

Summary

Lead Appr: MLH Clerk: _____ Lead Clerk: _____ Appr: MLH 2/6/26

Print Date: 9/26/2025

Acct ID: 522052 MTL: 072W05D000300 Date: 1/7/26 Appr: MLH Prop Class: 451 RMV Prop Class: 451
Situs: 4540 CORDON RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 90449 Year: 2025

2026

Last Date Appraised: 01/15/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - Tags/Permit (Addition)
Owner: TUGGY, DANIEL J & TUGGY, CHERYL A Last Sales Date: 03/16/1981 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTC INSP AV: 401570
RMV Land: 309420 RMV Imp: 561510 RMV Total: 870930 MAV: 352940 MSAV: 0 SAV: 0
Comment: 25-26: L1 1.15.25 MLH

Addn @ 100% close Tag

Input MLH

OSDs

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

1/23/26

Land

Site: 1 Code Area: 92410 Size: 2.23 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BD Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 259420 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 05-06: RECALC SETUP; #T19 04-26-04

*EYB Roof / Pai #1102009
2003 → m/m*

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 144 + Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 2852 % Complete: 100.00
Desc: Multi Story above grade with basement Dimensions: RMV: 536720
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 48630 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	977	2	FB-2	1993	1993	KIT, FP - 1, HVAC, ROOF, KIT+, BATH - 2	Y N
First Floor	4 +	Finished	858	0	0	1993	1993	<i>80% → 100% m/m</i>	Y N
Attic	4 +	Finished	510	1	FB-1	1993	1993	HVAC, BATH - 1	Y N
Attic	4 +	Unfinished	352	0	0	2024	1993	<i>80% → 100% m/m</i>	Y N
Basement	4 +	Finished	507	1	0	1993	1993	HVAC	Y N
Garage Basement	4 +	Finished	455	0	0	1993	1993		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1993	27285	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 2005 Sq.Ft: 1296 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 19490
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
General Purpose Bldg	5	Finished	1296	0	0	1993	2005	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 540 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2260
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
Lean-to Heavy Duty	5	Finished	540	0	0	2005	2005		Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 140 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: RMV: 350

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
Lean-to Light Duty	5	Finished	140	0	0	2005	2005	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 321 Year Blt: Eff Year Blt: 2009 Sq.Ft: 432 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 36x12 RMV: 2690
 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
Hay Cover	5	Finished	432	0	0	0	2009	FAIR Exception: Y N

Accessories

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



Account Number: _____ Appraiser: _____ Date: _____

	Sq. Ft.	% Good	% of Whole	
Addition:	858	100%	30%	30%
Basement:	507	89%	18%	16%
First Floor:	977	89%	34%	30%
Second Floor:				
Attic:	510	89%	18%	16%
Total Sq.Ft.:	2852	100%	92%	* Updated % Good

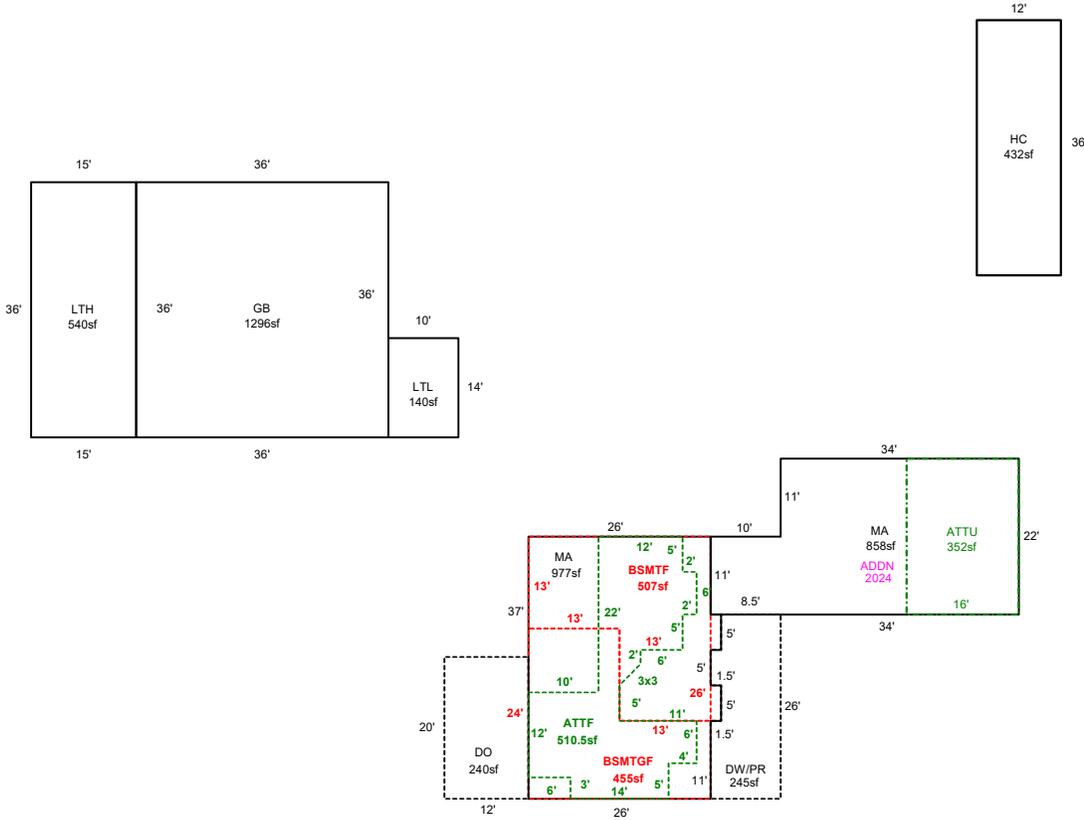
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522052 Parcel No.: 072W05D 00300
 Property Address: 4540 CORDON RD NE
 City: Salem County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

522052
 072W05D 00300
 SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	
	LTH	1.0	540.0	102.0	
	LTL	1.0	140.0	48.0	
	HC	1.0	432.0	96.0	2408.0
GLA1	MA	1.0	977.0	132.0	
	MA	1.0	858.0	132.0	1835.0
GLA10	BSMTF	1.0	507.0	104.0	507.0
GLA2	ATTF	1.0	510.5	142.2	510.5
MA2	ATTU	1.0	352.0	76.0	352.0
BSMTG	BSMTGF	1.0	455.0	100.0	455.0
P/P	DO	1.0	240.0	64.0	
	DW/PR	1.0	245.0	75.0	485.0
	Net LIVABLE	cnt	1 (rounded)		3,205
	Net BUILDING	cnt	4 (rounded)		2,408

COMMENT TABLE 1

DRAWN BY TJS 6-26-12
 UPDATED BY CLOBERG 07/16/24 24-003048 MA ADDN
 UPDATED BY CLOBERG 02/10/25

COMMENT TABLE 2

MLH 01/15/25
 MLH 1/7/26

COMMENT TABLE 3

TAGS L1
 Tags LZ