

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 2/4/26

Print Date: 9/26/2025

Acct ID: 522017 MTL: 072W05A000500 Date: 2/17/25 Appr: MLH Prop Class: 5591 RMV Prop Class: 559 501
Situs: 5450 JUNIPER ST NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 86781 Year: 2025 2026

Last Date Appraised: 05/23/2012 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: _____
Owner: MCDONALD, JORDANA LINN Last Sales Date: 08/24/1999 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 87969
RMV Land: 359900 RMV Imp: 56140 RMV Total: 416040 MAV: 43760 MSAV: 47929 SAV: 115369

Comment:

*NEW MA @ 75% update Inventory
Gone Manuf Email Mindy*

Input MLH 2/24/25

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Retag for '27

Farm Seed

OSDs

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

2BI

CWO 1/13/26

Land

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Homesite Description: RMV: 12780 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis//02400210

Site: 3 Code Area: 92410 Size: 20.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 297120 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 10-11: PER #42 CHG 5.33 AC TWO BENCH IRR TO TWO BENCH DRY AND 4.0 WOODLOT-M// 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 456 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1354 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 57x24 RMV: 39090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1354	2	FB-2	1971	1971	ROOF, SKIRT, KIT+, BATH - 2, HVAC+ Exception: Y N

Accessories

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

Bldg: 1 Code Area: 92410 Stat Class: 108/107 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100.00
 Desc: ~~Residential Other Improvements~~ Dimensions: RMV: 1610
 Func Obsc: 100 YI 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK <u>VISA</u>	1	84	1987	1515	1

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 2120
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	1	84	1987	1998	1

Bldg: 6 Code Area: 92410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 3390
 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
No floor data available								

part of VI move MAU

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
CONCRETE DRIVEWAY	1	1200	1987	3198	1			

part of VI move MAD after gone

Bldg: 8 Code Area: 92410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 570
 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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
PATIO	1	120	1987	541	1			

part of VI move MAD

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 320 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1540
 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
Multi-Purpose Bldg	5	Finished	320	0	0	1982	1982	FAIR

N/C

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 352 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 22x16 RMV: 1650
 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
Multi-Purpose Bldg	5	Finished	352	0	0	1982	1982	FAIR

N/C

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 384 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 1800
 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
Multi-Purpose Bldg	5	Finished	384	0	0	1982	1982	FAIR

N/C

Accessories

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

Bldg: 7 Code Area: 92410 Stat Class: 354 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 320 % Complete: 100.00
 Desc: Lean-to Light (LTL) **LTLH** Dimensions: 20x16 RMV: 350
 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
Lean-to Light Duty	4	Finished	320	0	0	1982	1982	FAIR

I/O

Accessories

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

Bldg: 9 Code Area: 92410 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 320 % Complete: 100.00
 Desc: Machine Shed (MS) **MSH** Dimensions: 16x20 RMV: 2920
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: **20x30** Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	320	0	0	2000	2000	Fair ✓	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 92410 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 640 % Complete: 100.00
 Desc: Frost Control Dimensions: 20x32 RMV: 1100
 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	
Frost Control	4	Finished	640	0	0	2000	2000		Exception: 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
25-003783	83765	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	364643	0	R	3 BED / 2 BATH SFD TO REPLACE 2 BED / 2 BATH MD

(2) 321 HC 5 12x20 2000 Fair ✓ I/O
 321 HC 5 20x24 2000 Fair ✓ I/O
 353 MS 5 20x20 2000 Fair ✓ I/O
 905 SO 20000 Exempt





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

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR 1740
 AREA _____ EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 75 % 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

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

STAT _____ QLTY + - FLOOR AGF
 AREA 528 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 75 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

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: _____

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%	
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	
2%		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 MLH Date 12/17/25 YR For 26-27 % COMP 75
 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%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

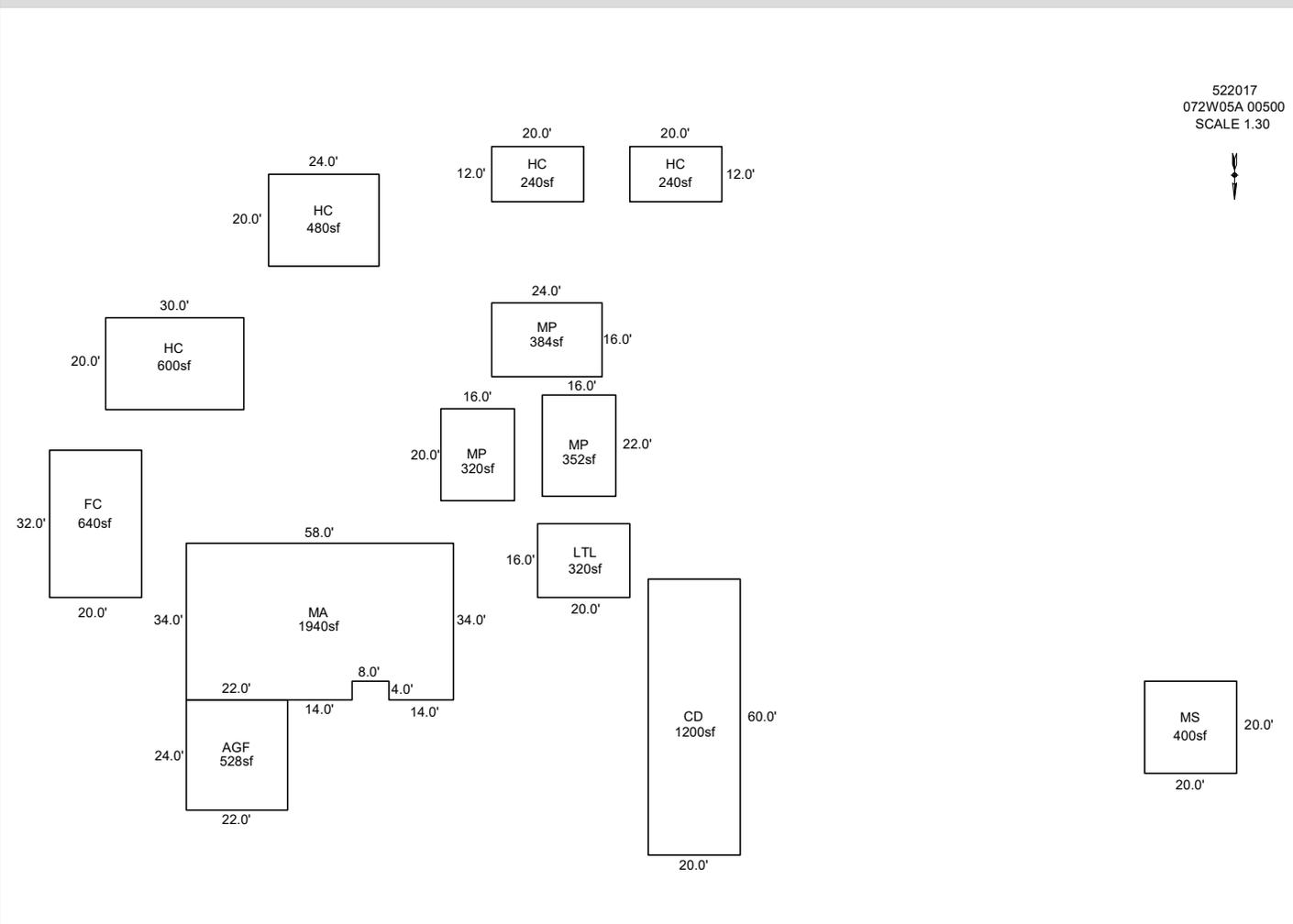
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522017 Parcel No.: 072W05A 00500
 Property Address: 5450 JUNIPER ST NE
 City: SALEM County: 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	MP	1.0	320.0	72.0	
	MP	1.0	352.0	76.0	
	MP	1.0	384.0	80.0	
GAR	HC	1.0	600.0	100.0	1656.0
	AGF	1.0	528.0	92.0	528.0
	HC	1.0	480.0	88.0	
HC	HC	1.0	240.0	64.0	
	HC	1.0	240.0	64.0	960.0
	HC	1.0	240.0	64.0	
MA	MA	1.0	1940.0	192.0	1940.0
MS	MS	1.0	400.0	80.0	400.0
	Net LIVABLE	cnt	6 (rounded)		3,828
	Net BUILDING	cnt	0 (rounded)		1,656

COMMENT TABLE 1

DRAWN BY TJS 6-4-12
 UPDATED BY CLOBERG 09/10/25 25-003783 MA
 UPDATED BY CLOBERG 02/11/26

COMMENT TABLE 2

MLH 12/17/25

COMMENT TABLE 3

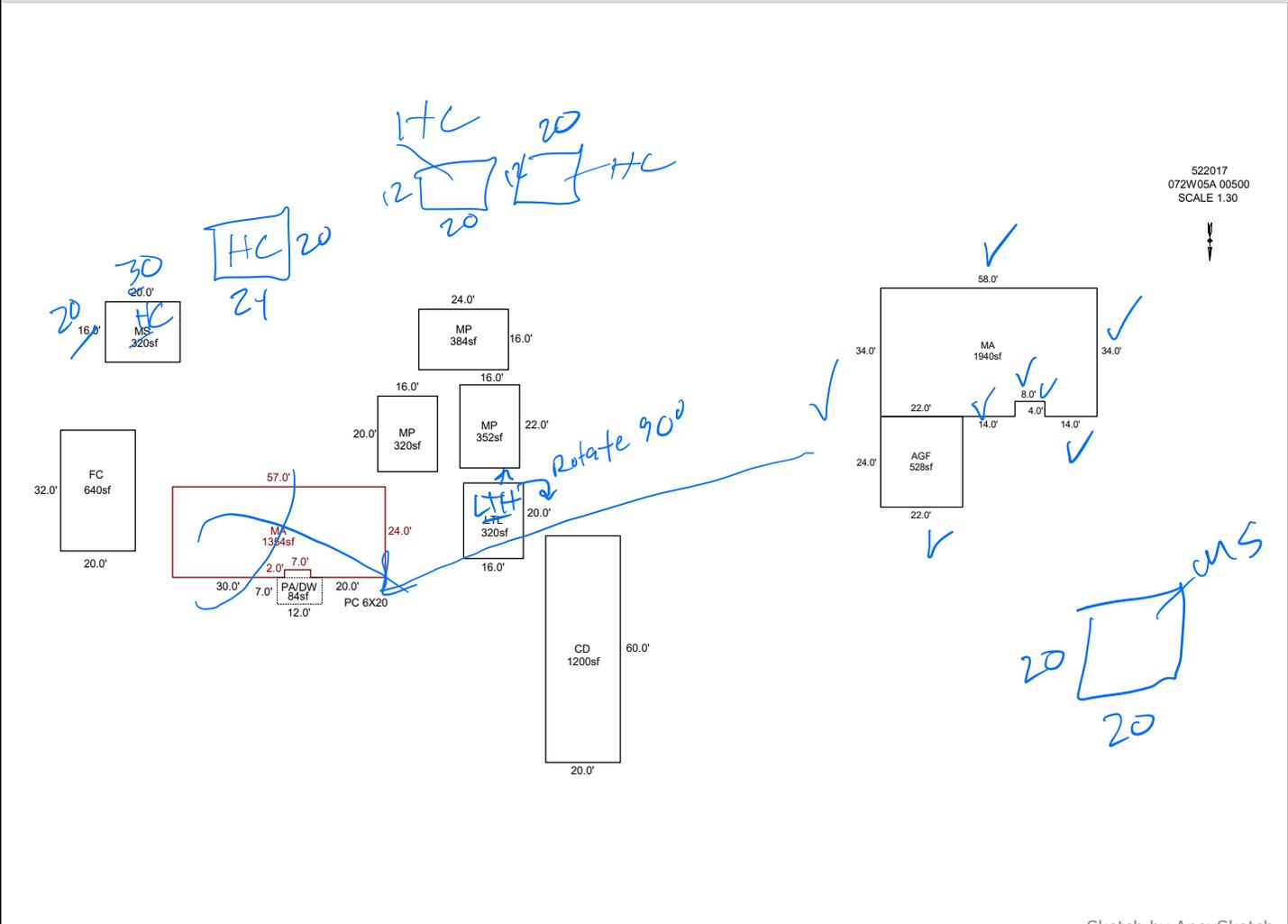
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522017 Parcel No.: 072W05A 00500
 Property Address: 5450 JUNIPER ST NE
 City: SALEM County: 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	MP	1.0	320.0	72.0	
	MP	1.0	352.0	76.0	
	MP	1.0	384.0	80.0	
	MS	1.0	320.0	72.0	1376.0
GLA1	MA	1.0	1354.0	166.0	1354.0
GAR	AGF	1.0	528.0	92.0	528.0
MA	MA	1.0	1940.0	192.0	1940.0
P/P	PA/DW	1.0	84.0	38.0	84.0

COMMENT TABLE 1

DRAWN BY TJS 6-4-12
 UPDATED BY CLOBERG 09/10/25 25-003783 MA

COMMENT TABLE 2

12/17/25 MLH

COMMENT TABLE 3

Tags L2

Net LIVABLE cnt 1 (rounded) 3,294
 Net BUILDING cnt 4 (rounded) 1,376