

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 560572

MTL: 093W10B002000

Date: 12/4/25

Appr: GRH

Prop Class: 401

RMV Prop Class: 401

Situs: 10225 OAK DR SE SALEM OR 97306

MaSaNh: 06 06 005

Unit: 104703

Year: 2025

Last Date Appraised: 12/20/2024

Appraiser: GERARDO RAMIREZ HERNANDEZ

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: LARSON, LAINE & LARSON, NANCY E

Roll Type: R

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 494380

RMV Land: 342720

RMV Imp: 498240

RMV Total: 840960

MAV: 494380

MSAV: 0

SAV: 0

Comment: 25-26: L3 12.20.24 GRH

24-25: L3 MDL 2.6.24

OSDs

Add GB 65%, update inv

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1

Code Area: 14530

Size: 3.09 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4HD

Value Source: Rural at MKT

Description: FOUR HILL DRY

RMV: 292720

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT. 03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 14530

Stat Class: 142

Year Blt: 1989

Eff Year Blt: 1989

Sq.Ft: 2692

% Complete: 100.00

Desc: Multi Story above grade

Dimensions:

RMV: 498240

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	
First Floor	4	Finished	1568	0	HB-1	1989	1989	FP - 2, HVAC+, ROOF, KIT, BTH - 1	Exception: Y N
Second Floor	4	Finished	1124	3	FB-2	1989	1989	BATH - 2, HVAC+	Exception: Y N
Garage Attached	4	Finished	484	0	0	1989	1989	ROOF	Exception: Y N
Garage Basement	4	Finished	784	0	0	1989	1989		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	1	1989	26643	1	Exception: Y N



12.04.25 L3



10.14.25 L2 LCB TTO



10.14.25 L2 LCB



10.14.25 L2 LCB



10.14.25 L2 LCB

ACCOUNT # 560572 DATE: 12/04/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR GRH TAG Y N _____
COMMENTS: Recheck for GB completion

RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT _____ QLTY + - FLOOR _____ AREA _____ EFF AREA _____ BED _____ ROOF + HVAC + BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH FIREPLACE: _____ KITCHEN - + YR BLT _____ EFF YR _____ ECON _____ % COMP _____ % GOOD _____ FUNC _____ EXCEPT Y N LUMP SUM: _____ MISC: _____ YI CLASS _____ F G A E SKIRT + LIN FT _____ COMMENT: _____				TYPE <u>GB</u> STAT / CLASS <u>5</u> SIZE <u>60x36</u> FAIR <u>AVERAGE</u> GOOD EXCELLENT BATH _____ YR BLT <u>2025</u> EFF YR <u>2025</u> % COMP <u>65</u> EXCEPT <u>Y</u> N MISC: _____ COMMENT: _____		TYPE <u>HC</u> STAT / CLASS _____ SIZE _____ <u>FAIR</u> AVERAGE <u>12x20</u> GOOD EXCELLENT BATH _____ YR BLT <u>2029</u> EFF YR <u>2029</u> % COMP <u>100</u> EXCEPT Y <u>N</u> MISC: _____ <u>Personal property</u> COMMENT: _____	
STAT _____ QLTY + - FLOOR _____ AREA _____ EFF AREA _____ BED _____ ROOF + HVAC + BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH FIREPLACE: _____ KITCHEN - + YR BLT _____ EFF YR _____ ECON _____ % COMP _____ % GOOD _____ FUNC _____ EXCEPT Y N LUMP SUM: _____ MISC: _____ YI CLASS _____ F G A E SKIRT + LIN FT _____ COMMENT: _____				TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ COMMENT: _____		TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ COMMENT: _____	
STAT _____ QLTY + - FLOOR _____ AREA _____ EFF AREA _____ BED _____ ROOF + HVAC + BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH FIREPLACE: _____ KITCHEN - + YR BLT _____ EFF YR _____ ECON _____ % COMP _____ % GOOD _____ FUNC _____ EXCEPT Y N LUMP SUM: _____ MISC: _____ YI CLASS _____ F G A E SKIRT + LIN FT _____ COMMENT: _____				TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ COMMENT: _____		TYPE _____ STAT / CLASS _____ SIZE _____ FAIR AVERAGE GOOD EXCELLENT BATH _____ YR BLT _____ EFF YR _____ % COMP _____ EXCEPT Y N MISC: _____ COMMENT: _____	

Percent Complete Form

Account # 560572

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	75%	80%
2%	95%	Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

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: GB

	% Item	% Sum	
Excavation/Foundation	10%	40%	10
Floor - Concrete/Wood	30%		
Walls - Framing	10%	65%	25
Walls - Covering/Siding	15%		
Roof - Framing/Trusses	15%		
Roof - Sheathing	5%	95%	30
Roof - Cover	10%		65
Doors & Windows	5%	100%	

APPR

GH

Date

12/4/25

YR For

26-27

% COMP

65

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

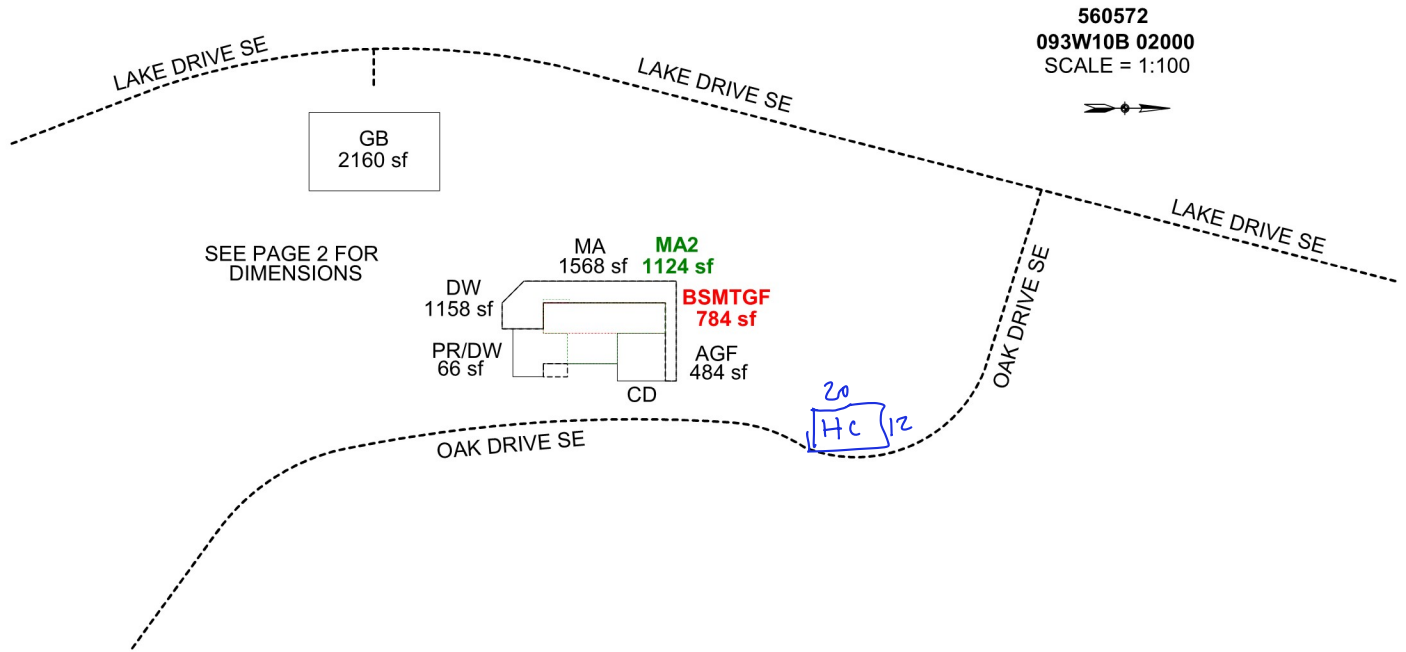
% COMP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560572 Parcel No.: 093W10B 02000
 Property Address: 10225 OAK DRIVE DR SE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2160.0	192.0	2160.0
GLA1	MA	1.0	1568.0	208.0	1568.0
GLA2	MA2	1.0	1124.0	171.0	1124.0
AGF	AGF	1.0	484.0	88.0	484.0
BSMTG	BSMTGF	1.0	784.0	140.0	784.0
P/P	DW	1.0	1158.0	270.1	
	PR/DW	1.0	66.0	34.0	
	DW	1.0	1158.0	270.1	2382.0

COMMENT TABLE 1

Apex 1/5/2010 Jane
 Edited 3/14/11 - CE
 UPDATED BY CJURAN 08/23/2023 555-23-004852

COMMENT TABLE 2

COMMENT TABLE 3

GRH 12/4/25 TAGS L3

Net LIVABLE	cnt	2	(rounded)	2,692
Net BUILDING	cnt	1	(rounded)	2,160

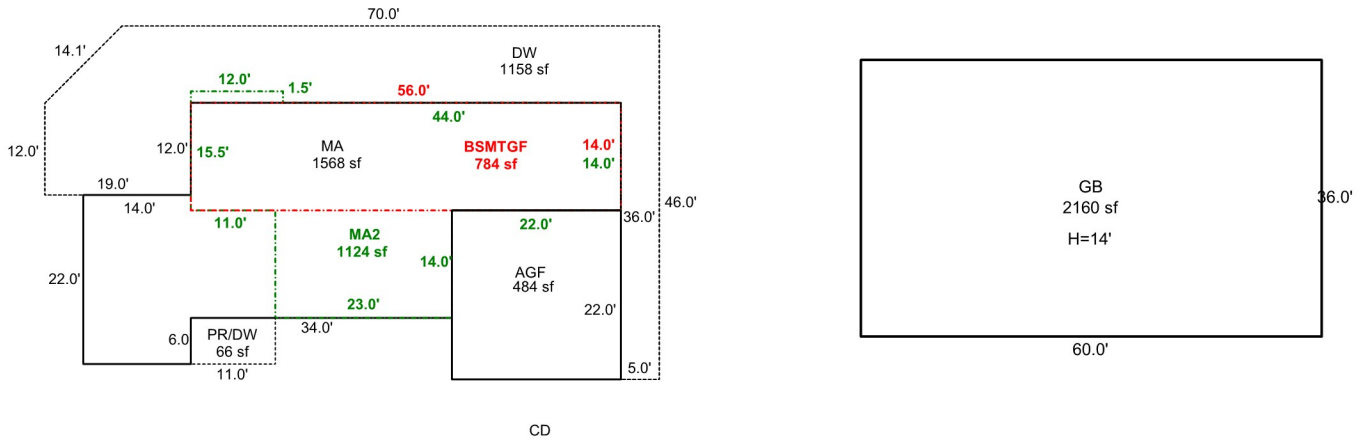
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560572 Parcel No.: 093W10B 02000
 Property Address: 10225 OAK DRIVE DR SE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

560572
 093W10B 02000
 SCALE = 1:20
 SEE PAGE 1 FOR
 MAP VIEW



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2160.0	192.0	2160.0
GLA1	MA	1.0	1568.0	208.0	1568.0
GLA2	MA2	1.0	1124.0	171.0	1124.0
AGF	AGF	1.0	484.0	88.0	484.0
BSMTG	BSMTGF	1.0	784.0	140.0	784.0
P/P	DW	1.0	1158.0	270.1	
	DW	1.0	1158.0	270.1	
	PR/DW	1.0	66.0	34.0	2382.0

COMMENT TABLE 1

Apex 1/5/2010 Jane
 Edited 3/14/11 - CE
 UPDATED BY CJURAN 08/23/2023 555-23-004852

COMMENT TABLE 2

COMMENT TABLE 3

GBH 12/4/25 TAGS L3

Net LIVABLE cnt 2 (rounded) 2,692
 Net BUILDING cnt 1 (rounded) 2,160

Assessor Monthly Issued Permit Report

For 7/1/2023 to 7/31/2023

PERMIT#: 555-23-004852-STR	STATUS: Permit Issued
PERMIT TYPE: Residential	APPLIED: 6/7/2023
SUB-TYPE: Structural	ISSUED: 7/7/2023
CATEGORY: Comprehensive	EXPIRES: 1/3/2024

OFFICE: MC

PARCEL#: 093W10B 02000 R60572

ACRES: 3.09

SUBDIV: SPRING LAKE ESTATES ADDITION
NO 2

LOT/BLOCK: 5 / 5

ADDRESS: 10225 OAK DR SE SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	LARSON, LAINE	10225 OAK DR SE SALEM, OR 97306	503-871-9505
OWNER	LARSON, LAINE & LARSON, NANCY E	10225 OAK DR SE SALEM, OR 97306	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	LARSON, LAINE	10225 OAK DR SE SALEM, OR 97306	503-871-9505

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 36 X 60 POLE BLDG FOR PERSONAL USE, NO PLMG

VALUATION: \$71,798.40

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 2160

TOTAL SQ. FT.: 2160

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	2160 Sq Ft