

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 2/5/26

Print Date:

9/26/2025

Acct ID: 521991 MTL: 072W04C000200 Date: 12/17/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 501  
Situs: 4615 60TH AVE NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 83808 Year: 2025  
2026

Last Date Appraised: 04/09/2012 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: \_\_\_\_\_  
Owner: KNUDSEN, MATT W & KNUDSEN, JULIA K Last Sales Date: 04/05/2013 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 38538  
RMV Land: 407290 RMV Imp: 32790 RMV Total: 440080 MAV: 21680 MSAV: 16858 SAV: 31808

Comment: CWO 1/13/26 NEW MA @ 60 % update Inventory Retag for 27 Input MLH 12/24/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED
<u>SA OSDN</u>		<u>NEEDS farm homesite</u>
<u>Land</u>		<u>Farm livestock, Orchard</u>

Site: 1 Code Area: 92410 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 46050 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1994 / 02400210 05-06: RECALC SETUP; #T19 04-23-04

Site: 2 Code Area: 92410 Size: 11.41 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 361240 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1976 / 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 138 Year Blt: 1970 Eff Year Blt: 1973 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 20890  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	240	0	0	1970	1973	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 2010 Sq.Ft: 1080 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x30 RMV: 6050  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1080	0	0	1987	1987	<u>FAIR</u> <u>Ave</u>	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 3728 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: RMV: 5850  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	4	Finished	3728	0	0	1970	1970	<u>Fair</u>	Y N

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
25-003223	83700	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	220938	0	R	REPLACEMENT NSFD 2BED/2BATHS

341 MP 6 12x18 Fair 2025 NEW

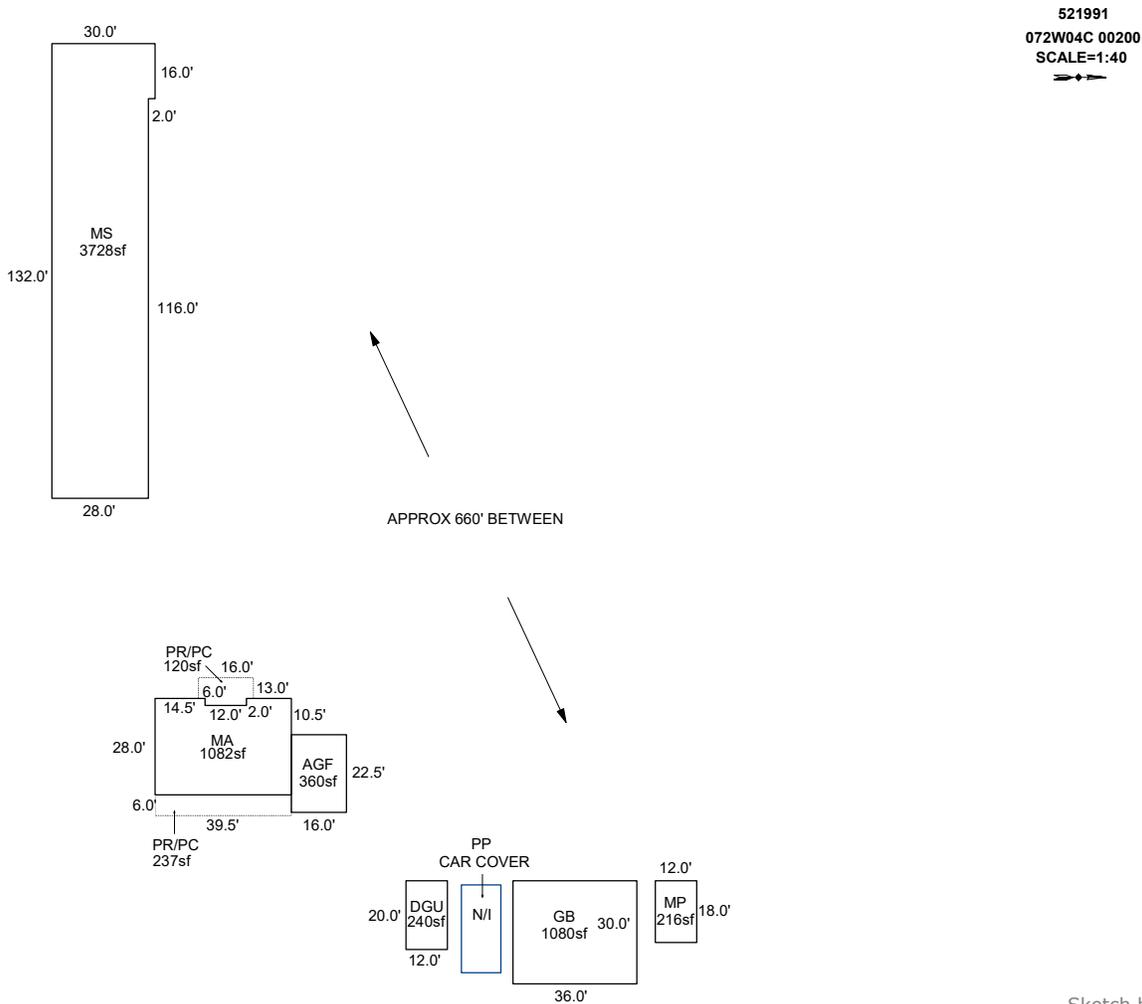


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521991 Parcel No.: 072W04C 00200  
 Property Address: 4615 60TH AV NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DGU	1.0	240.0	64.0	
	GB	1.0	1080.0	132.0	
	MS	1.0	3728.0	324.0	5048.0
GAR	AGF	1.0	360.0	77.0	360.0
MA	MA	1.0	1082.0	139.0	1082.0
MP	MP	1.0	216.0	60.0	216.0
P/P	PR/PC	1.0	237.0	91.0	
	PR/PC	1.0	120.0	48.0	357.0
	Net LIVABLE	cnt	3 (rounded)		1,658
	Net BUILDING	cnt	0 (rounded)		5,048

### COMMENT TABLE 1

DRAWN BY JRONDEMA 11/03/17  
 UPDATED BY CLOBERG 09/09/25 25-003223 MA  
 UPDATED BY CLOBERG 02/13/26

### COMMENT TABLE 2

MLH 12/17/25

### COMMENT TABLE 3

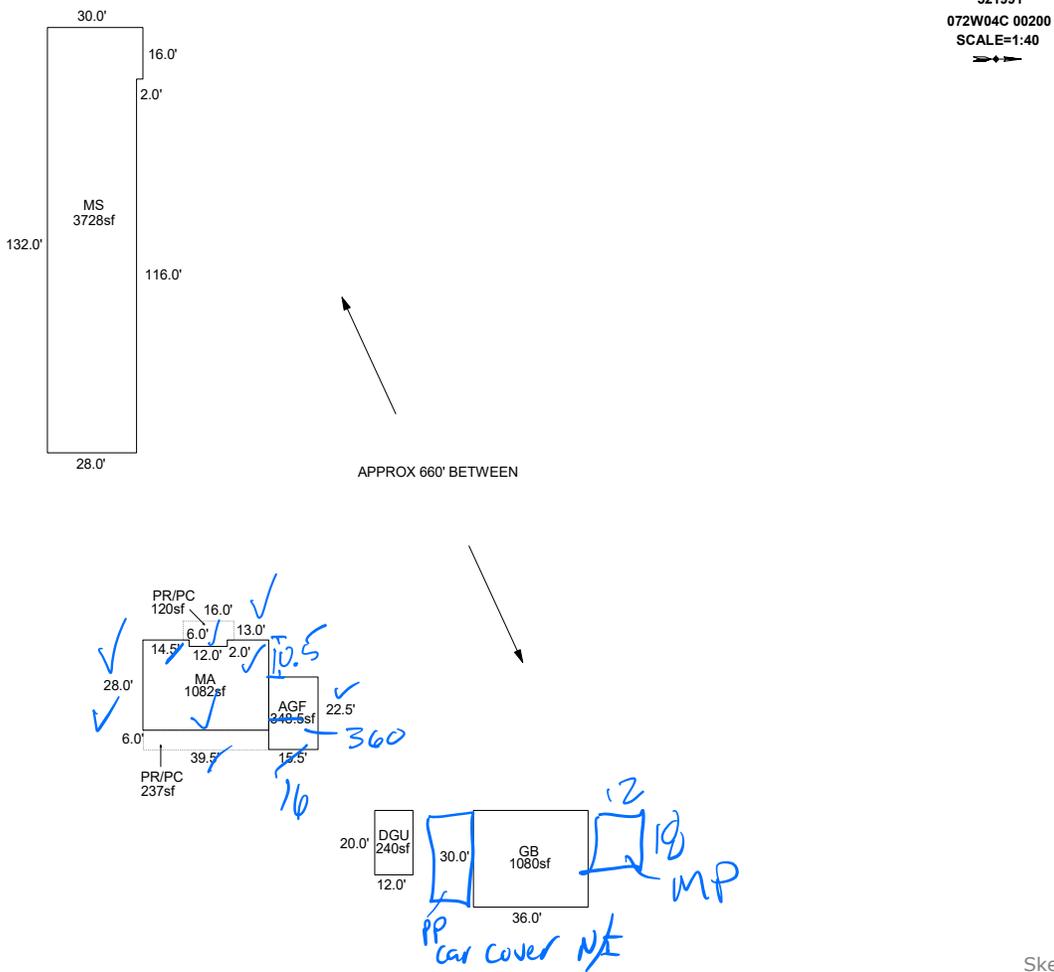
TAGS L2

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 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DGU	1.0	240.0	64.0	
	GB	1.0	1080.0	132.0	
	MS	1.0	3728.0	324.0	5048.0
GAR	AGF	1.0	348.8	76.0	348.8
MA	MA	1.0	1082.0	139.0	1082.0
P/P	PR/PC	1.0	237.0	91.0	
	PR/PC	1.0	120.0	48.0	357.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 11/03/17  
 UPDATED BY CLOBERG 09/09/25 25-003223 MA

### COMMENT TABLE 2

2/17/25 MLH

### COMMENT TABLE 3

Tags L2

Net LIVABLE	cnt	1	(rounded)	1,082
Net BUILDING	cnt	3	(rounded)	5,048

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		80%	Electrical Rough-In	3%	55%	2%
2%	Heating Rough-In		2%	1%		
	Heating Unit		1%	1%		
3%	85%	Insulation	3%	60%	2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	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 MLH Date 12/17/25 YR For 26-27 % COMP 60  
 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%	95%
Roof - Sheathing	5%	
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 \_\_\_\_\_

2 Bed 2 Bath, FP

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 131 QLTY + - FLOOR MA  
AREA 1082 EFF AREA \_\_\_\_\_ BED 2  
ROOF + HVAC +  
BATH PKG: 2 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: 1  
KITCHEN - +  
YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP 60 % 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 AGF  
AREA 360 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP 60 % 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: \_\_\_\_\_