

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 561444 MTL: 083W27A002100 Date: 12/4/25 Appr: GRH Prop Class: 641 RMV Prop Class: 401
 Situs: 7281 RAINBOW DR SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 120242 Year: 2025

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

Owner: SOUTH, MATTHEW Last Sales Date: 10/06/2023 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 479825
 RMV Land: 379020 RMV Imp: 735070 RMV Total: 1114090 MAV: 169070 MSAV: 1145 SAV: 2220
 Comment: 25-26: L2 12.20.24 GRH
 24-25: L4 03.26.24 WW

Notations MA @ 100% DFL-OK

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 67360 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25: Updated land classes

2400230/00-01; SEPERATED INCREMENT FROM HOMESITE. 01-02: repp

Site: 3 Code Area: 92430 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 134710 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1991

Site: 4 Code Area: 92430 Size: 1.03 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 76320 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Site: 5 Code Area: 92430 Size: 0.90 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 60630 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 92430 Stat Class: 152 - Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4868 % Complete: 65.00 100%
 Desc: Multi Story above grade Dimensions: RMV: 648910
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 309610 Adjust: Adjust RMV: 0

Floors Good design, exterior masonry, complex roofline, multiples siding

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2960	1	FB-1/ HB-1	2024	2024	HVAC+, ROOF, FP - 1, BATH+, BATH - 1, BTH - 1, KIT	Y N
First Floor	5	Finished	900	0	0	2024	2024	BATH - 1, ROOF, HVAC+	Y N
Second Floor	5	Finished	1008	2	FB-1	2024	2024	BATH - 1, HVAC+	Y N
Garage Attached	5	Finished	480	0	0	2024	2024	ROOF	Y N

Accessories

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

5 Arrage - cd, Ad, pc oversized

Improvements - Accessory Buildings

Bldg: 6 Code Area: 92430 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 3600 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x60 RMV: 86160
 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
General Purpose Bldg	5	Finished	3600	0	0	2017	2017	GOOD, BTH - 1	Y N

Accessories

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

Farm Notes

2024FARM

3/26/24: Inspected by WW L4 forest use ok.

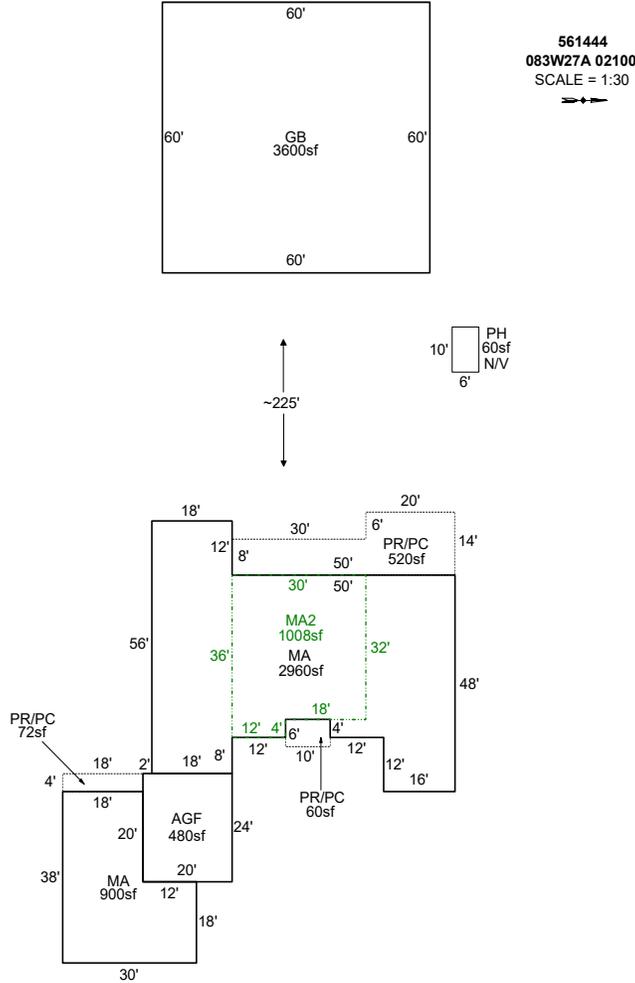


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561444 Parcel No.: 083W27A 02100
 Property Address: 7281 RAINBOW DR SE
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3600.0	240.0	3600.0
GLA1	MA	1.0	2960.0	280.0	2960.0
GLA2	MA2	1.0	1008.0	132.0	1008.0
GAR	AGF	1.0	480.0	88.0	480.0
MA	MA	1.0	900.0	136.0	900.0
P/P	PR/PC	1.0	72.0	44.0	652.0
	PR/PC	1.0	60.0	32.0	
	PR/PC	1.0	520.0	128.0	
	Net LIVABLE	cnt	1 (rounded)		4,868
	Net BUILDING	cnt	1 (rounded)		3,600

COMMENT TABLE 1

DRAWN BY NRC 01/13/2009
 UPDATED BY JRONDEMA 6/20/16
 UPDATED BY JRONDEMA 5/2/17
 UPDATED BY JRONDEMA 2/21/18
 UPDATED BY WWILLIAMS 3.26.24
 UPDATED BY CJURAN 04/09/2024 24-000725 MA
 UPDATED BY CLOBERG 04/24/25

COMMENT TABLE 2

WW 3.26.24
 GRH 12/20/24
GRH 12/4/25

COMMENT TABLE 3

SV L4
 TAGS L2
TAGS L2

Percent Complete Form

Account # 561444

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR GPH Date 12/20/24 YR For 25-26 % COMP 65
 APPR GPH Date 12/14/25 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 _____

Assessor Monthly Issued Permit Report

For 3/1/2024 to 3/31/2024

PERMIT#: 555-24-000725-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 1/26/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 3/6/2024
 CATEGORY: Comprehensive EXPIRES: 9/23/2024

OFFICE: MC
 PARCEL#: 083W27A002100 R61444
 ACRES: 4.93
 SUBDIV: SUNNYSIDE FRUIT FARMS NO 7
 LOT/BLOCK: 12 /
 ADDRESS: 7281 RAINBOW DR SE SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	SOUTH, MATTHEW & KATHY	5125 MOUNTAIN CREST WAY S SALEM, OR 97302	541-231-3047
CCB	MKS CONSTRUCTION INC	5125 MOUNTAIN CREST WAY SALEM, OR 97302	5412313047
OWNER	SOUTH, MATTHEW & KATHY	7281 RAINBOW DR SE SALEM, OR 97306	
SITE CONTACT	SOUTH, MATTHEW & KATHY	5125 MOUNTAIN CREST WAY S SALEM, OR 97302	541-231-3047

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT SFD 3 BED, 4 BATH W/ OFFICE, HOBBY, STUDY, SEWING AND CRAFT ROOMS.

VALUATION: \$846,508.44

STORIES: 0

BATHS: 4

KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 5212

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	4732 Sq Ft
U Utility, misc.	VB	480 Sq Ft
U Utility, misc. - half rate	VB	680 Sq Ft