

Summary

Lead Appr: WW 11/7 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH

Print Date: 9/26/2025

Acct ID: 559146 MTL: 084W13B002100 Date: 10/8/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
Situs: 4987 SAWMILL RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 125247 Year: 2025

Last Date Appraised: 12/20/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Completion)

Owner: WARDEN, JEFFREY R & WARDEN, JANNAH L Last Sales Date: 05/17/2019 Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 203540  
RMV Land: 350430 RMV Imp: 185420 RMV Total: 535850 MAV: 191460 MSAV: 0 SAV: 0  
Comment: 25-26: L3 12.20.24 GRH  
24-25: L2 01.09.24 WW  
22-23: L2 10.19.21 ML

*OSDs Finaled. Garage Finished 100%*

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

Land

Site: 1 Code Area: 92430 Size: 3.30 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 300430 Exception: Y N  
Adjustment(s): Fire Patrol: Description:  
Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 131 Year Blt: 1938 Eff Year Blt: 1986 Sq.Ft: 1088 % Complete: 100.00  
Desc: One Story Only Dimensions: RMV: 151590  
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	1088	1	FB-2	1938	1986	KIT-, ROOF, HVAC, FP - 1, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <i>Good</i>	3	1	1986	15601	1	Y N

Bldg: 9 Code Area: 92430 Stat Class: 138 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 35.00  
Desc: Res other improvements Dimensions: RMV: 25320 *100%*  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 12080 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	900	0	0	2024	2024	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 420 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 30x14 RMV: 1660  
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	420	0	0	1970	1970	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 92430 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 340 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 10x34 RMV: 4260  
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	5	Finished	340	0	0	2000	2000	FAIR	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 6	Code Area: 92430	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 168	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 12x14			RMV: 2380
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	168	0	0	2000	2000	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: 354	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 98	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 7x14			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	98	0	0	0	2000	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 8	Code Area: 92430	Stat Class: 341	Year Blt:	Eff Year Blt: 2007	Sq.Ft: 80	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 10x8			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
Multi-Purpose Bldg	5	Finished	80	0	0	0	2007	Exception: Y N

**Accessories**

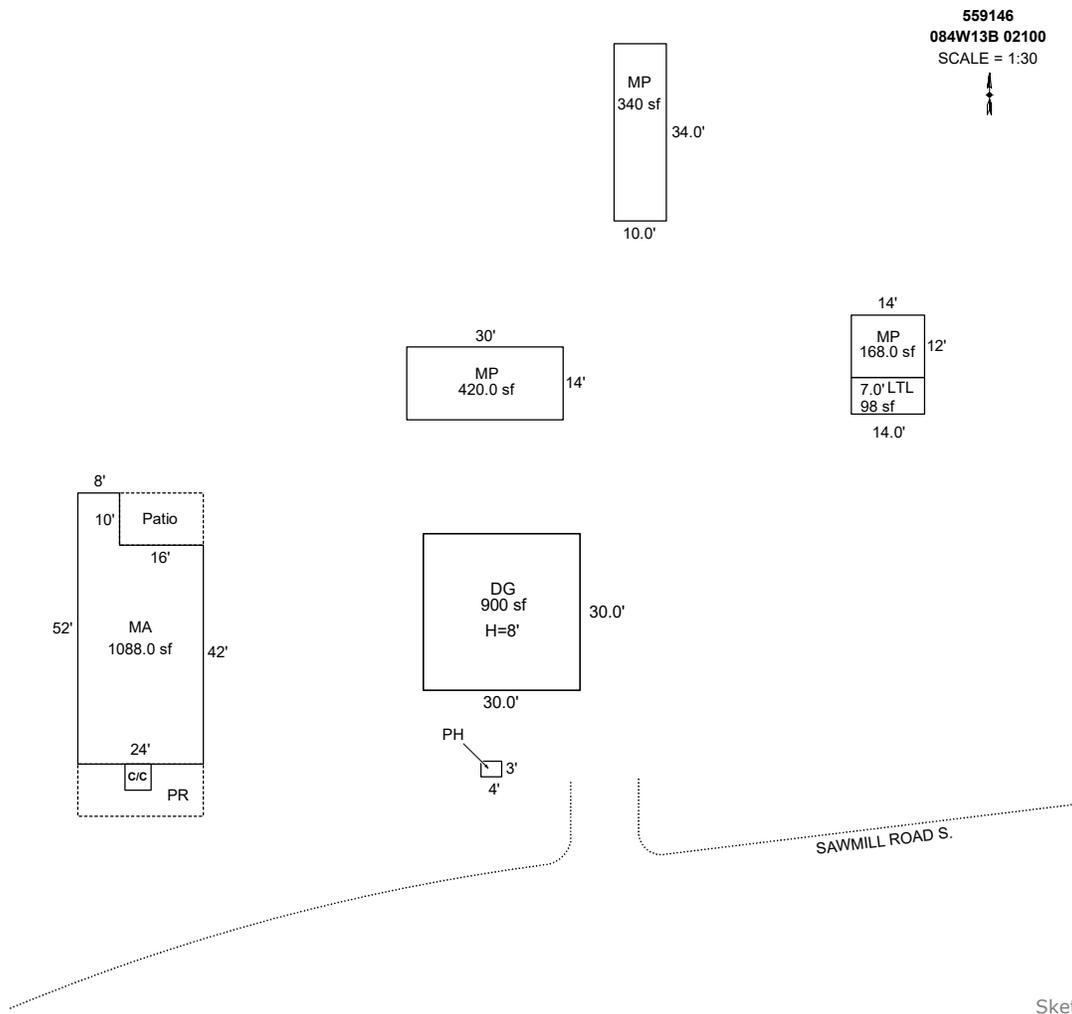
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 559146 Parcel No.: 084W13B 02100  
 Property Address: 4987 SAWMILL ROAD S  
 City: SALEM County: MARION State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

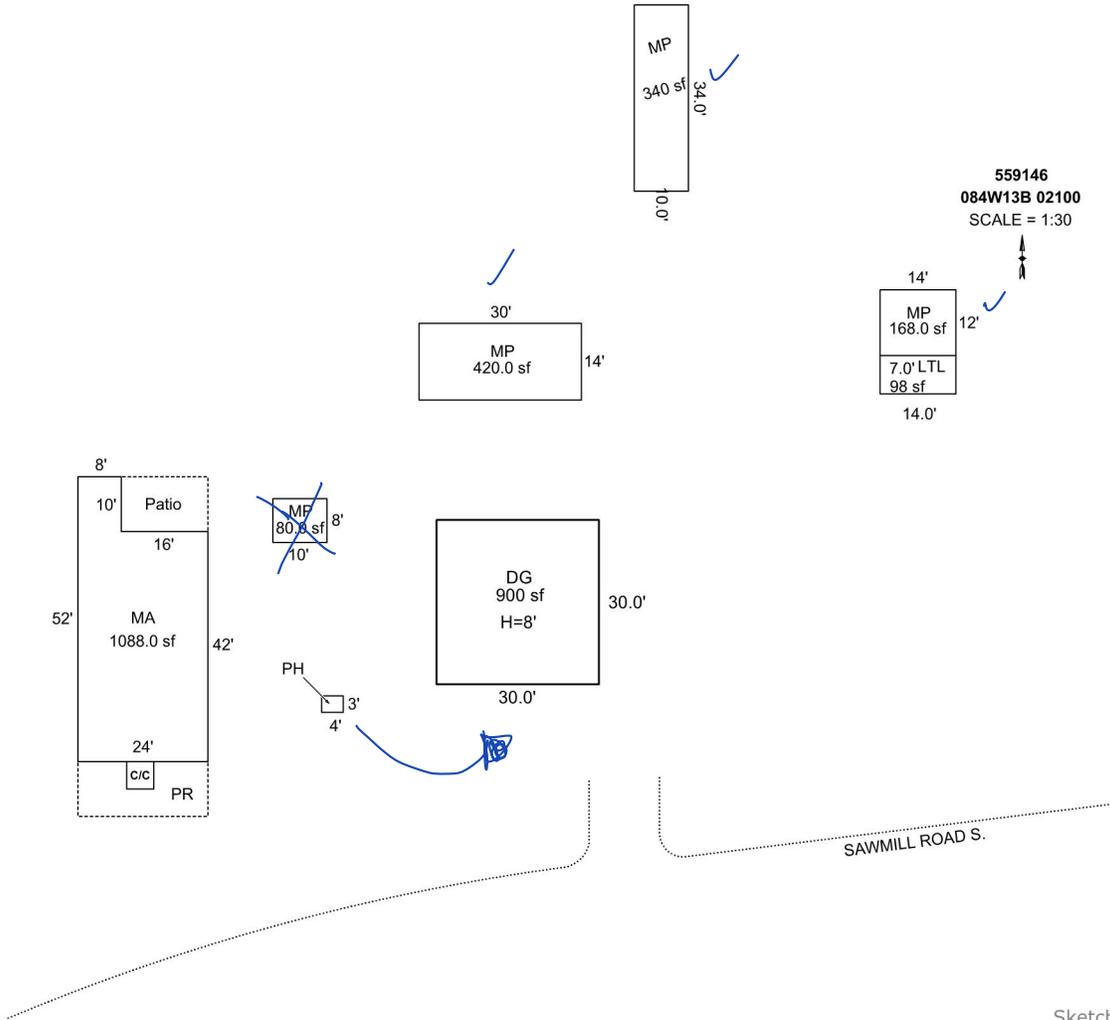
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	PH	1.0	12.0	14.0		Apex 10/02/2012 Jane UPDATED BY CJURAN 12/13/2023 23-008823 DG UPDATED BY WWILLIAMS 01/10/24 UPDATED BY WWILLIAMS 3/6/24 UPDATED BY CLOBERG 12/18/25	
	MP	1.0	420.0	88.0			
	MP	1.0	168.0	52.0			
	DG	1.0	900.0	120.0			
	LTL	1.0	98.0	42.0			
	MP	1.0	340.0	88.0	1938.0		
GLA1	MA	1.0	1088.0	152.0	1088.0		
OTH	C/C	1.0	25.0	20.0	25.0		
P/P	Patio	1.0	160.0	52.0			
	PR	1.0	240.0	68.0	400.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MDL 10.19.21 WW 01.09.24 GRH 12/20/24 GRH 10/08/25	TAGS L2 TAGS L2 TAGS L3 TAGS L2
	Net LIVABLE	cnt	0 (rounded)		1,088		
	Net BUILDING	cnt	0 (rounded)		1,938		

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 4987 SAWMILL ROAD S  
 City: SALEM County: MARION State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	12.0	14.0	
	MP	1.0	80.0	36.0	
	MP	1.0	420.0	88.0	
	MP	1.0	168.0	52.0	
	DG	1.0	900.0	120.0	
	LTL	1.0	98.0	42.0	
	MP	1.0	340.0	88.0	2018.0
GLA1	MA	1.0	1088.0	152.0	1088.0
OTH	C/C	1.0	25.0	20.0	25.0
P/P	Patio	1.0	160.0	52.0	
	PR	1.0	240.0	68.0	400.0
	Net LIVABLE	cnt	1 (rounded)		1,088
	Net BUILDING	cnt	7 (rounded)		2,018

### COMMENT TABLE 1

Apex 10/02/2012 Jane  
 UPDATED BY CJURAN 12/13/2023 23-008823 DG  
 UPDATED BY WWILLIAMS 01/10/24  
 UPDATED BY WWILLIAMS 3/6/24

### COMMENT TABLE 2

MDL 10.19.21  
 WW 01.09.24  
 GRH 12/02/24

GRH 10/8/25

### COMMENT TABLE 3

TAGS L2  
 TAGS L2  
 TAGS L3  
 TAGS L2



10.08.25



10.08.25



10.08.25



10.08.25

Percent Complete Form

Account #

559146

Additions

New Homes

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR GRH Date 12/20/24 YR For 25-26 % COMP 35  
 APPR GRH Date 10/8/25 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 \_\_\_\_\_