

Acct ID: 529605 MTL: 082W09D000400 Date: 1/23/26 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4478 MEDINA LN SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 76192 Year: 2025

Last Date Appraised: 12/13/2022 Appraiser: MATT LORD Tag: Y Tag info: 2026 - NEW CONSTRUCTION (Addition)
 Owner: KLAGES, BRETT F & KLAGES, TORI LE Last Sales Date: 08/28/2002 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 550730
 RMV Land: 308290 RMV Imp: 845690 RMV Total: 1153980 MAV: 550730 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.13.22 MLH//22-23: L3 01.04.22 MHamilton

Covered patio part of MA part of minor OSDs
26-27 covered patio part of soft 100% complete
Addition of Bathroom Remodel 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	05410	0

Land

Site: 1 Code Area: 05410 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 248290 Exception: Y N
 Adjustment(s): Fire Patrol: Description: since last appraisal
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 153 Year Blt: 1964 Eff Year Blt: 1976 Sq.Ft: 4462 % Complete: 100.00
 Desc: One Story with basement CHG CLASS TO 5- EXTERIOR FEATURES STLE AND DESIGN AVERAGE Dimensions: RMV: 793360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1984 Goma paint 1990 Bathroom Remodel
new closet & bathroom / master remodel

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2339 <u>+50</u>	<u>3</u>	<u>H.B.I</u> FB-2	1964	1976	ROOF, FP - 2, HVAC, KIT-, BATH - 2	Exception: <u>Y</u> N
Basement	5	Finished	2123	1	HB-1	1964	1976	HVAC, BTH - 1	Exception: Y N
Basement	5	Unfinished	216	0	0	1964	1976		Exception: Y N
Garage Attached	5	Unfinished	704	0	0	1964	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SWIMMING POOL	5	552	2022	20010	0	Exception: Y N
YARD IMPROVEMENTS AVERAGE <u>Good</u>	5	1	1976	33896	1	Exception: Y N

retaining walls, brick fences, asphalt drive oversize

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 2007 Sq.Ft: 2304 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x48 RMV: 31040
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	2304	0	0	1985	2007	FAIR	Exception: Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 05410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 2007 Sq.Ft: 1824 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x38 RMV: 21290
 Func Obsc: 85 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1824	0	0	1985	2007	FAIR	Exception: Y N

Accessories

No accessory data available

Permits

Bedrooms, office, suite, & small addition - plans / master bath major remodel | 10x30 HC EYB 2025 Fair pdc g I/O

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009859	82320	MARION COUNTY	NEW CONSTRUCTION	ADDITION	48283	0	UN	Infilling Patio to add onto existing primary suite. Layout change for primary suite. No change to footprint
24-009859	82334	MARION COUNTY	NEW CONSTRUCTION	ADDITION	48283	0	R	Infilling Patio to add onto existing primary suite. Layout change for primary suite. No change to footprint
24-009859	83708	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	0	0	R	REV - Updated Calcs & Plans for Infilling patio to add onto existing primary suite



EYB

1	Type		
2	Year Built	1964	
3	Roof	Updated	
4	Windows	Updated	
5	Siding		
6	Exterior Paint	Updated	
7	Door		
8	Floors		
9	Interior Paint		
10	Bathrooms	Updated	
11	Kitchen counters		
12	Kitchen cupboards		
13			
14	Suggested EYB	1990	
15			
16	Addition		
17	Original SF	2339	
18	Add-on SF	50	
19	Suggested Blended EYB	1990	
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			

Percent Good Form

This form is to assist with determining the blended Percent Good of a structure when there is an addition to the original structure. The calculated Percent Good will be entered into ORCATS as an Effective Year Built.

Using This Form:
Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good. Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.

The form will calculate an updated Percent Good value for the entire structure.

Account Number: _____ Appraiser: _____ Date: _____

	Sq. Ft.	% Good	% of Whole	
Addition:	48	100%	1%	1%
Basement:	2123	76%	47%	36%
First Floor:	2339	76%	52%	39%
Second Floor:				
Attic:				
Total Sq.Ft.:	4510		100%	76% = Updated % Good

Sheet1 | Mobility: Good to go | Page: 1 of 1

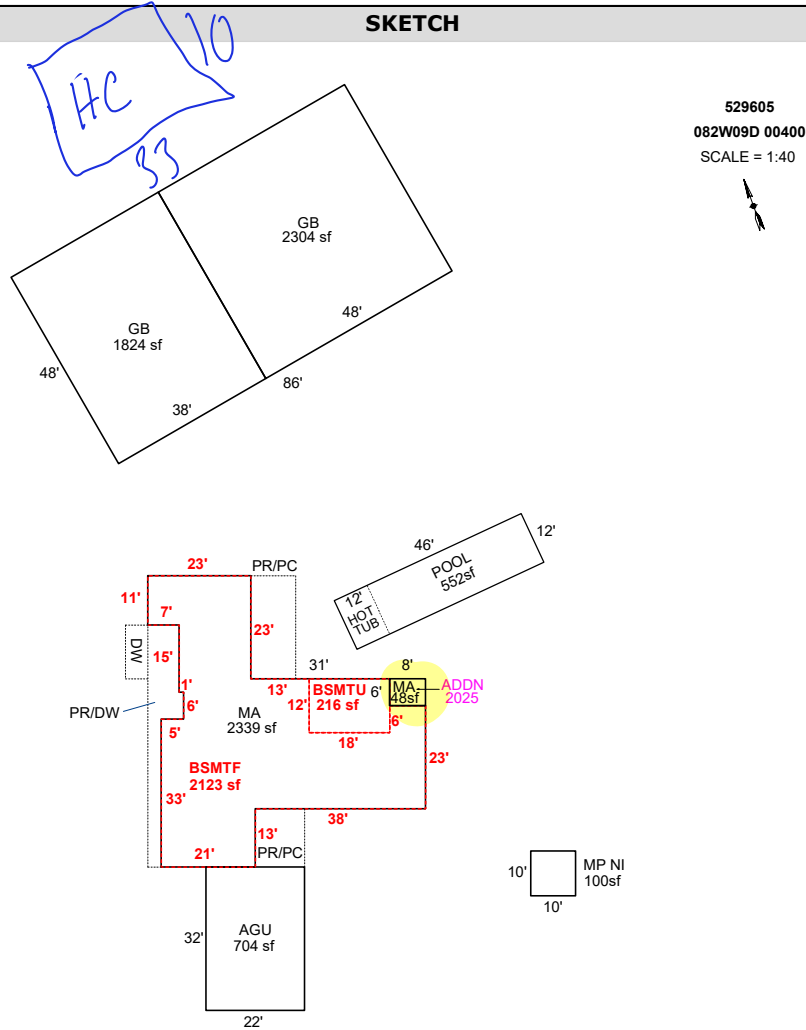
EYB

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529605 Parcel No.: 082W09D 00400
 Property Address: 4478 MEDINA LN SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2304.0	192.0	
	GB	1.0	1824.0	172.0	
	MP NI	1.0	100.0	40.0	4228.0
GLA0	BSMTF	1.0	2123.0	276.0	2123.0
GLA1	MA	1.0	2339.0	264.0	2339.0
BSMT	BSMTU	1.0	216.0	60.0	216.0
GAR	AGU	1.0	704.0	108.0	704.0
MA	MA	1.0	48.0	28.0	48.0
OTH	POOL	1.0	552.0	116.0	552.0
	Net LIVABLE	cnt	1 (rounded)		4,510
	Net BUILDING	cnt	3 (rounded)		4,228

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/8/17
 UPDATED BY CJURAN 07/13/2021 555-21-003202
 UPDATED BY CJURAN 03/13/2023
 UPDATED BY CLOBERG 02/10/25 24-009859 MA ADDN

COMMENT TABLE 2

MLH 12/13/2022

COMMENT TABLE 3

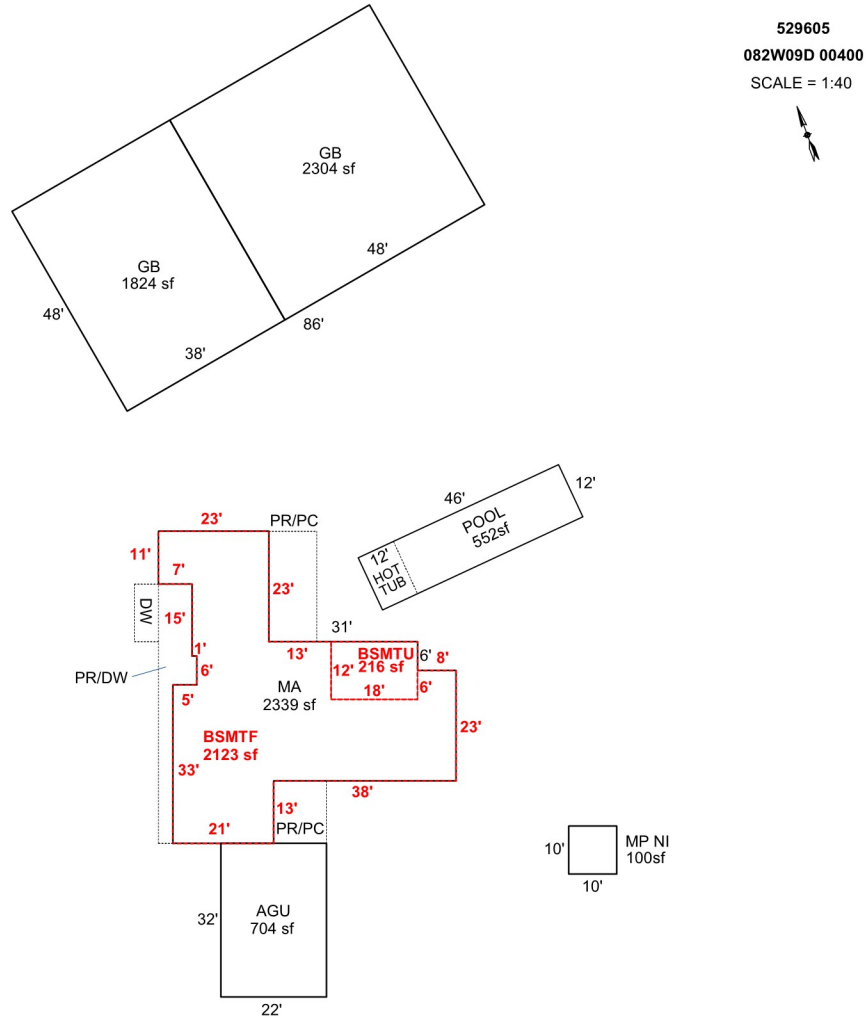
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529605 Parcel No.: 082W09D 00400
 Property Address: 4478 MEDINA LN SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 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	2304.0	192.0	
	GB	1.0	1824.0	172.0	
	MP NI	1.0	100.0	40.0	4228.0
GLA0	BSMTF	1.0	2123.0	276.0	2123.0
GLA1	MA	1.0	2339.0	264.0	2339.0
BSMT	BSMTU	1.0	216.0	60.0	216.0
GAR	AGU	1.0	704.0	108.0	704.0
OTH	POOL	1.0	552.0	116.0	552.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/8/17
 UPDATED BY CJURAN 07/13/2021 555-21-003202
 UPDATED BY CJURAN 03/13/2023

COMMENT TABLE 2

MLH 12/13/2022

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 4,462
 Net BUILDING cnt 3 (rounded) 4,228