

Summary

input
Lead Appr: WN 2/17/26

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

12/26/2025

Acct ID: 529849 MTL: 082W15C000100 Date: 1-13-26 Appr: WN Prop Class: 401 RMV Prop Class: 401
Situs: 5591 70TH AVE SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 89361 Year: 2026

Last Date Appraised: 11/27/2023 Appraiser: MATT LORD Tag: Y N Tag info: MA not enough
Owner: CASTILLO, JUAN L Last Sales Date: 04/27/2023 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 437710
RMV Land: 373570 RMV Imp: 398560 RMV Total: 772130 MAV: 437710 MSAV: 0 SAV: 0
Comment: 24-25: L4 11.27.23 GRH
23-24: L4 09.21.22 WV

gone all structures, not enough MA Retag

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05410	0

Land

Site: 1 Code Area: 05410 Size: 3.84 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 239120 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25: Update land classes
 02-03: REAPPRAISAL

Site: 2 Code Area: 05410 Size: 1.16 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 79450 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 143 Year Blt: 1968 Eff Year Blt: 2000 Sq.Ft: 2430 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 378290
 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	1616	3	FB-2	1968	2000	HVAC+, KIT, ROOF+, FP - 1, BATH - 2	Y N
Basement	4	Finished	814	1	FB-1	1968	2000	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	546	0	0	1968	2000	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	2000	31856	1

Bldg: 3 Code Area: 05410 Stat Class: 138 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 9690
 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
Carport Attached	3	Unfinished	288	0	0	1993	1993	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1152 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 9870
 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	1152	0	0	1993	1993	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05410 Stat Class: 354 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 216 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: 18x12

RMV: 710

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
Lean-to Light Duty	4	Finished	216	0	0	2012	2012	<i>[Handwritten signature]</i>	

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
25-005514	85519	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	1158548	0	R	5 BED / 5 BATH SFD TO REPLACE 4 BED / 3 BATH

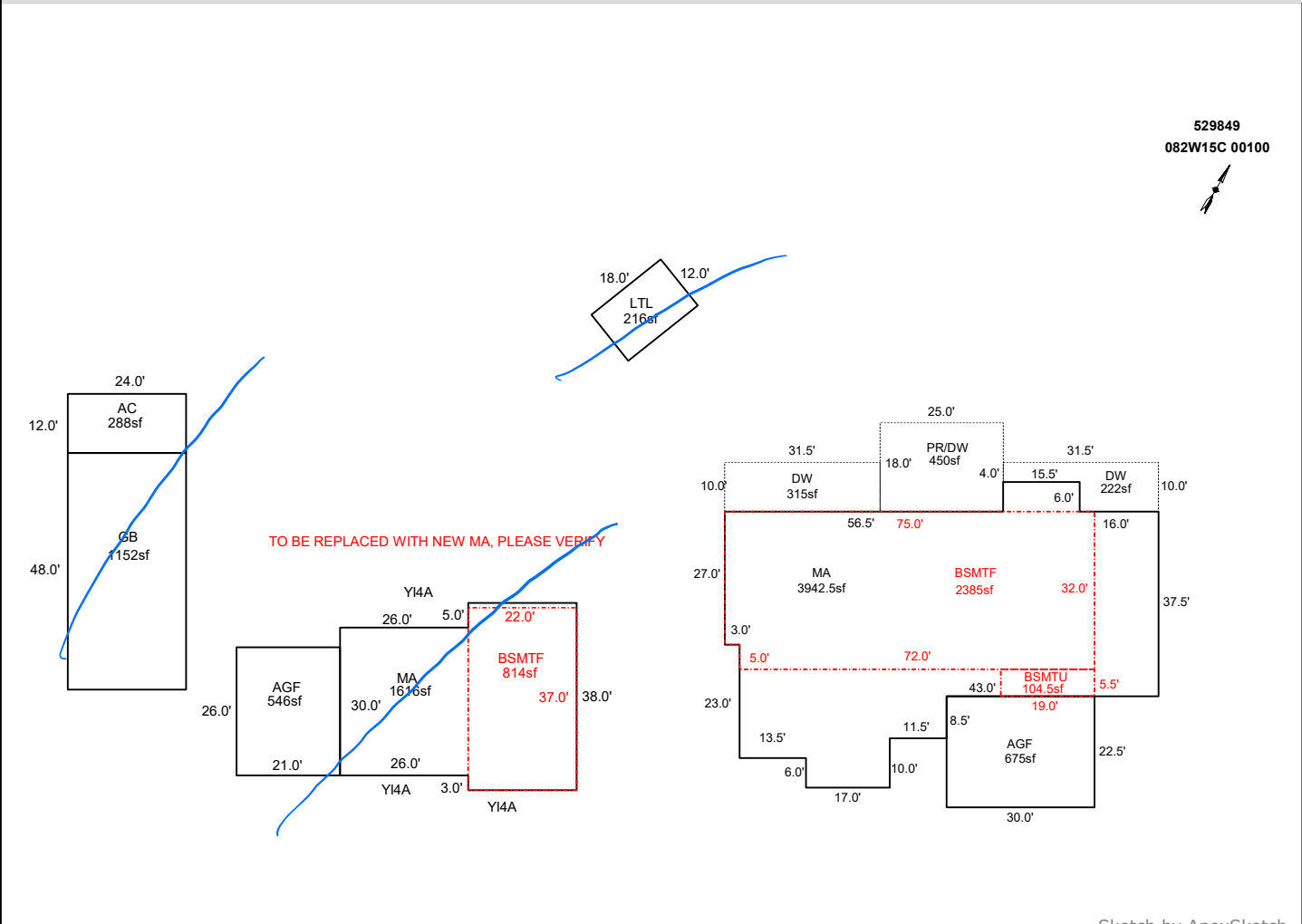


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529849 Parcel No.: 082W15C 00100
 Property Address: 5591 70TH AVE SE
 City: SALEM County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1152.0	144.0	
	LTL	1.0	216.0	60.0	1368.0
GLA1	MA	1.0	1616.0	172.0	1616.0
	BSMT	1.0	814.0	118.0	814.0
BSMTF	BSMTF	1.0	2385.0	214.0	2385.0
BSMTU	BSMTU	1.0	104.5	49.0	104.5
GAR	AGF	1.0	546.0	94.0	
	AC	1.0	288.0	72.0	
	AGF	1.0	675.0	105.0	1509.0
MA	MA	1.0	3942.5	300.0	3942.5
P/P	PR/DW	1.0	450.0	86.0	
	DW	1.0	222.0	83.0	
	DW	1.0	315.0	83.0	987.0
	Net LIVABLE	cnt	1 (rounded)		5,559
	Net BUILDING	cnt	2 (rounded)		1,368

COMMENT TABLE 1

Apex by CW 12/7/16
 UPDATED BY WW 05/09/23
 UPDATED BY CLOBERG 11/28/25 25-005514 MA

COMMENT TABLE 2

WV 09.22.22

COMMENT TABLE 3

SV L4

ACCOUNT # 529849 DATE: 1-13-24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR WW TAG (Y) N _____

COMMENTS: 26-27 foundation only Retag

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 153 QLTY + - FLOOR _____
 AREA 3942 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 25 EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: outdoor grill/sink

STAT _____ QLTY + - FLOOR BSNUTJ
 AREA 2385 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: 1 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: _____

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: _____

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%	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%	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%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	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 _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____