	0	2010	2010	FAIR	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 92430	Stat Class: 354	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 128	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 16x8			RMV: 210
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	
Lean-to Light Duty	4	Finished	128	0	0	1994	1994		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 92430	Stat Class: 341	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 128	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions:			RMV: 2640
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	
Multi-Purpose Bldg	4	Finished	128	0	0	2015	2015	FAIR	Exception: Y N

Accessories

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

Bldg: 10	Code Area: 92430	Stat Class: 355	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 384	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 2130
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
Lean-to Heavy Duty	5	Finished	384	0	0	2015	2015	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 92430 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 228 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: RMV: 1380
 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
Machine Shed	5	Finished	228	0	0	1990	1990	FAIR Exception: Y N

Accessories

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

Bldg: 12 Code Area: 92430 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 224 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 940
 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
Lean-to Heavy Duty	5	Finished	224	0	0	2005	2005	Exception: Y N

Accessories

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

Account Number: 559137 Appraiser: GRH Date:

	Sq. Ft.	% Good	% of Whole	
Addition:	216	100%	23%	23%
Basement:				
First Floor:	728	78%	77%	60%
Second Floor:				
Attic:				
Total Sq.Ft.:	944		100%	83% = Updated % Good

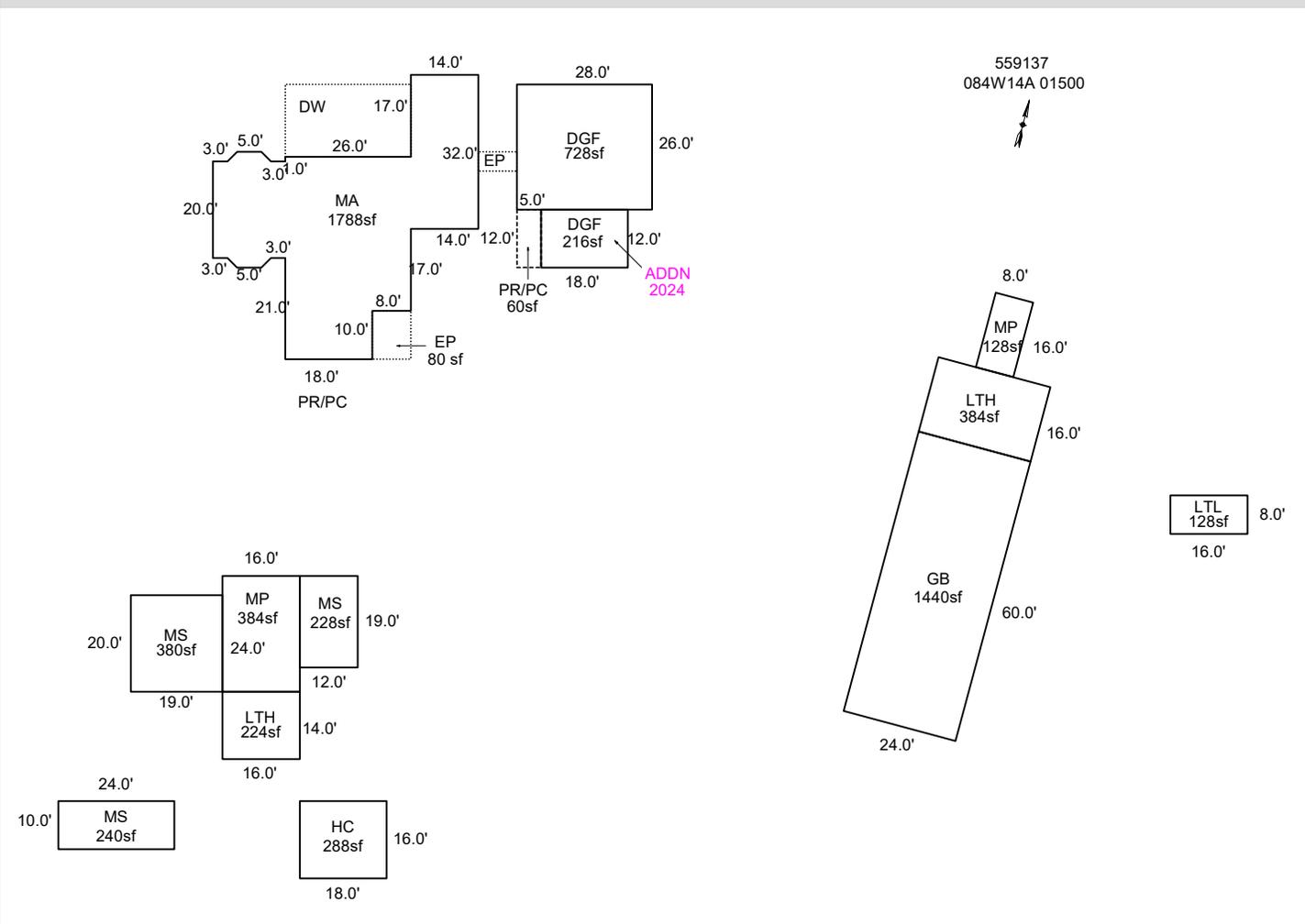


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559137 Parcel No.: 084W14A 01500
 Property Address: 5052 Halls Ferry Road S
 City: Salem County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	80.0	
	MS	1.0	228.0	62.0	
	GB	1.0	1440.0	168.0	
	LTH	1.0	384.0	80.0	
	MP	1.0	128.0	48.0	
	LTL	1.0	128.0	48.0	
	LTH	1.0	224.0	60.0	
	MS	1.0	380.0	78.0	
	HC	1.0	288.0	68.0	
	MS	1.0	240.0	68.0	3824.0
GLA1	MA	1.0	1788.0	231.3	1788.0
GAR	DGF	1.0	216.0	60.0	216.0
P/P	EP	1.0	80.0	36.0	80.0
PR/PC	PR/PC	1.0	60.0	34.0	60.0
	Net LIVABLE	cnt	1 (rounded)		2,004
	Net BUILDING	cnt	0 (rounded)		3,824

COMMENT TABLE 1

DRAWN BY SH 9-9-10
 UPDATED BY CLOBERG 11/13/24 24-007416 MA ADDN
 UPDATED BY CLOBERG 02/06/25
 UPDATED BY CLOBERG 12/18/25

COMMENT TABLE 2

GRH 01/09/25
 GRH 10/14/25

COMMENT TABLE 3

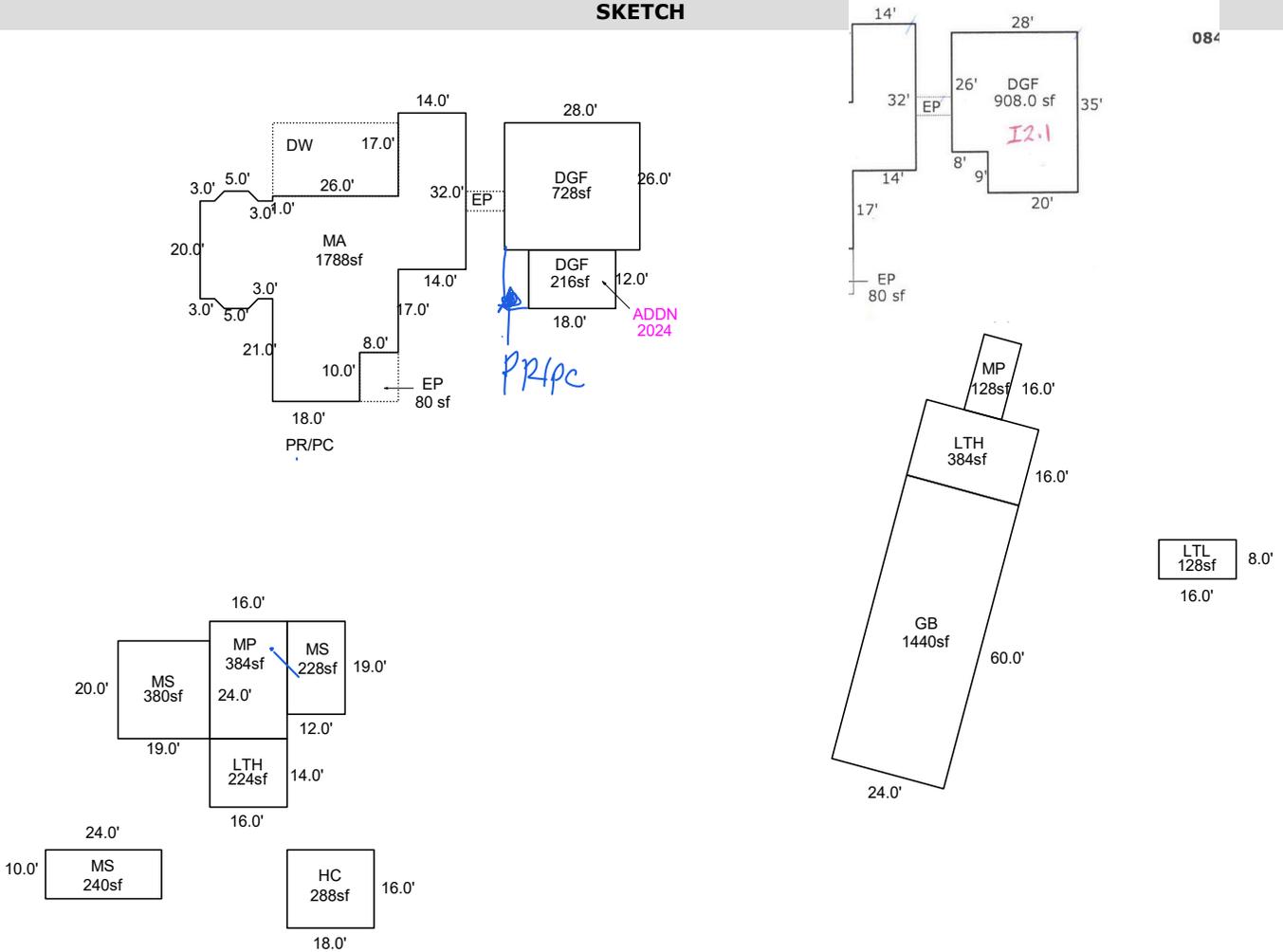
TAGS L3
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559137 Parcel No.: 084W14A 01500
 Property Address: 5052 Halls Ferry Road S
 City: Salem County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	80.0	
	MS	1.0	228.0	62.0	
	GB	1.0	1440.0	168.0	
	LTH	1.0	384.0	80.0	
	MP	1.0	128.0	48.0	
	LTL	1.0	128.0	48.0	
	LTH	1.0	224.0	60.0	
	MS	1.0	380.0	78.0	
	HC	1.0	288.0	68.0	
	MS	1.0	240.0	68.0	3824.0
GLA1	MA	1.0	1788.0	231.3	1788.0
GAR	DGF	1.0	216.0	60.0	216.0
P/P	EP	1.0	80.0	36.0	80.0
	Net LIVABLE	cnt	0 (rounded)		1,788
	Net BUILDING	cnt	10 (rounded)		3,824

COMMENT TABLE 1

DRAWN BY SH 9-9-10
 UPDATED BY CLOBERG 11/13/24 24-007416 MA ADDN
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

GRH 01/09/25
 GPH 10/14/25

COMMENT TABLE 3

TAGS L3
 TAGS L2

Percent Complete Form

Account #

559137

Additions

New Homes

		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%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	65%
2%		2%		1%	
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR GRH Date 1/9/25 YR For 25-26 % COMP 80
 APPR GRH Date 10/14/25 YR For 26-27 % COMP 100
 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 _____