

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 536992 MTL: 103W010000200 Date: 11/13/26 Appr: GPA Prop Class: 451 RMV Prop Class: 451
Situs: MaSaNh: 07 06 000 Unit: 75278 Year: 2025

Last Date Appraised: 11/05/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion) Recheck for house completion
Owner: DEROSIA, PAUL & DEROSIA, HARUMI Last Sales Date: 11/15/2018 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 92380
RMV Land: 278280 RMV Imp: 117980 RMV Total: 396260 MAV: 92380 MSAV: 0 SAV: 0
Comment: 25-26 L3 MDL 11.5.24 TAG/CYCLE 24-005587
24-25: L3 10.4.23 MDL
23-24: L2 03.03.23 MDL

OSDs

26-27: L3FD New MA 70%

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	14530	0

Land

Site: 1 Code Area: 14530 Size: 2.19 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BDSS Value Source: Permanently Disqualified Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 243280 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 19-20: #35 SALES VERIF, NO CHG / 18-19: #11 CYCLE WORK, NO CHG / 81400130 .03-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 14530 Stat Class: 141 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 1846 % Complete: 0.00
Desc: One Story Only Dimensions: RMV: 0
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	1846	2	FB-2	2024	2024		Y N
Garage Attached	4	Finished	617	0	0	2024	2024		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 4050 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 90x45, 45x25 RMV: 115600
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	4050	0	0	2022	2022	AVG	Y N
GP Building Attic	5	Unfinished	1125	0	0	2022	2022	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 14530 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 300 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: 25x12 RMV: 1190
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
Lean-to Light Duty	5	Finished	300	0	0	2023	2023		Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 354 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 300 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: 25x12 RMV: 1190
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	5	Finished	300	0	0	2023	2023	Exception: Y N

Accessories

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



	A	B
1	Account Number	
2	Design	Good
3	Building Code	Yes
4	Size	3800
5	Footprint	Minor_Complex
6	Foundation	Yes
7	Siding	Beveled_T111
8	Exterior Trim	Front_and_sides
9	Entry	Average_entry
10	Roof	Multiple_gables_or_hip
11	Doors windows	panel_doors_transom_or_side_light_windows
12	Bedrooms	3
13	Bathrooms	2.5
14	Heating	AC
15		
16	CLASS	4+
17		4.525
18	To use this tool select the drop down item for each category that best	

Percent Complete Form

Account # 536992

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

Accelerated insulation approved 5/2025
Final electrical 12/4/2025

APPR GPH Date 1/13/26 YR For 26-27 % COMP 70
 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: GB/GBAU

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	50%
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

completed 24-25

APPR MDL Date 3/3/23 YR For 23-24 % COMP 50%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # 536992 DATE: 1/13/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GPH TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 2860 EFF AREA 2860 BED 3
ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: minor complex roof, multiple roof lines design is good.

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 141 QLTY + - FLOOR AGF
 AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 70 % 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: _____

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 _____
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 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

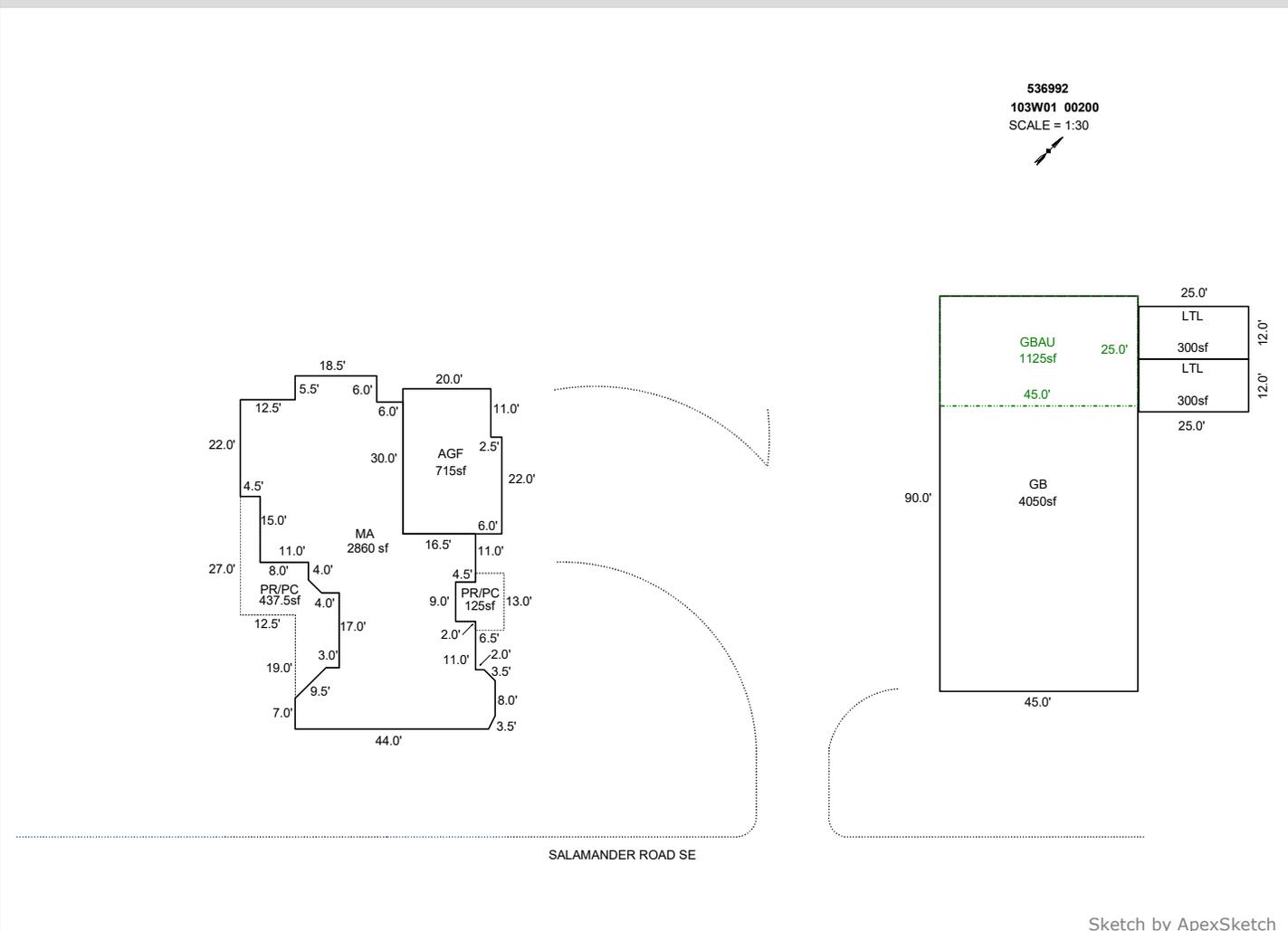
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536992 Parcel No.: 103W01 00200
 Property Address: 2857 SALAMANDER ROAD
 City: JEFFERSON County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	4050.0	270.0	4050.0	APEX BY CJURAN 01/24/2022 555-20-008755 & 555-20-008757 UPDATED BY WWILLIAMS 11.07.23 UPDATED BY CLOBERG 09/09/24 24-005587 MA UPDATED BY CLOBERG 02/02/26					
GBA2	GBAU	1.0	1125.0	140.0	1125.0						
GLA1	MA	1.0	2860.4	297.5							
	LTL	1.0	300.0	74.0							
	LTL	1.0	300.0	74.0	3460.4						
GAR	AGF	1.0	715.0	111.0	715.0						
P/P	PR/PC	1.0	0.0	27.5							
	PR/PC	1.0	437.5	131.1							
	PR/PC	1.0	0.0	22.0							
	PR/PC	1.0	125.0	48.0	562.5						
	Net LIVABLE	cnt	1 (rounded)		4,175	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>MDL 10.27.23 GRH 01/13/26</td> <td>TAG L3 TAGS L3</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	MDL 10.27.23 GRH 01/13/26	TAG L3 TAGS L3
COMMENT TABLE 2	COMMENT TABLE 3										
MDL 10.27.23 GRH 01/13/26	TAG L3 TAGS L3										
	Net BUILDING	cnt	0 (rounded)		5,175						

