

Summary

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

Print Date: 9/26/2025

Acct ID: 543726 MTL: 062W17DB02300 Date: 12/8/25 Appr: GRH Prop Class: 450 RMV Prop Class: 450
Situs: 4980 RIVERTON ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 100046 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ (Tag) Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
Retag for completion MA, start of shop
Last Sales Date: 10/06/2021 Roll Type: R

Owner: KALUGIN, LAZAR
Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 30130
RMV Land: 112470 RMV Imp: 0 RMV Total: 112470 MAV: 30130 MSAV: 0 SAV: 0

Comment: 25-26: L3 12.17.24 GRH
24-25: L3 12.19.23 MLH

Land

Add MA 65%

Site: 1 Code Area: 02410 Size: 9148 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 112470 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 24-25: Updated land class, zone

01-02 R-GIS #2000-729 ADDED PORTION OF VACATED STREET 06-07: RECALC SETUP, APPR NO 32, 10/11/05

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000015	83612	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	114001	0	R	Shop 36 X 20 w/ Bathroom (Reissue of 22-008774) (Revised adding 14 X 12 and Second Story Storage)
25-000013	83723	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	315723	0	R	NSFD 3 Bdrm, 3 Bath (Reissue of 22-008776)

Shop Foundation only



12.08.25 L3



10.17.25 LCB L2



10.17.25 LCB L2



10.17.25

Percent Complete Form

Account # 543726

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%		3%
2%		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%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%		1%
3%	85%	Insulation	3%	60%	2%
5%		Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%	95%	Electrical Fixtures	3%	80%	2%
2%		Plumbing Fixtures	4%	85%	3%
3%	100%	Floor Coverings & Countertops	7%	90%	6%
2%		Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
	Finish Grade	1%	1%		

APPR GRH Date 12/16/25 YR For 26-27 % COMP 65
 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: _____

	% 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 _____

ACCOUNT # 543726

DATE: 12/8/25

RMV CLASS

PROP CLASS

MTL

APPR GRH

TAG Y N

Retag for completion

COMMENTS:

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA
 AREA 825 EFF AREA 825 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE Add OSDN Land.
 GOOD _____
 EXCELLENT _____
 BATH m
 YR BLT _____
 EFF YR _____
 % COMP 100
 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 142 QLTY + - FLOOR MAZ
 AREA 840 EFF AREA 840 BED 2
 ROOF + HVAC +
 BATH PKG: 1 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 65 % 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 142 QLTY + - FLOOR AGF
 AREA 520 EFF AREA 520 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 65 % 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: _____

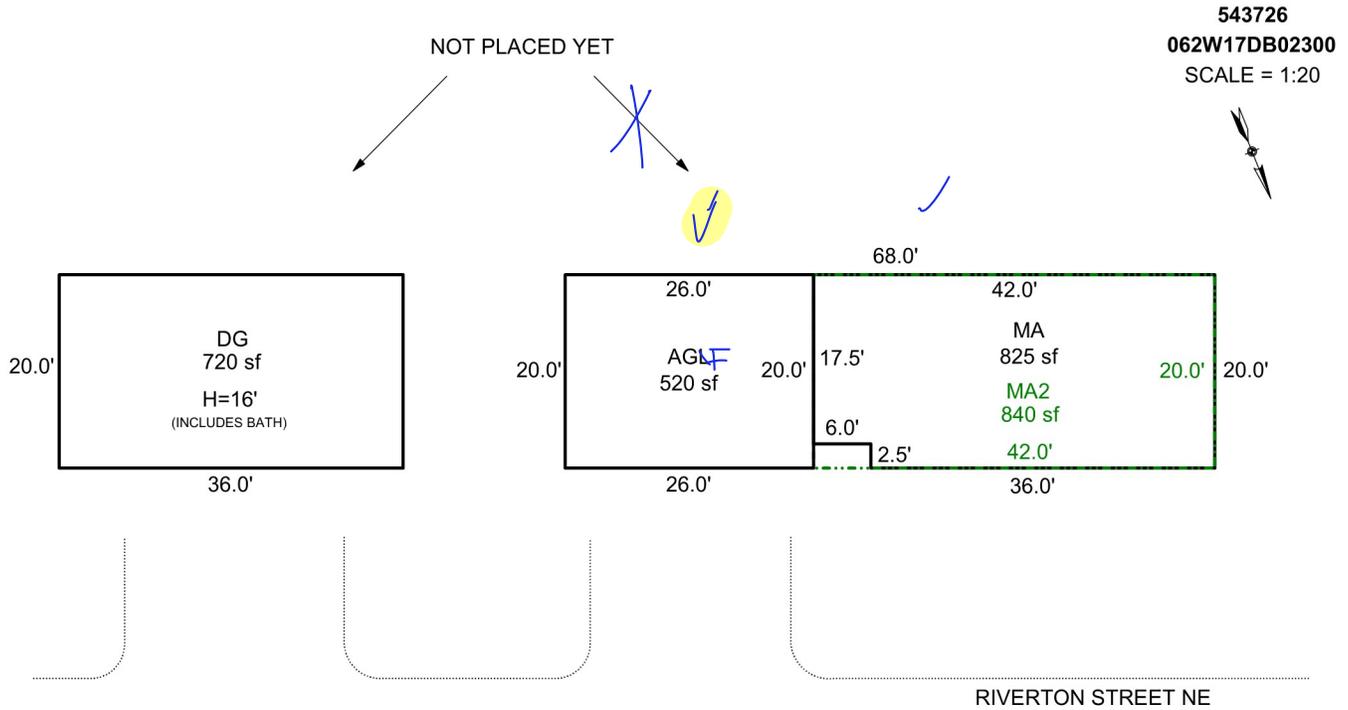
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 543726 Parcel No.: 062W17DB02300
 Property Address: 4980 RIVERTON STREET NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	825.0	124.0	825.0
GLA2	MA2	1.0	840.0	124.0	840.0
GAR	AGL	1.0	520.0	92.0	
	DG	1.0	720.0	112.0	1240.0

COMMENT TABLE 1

Apex by JA 5/21/09
 UPDATED BY CHRIS 9/24/19
 UPDATED BY CJURAN 10/23/2023 22-008776 MA &
 22-008774 DG
 UPDATED BY CJURAN 12/27/2023

COMMENT TABLE 2

MLH 12/19/2023

GRH 12/18/23

COMMENT TABLE 3

TAGS L3

TAGS L3

Net LIVABLE cnt 2 (rounded) 1,665

Assessor Monthly Issued Permit Report

For 1/1/2025 to 1/31/2025

PERMIT#: 555-25-000013-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 1/2/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 1/27/2025
 CATEGORY: Comprehensive EXPIRES: 7/26/2025

OFFICE: MC
 PARCEL#: 062W17DB02300 R43726
 ACRES: 0.21
 SUBDIV: BROOKS
 LOT/BLOCK: 5 & FR VAC ST & ALLEY / 3
 ADDRESS: 4980 RIVERTON ST NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	503-572-2878
OWNER	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	503-572-2878

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: NSFD 3 BDRM, 3 BATH (REISSUE OF 22-008776)
 VALUATION: \$315,722.61
 STORIES: 0
 BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE:
 EXISTING:
 NEW:

TOTAL SQ. FT.: 2163

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1743 Sq Ft
U Utility, misc.	VB	420 Sq Ft

Assessor Monthly Issued Permit Report

For 3/1/2025 to 3/31/2025

PERMIT#: 555-25-000015-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 1/2/2025
 SUB-TYPE: Structural ISSUED: 3/19/2025
 CATEGORY: Comprehensive EXPIRES: 9/17/2025

OFFICE: MC

PARCEL#: 062W17DB02300 R43726

ACRES: 0.21

SUBDIV: BROOKS

LOT/BLOCK: 5 & FR VAC ST & ALLEY / 3

ADDRESS: 4980 RIVERTON ST NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	503-572-2878
OWNER	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	KALUGIN, LAZAR	11220 PORTLAND RD SALEM, OR 97305	503-572-2878

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: SHOP 36 X 20 WITH BATHROOM (REISSUE OF 22-008774) (REVISED ADDING 14X12 AND SECOND STORY STORAGE)

VALUATION: \$114,001.44

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 720

TOTAL SQ. FT.: 720

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	1776 Sq Ft