

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

Acct ID: 519230 MTL: 062W30AD00200 Date: 1/22/26 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 4455 NEVADA ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 69201 Year: 2025

Last Date Appraised: 06/27/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: FARRIES, WILLIAM R & FARRIES, CAROL A Last Sales Date: 07/24/2015 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 257729
 RMV Land: 222930 RMV Imp: 517870 RMV Total: 740800 MAV: 229670 MSAV: 28059 SAV: 57177
 Comment: 24-25: L3 06.27.24 GRH

Notations Solar Panels 100% **FARM USE, ORCHARD**
LIVESTOCK PART OF UNIT WITH 519298

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 52070 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 19-20: UPDATED PART TOTALS//2012-13: DISQ FARM USE// 06-07: RECALC SETUP, APPR NO 42, 10/20/05

Site: 3 Code Area: 92410 Size: 0.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 22390 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020

Site: 4 Code Area: 92410 Size: 1.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 56810 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020

Site: 5 Code Area: 92410 Size: 0.88 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Woodlot Description: FOUR BENCH DRY RMV: 41660 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2020

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: ~~2148~~ **2194** % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 459180
 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	4 +	Finished	2148 2194	3	FB-2/ HB-1	2016	2016	HVAC, ROOF, BATH+, KIT-, BTH - 1, BATH - 2	Exception: Y N
Garage Attached	4 +	Finished	484	0	0	2016	2016	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2016	30816	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2560 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 64x40 RMV: 44560
 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	2560	0	FB-1	2016	2016	FAIR, BATH - 1	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 311 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1200 % Complete: 100.00

Desc: Feeder Barn (FB)

Dimensions: 40x30

RMV: 14130

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: Y N
Feeder Barn	5	Finished	1200	0	0	2020	2020	FAIR	

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000320	83539	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	42362	0	R	Solar Array 11.7kW on Roof @ \$42,362



ACCESSORY IMPROVE

TYPE Solar
 STAT / CLASS 905
 SIZE _____

FAIR 20K
 AVERAGE
 GOOD
 EXCELLENT

BATH _____

YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

MISC: Exempt from taxation.

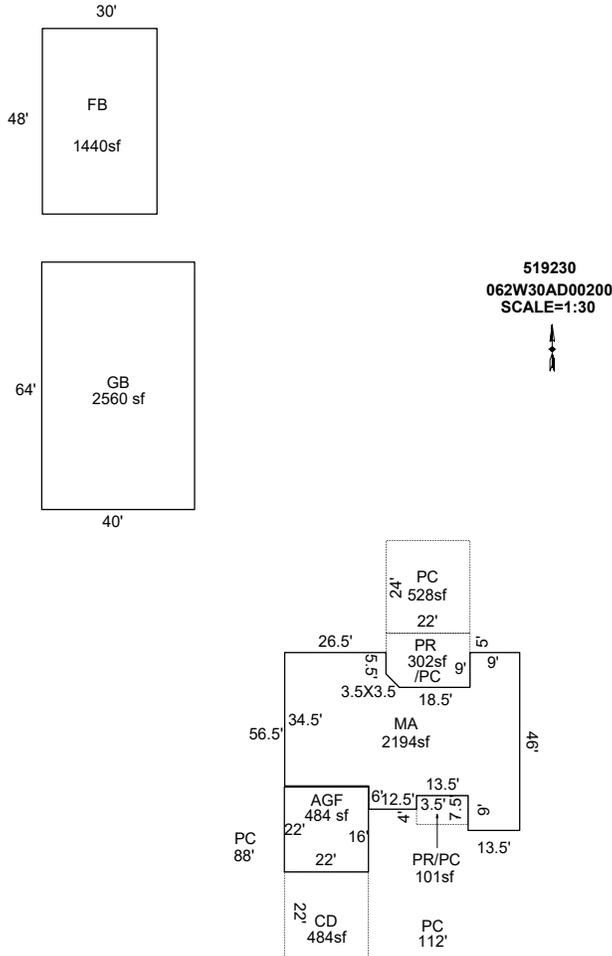
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519230 Parcel No.: 062W30AD00200
 Property Address: 4455 NEVADA ST NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	2560	208	
	FB	1	1440	156	4000
GLA1	MA	1	2194	238	2194
GAR	AGF	1	484	88	484
P/P	CD	1	484	88	
	PR/PC	1	101	42	
	PR	1	302	70	
	PC	1	528	92	1415
	Net LIVABLE	cnt	1	(rounded)	
Net BUILDING	cnt	2	(rounded)		4,000

APEXED BY NRC 04/20/2009
 UPDATED BY JRONDEMA 5/4/16
 UPDATED BY JRONDEMA 10/10/16
 UPDATED BY JRONDEMA 2/10/17
 UPD BY PH 05.22.20
 UPD BY WW 8.7.24

COMMENT TABLE 2

COMMENT TABLE 3

02.08.17 JS ##29
 05.18.20 WV #06
 GRH 6.27.24

F/F CHECK: C19
 CYCLE L2