

Acct ID: 533211 MTL: 083W28DB01100 Date: 12/4/25 Appr: GAT Prop Class: 409 RMV Prop Class: 409
 Situs: 152 HYLO RD SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 54039 Year: 2025

Last Date Appraised: 06/06/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (L2: ON-SITE REVIEW EXTERIOR)

Owner: JOHNSON, GAYNOR K Last Sales Date: 12/05/2023 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 184920
 RMV Land: 267580 RMV Imp: 37748 RMV Total: 305328 MAV: 184920 MSAV: 0 SAV: 0

Comment: Land condition appears the same.

L3 due to condition of property
OSDs no trespassing signs. Update osp, update MHI inv

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>No landscape</u>	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 0.92 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 87050 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25:REMOVE ENTERED VALUES FROM 1 YEAR STIPULATION FOR 23-15 & 23-16. ADD CONDITION ADJUSTMENTS, CORR SOILS WW 01-02; REAPPRAISAL

Site: 2 Code Area: 92430 Size: 1.66 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 140530 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25:REMOVE ENTERED VALUES FROM 1 YEAR STIPULATION FOR 23-15 & 23-16. ADD CONDITION ADJUSTMENTS, CORR SOILS WW 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 447 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1620 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 60x27 RMV: 30498
 Func Obsc: 63 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	Exception
First Floor	4	Finished	1620	3	FB-2	1985	1985	SKIRT, ROOF+, HVAC, FP - 1, BATH - 2, KIT	Y <u>N</u>

Accessories Keep Functional No change to condition.

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92430 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 150 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 15x10 RMV: 1510
 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
Multi-Purpose Bldg	6	Finished	150	0	0	1970	1970	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1200 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 5170
 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	1200	0	0	1970	1970	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 92430 Stat Class: 355 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 350 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 35x10 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	
Lean-to Heavy Duty	4	Finished	350	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 432 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 36x12 RMV: 0
 Func Obsc: 0 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	432	0	0	1970	1970		Exception: Y N

Accessories *Appears still on site*

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



12.4.25 L3



12.4.25 L3

Pictures below are from 2023 on site visit



F



R



B



L



Front Entry



External Roof/Window Damage



Internal Window
Water/Damage



Ceiling Damage / Droop





MP - N/V



MP 10X15



GB W/ LTL



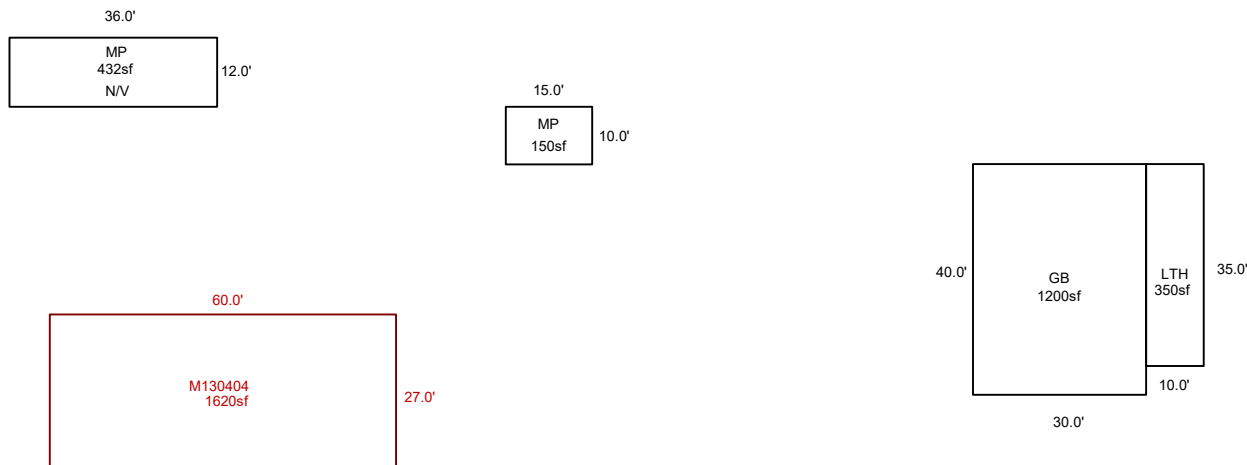
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533211 Parcel No.: 083W28DB01100
 Property Address: 152 HYLO RD SE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

533211
083W28DB01100
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	432.0	96.0		APEXED BY NRC 07/23/2009 Updated to remove old MFS 4/10/12 Jane UPDATED BY CLOBERG 01/16/26	
	LTH	1.0	350.0	90.0			
	GB	1.0	1200.0	140.0	1982.0		
GLA1	M130404	1.0	1620.0	174.0	1620.0		
MP	MP	1.0	150.0	50.0	150.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 12/04/25	TAGS L3
		Net LIVABLE	cnt	1 (rounded)	1,770		
		Net BUILDING	cnt	0 (rounded)	1,982		

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W28DB01100

File No R33211

Property Address 152 HYLO RD SE

City SALEM

State OR

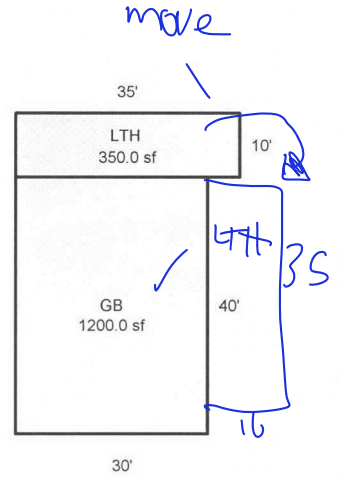
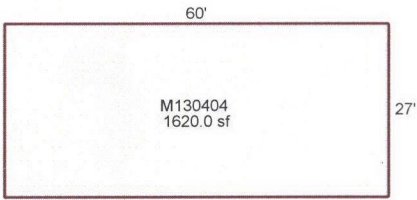
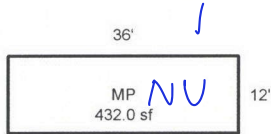
Zip 97306

Owner

Client

Appraiser Name

083W28DB01100
R33211
SCALE=1:30



Scale: 1 = 30

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M130404	1.00	1620.0	174.0	1620.0
GBA1	MP	1.00	432.0	96.0	
	LTH	1.00	350.0	90.0	
	GB	1.00	1200.0	140.0	1982.0

Comment Table 1

APEXED BY NRC 07/23/2009
Updated to remove old MFS 4/10/12 Jane

Comment Table 2

GRA 12/4/25

Comment Table 3

TAGS LS

Net LIVABLE Area	(rounded w/ factors)	1620
Net BUILDING Area	(rounded w/ factors)	1982