

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 2.17.26

Print Date:

9/26/2025

Acct ID: 529174 MTL: 082W02A000800 Date: 12.12.25 Appr: JJS Prop Class: 400 RMV Prop Class: 400 401
Situs: 2164 OAK HAVEN LN SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 46658 Year: 2025

Last Date Appraised: 09/27/2016 Appraiser: CLINT LUKE Tag: Y N Tag info:

Owner: MITSUK, VLADIMIR Last Sales Date: 01/23/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 4 LCB TTO INSP AV: 113770

RMV Land: 223930 RMV Imp: 0 RMV Total: 223930 MAV: 113770 MSAV: 0 SAV: 0

Comment:

MLS: 24267236
Dom: 284 1/28/25
Clk: ~~30~~ 21 Sale

New MA @ 58%, R/T 1/1/27

Site: 1 Code Area: 92410 Size: 1.38 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 223930 Exception: Y N

Adjustment(s): Fire Patrol: Description:
Comments: 17-18: #94 CYCLE WORK, NO CHG / 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Add OSDA

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002768	83768	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	1010551	0	R	NSFD 4BEDS/6BATH WITH OFFICE

153 MA 5 6033 SF YISA 2025 New 58%.
W1 1820 SF ALP

12/12/25 @ SSI.



Oct 2025



Percent Complete Form

Account # 529174

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%	0%
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%	37%	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%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%	1%		
		Heating Unit	1%	60%	1%	
3%	85%	Insulation	3%	65%	2%	70%
5%		Drywall (Finished)	5%		4%	
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%	85%
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 JJS
 APPR _____
 APPR _____
 APPR _____

Date 12/14/25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 58%
 % COMP _____
 % COMP _____
 % COMP _____

ACCOUNT # _____ DATE: 12.12.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR JJL TAG (Y) N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 153 QLTY + - FLOOR 1ST
 AREA 2460 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH 3 BATH + 1 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 58 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS _____
 SIZE 1870 SF
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 58
 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 153 QLTY + - FLOOR BSMT
 AREA 1424 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 58 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Finished

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 153 QLTY + - FLOOR BSMT
 AREA 1648 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 58 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Unfinished segment

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: _____

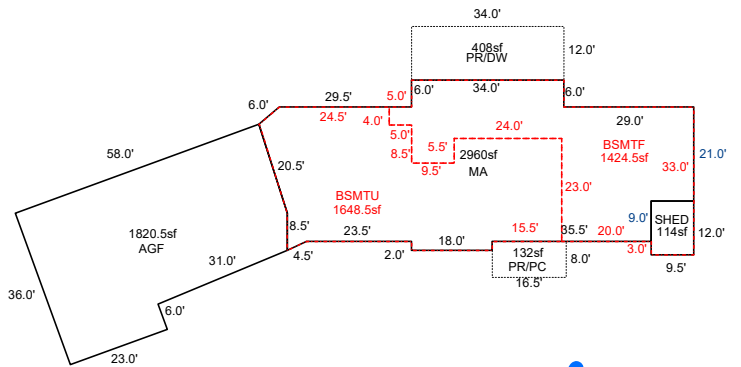
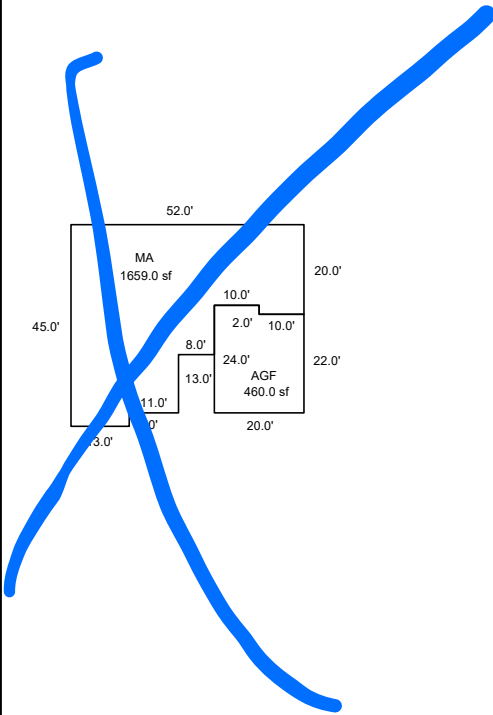
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529174 Parcel No.: 082W02A000800
 Property Address: 8231 Macleay Rd / 1994 82nd Ave SE
 City: Salem County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date: ,

SKETCH

529174
082W02A000800



4385 finished MA
 1648 unfinished 76033 SF
 1820 AGF

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1659.0	198.0	
	AGF	1.0	460.0	88.0	2119.0
BSMTF	BSMTF	1.0	1424.3	225.0	1424.3
BSMTU	BSMTU	1.0	1648.3	204.9	1648.3
GAR	AGF	1.0	1820.5	183.2	
	SHED	1.0	114.0	43.0	1934.5
MA	MA	1.0	2960.0	264.8	2960.0
P/P	PR/DW	1.0	408.0	92.0	
	PR/PC	1.0	132.0	49.0	540.0
Net LIVABLE		cnt	1 (rounded)		5,079

COMMENT TABLE 1

UPDATED BY CLOBERG 07/17/25 25-002768 MA

COMMENT TABLE 2

JSS 12.12.25

COMMENT TABLE 3

Tags L2