

Acct ID: 556044 MTL: 083W08C005400 Date: 1/9/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2875 SPRING HOLLOW LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 35686 Year: 2026

Last Date Appraised: 01/10/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: NELSON LT Last Sales Date: 06/23/2021 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 446990
 RMV Land: 288230 RMV Imp: 550610 RMV Total: 838840 MAV: 446990 MSAV: 0 SAV: 0
 Comment: 22-23: LEVEL 3 ML 01.10.22 // LEVEL 2 2.24.21 PH-T42

OSDs

Add Detached Garage 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>1 Aug</u>	45000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.01 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 243230 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 143 Year Blt: 1997 Eff Year Blt: 1998 Sq.Ft: 3790 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 491380
 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	1895	1	FB-1/ HB-1	1997	1998	BTH - 1, HVAC, ROOF, KIT+, BATH - 1	Y N
Basement	4	Finished	1895	3	FB-1	1997	1998	HVAC, BATH - 1	Y N
Garage Attached	4	Low Cost	600	0	0	1997	1998	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY <u>Keep</u>	4	6300	2017	15120	1	Y N
DECK	4	42	1997	795	1	Y N
DECK	4	225	1997	4257	1	Y N
DECK <u>VIY Good</u>	4	225	1997	4257	1	Y N
PATIO	4	348	1997	1646	1	Y N
PATIO	4	560	1997	2649	1	Y N
ROOF EXTENSION OR PATIO COVER	4	36	1997	898	1	Y N
ROOF EXTENSION OR PATIO COVER	4	225	2017	6264	1	Y N
ROOF EXTENSION OR PATIO COVER	4	225	2017	6264	1	Y N

Improvements - Accessory Buildings

Bldg: ~~2~~ Code Area: 92430 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 288 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Gone Dimensions: 24x12 RMV: 4710
 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	4	Finished	288	0	0	2017	2017		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 3000 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x60 RMV: 51080
 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
Loft	5	Finished	600	0	0	2020	2020		Y N
General Purpose Bldg	5	Finished	2400	0	0	2020	2020	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 160 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3440
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)
Multi-Purpose Bldg	5	Finished	160	0	0	2017	2017	Fair	(N)

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006694	85582	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	68848	0	R	26 X 20 TWO STORY DETACHED GARAGE W/ UPSTAIRS PERSONAL STUDIO & 1 BATHROOM

Complete

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 138 QLTY + - FLOOR DG # 2nd Floor
 AREA 520 EFF AREA 520 BED _____
ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % 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: _____

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 Solar
 STAT / CLASS _____
 SIZE _____
 FAIR \$2,000
 AVERAGE _____
 GOOD _____
 EXCELLENT _____

BATH _____
 YR BLT 2022
 EFF YR 2022
 % 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: _____



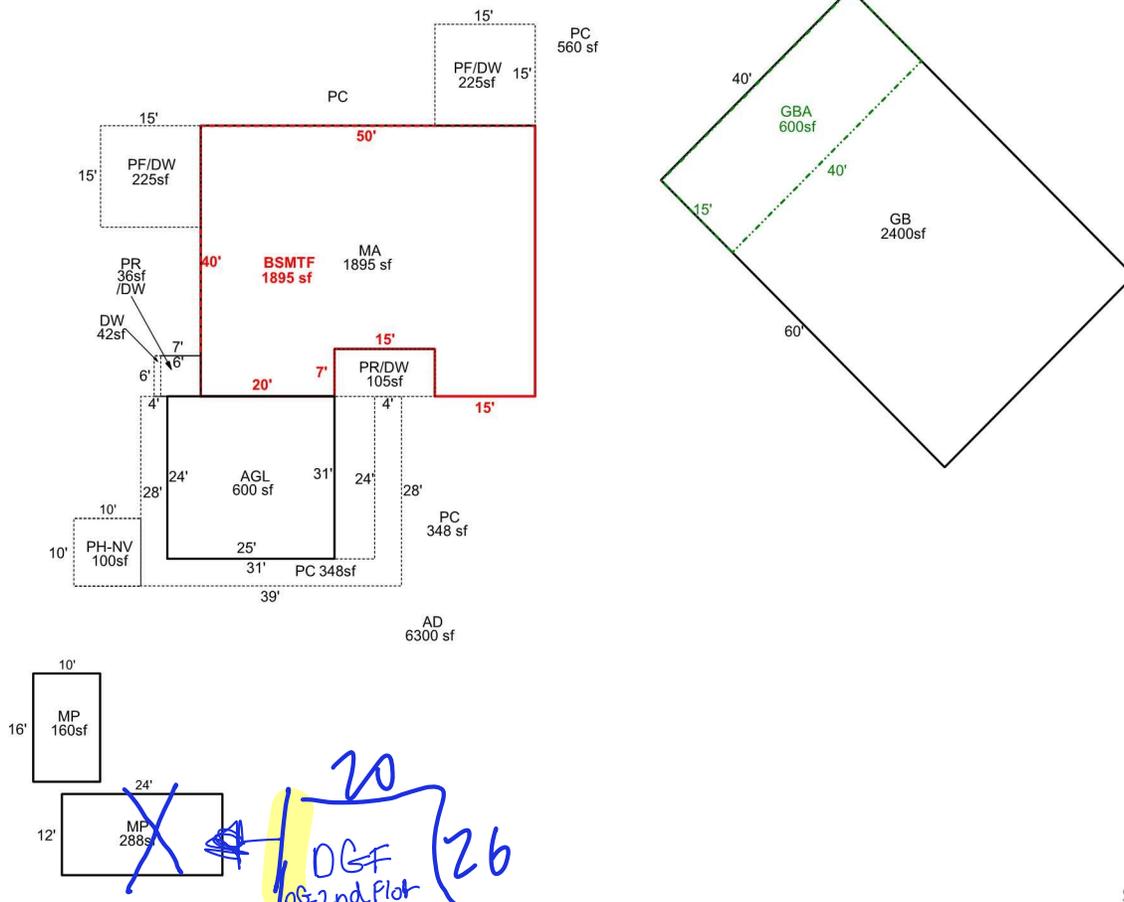
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R56044 Parcel No.: 083W08C 05400
 Property Address: 2875 SPRING HOLLOW LN S
 City: SALEM County: MARION State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R56044
083W08C 05400
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	200.0	
	MP	1.0	160.0	52.0	
	MP	1.0	288.0	72.0	2848.0
GBA2	GBA	1.0	600.0	110.0	600.0
GLA0	BSMTF	1.0	1895.0	194.0	1895.0
GLA1	MA	1.0	1895.0	194.0	1895.0
GAR	AGL	1.0	600.0	98.0	600.0
P/P	PF/DW	1.0	225.0	60.0	
	PF/DW	1.0	225.0	60.0	
	DW	1.0	42.0	26.0	
	PR	1.0	36.0	24.0	
	PC	1.0	348.0	182.0	
	PR/DW	1.0	105.0	44.0	
	PH-NV	1.0	100.0	40.0	1081.0
	Net LIVABLE	cnt	1 (rounded)		3,790
	Net BUILDING	cnt	4 (rounded)		3,448

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/4/18
 UPDATED BY CJURAN 07/27/2021

COMMENT TABLE 2

02/24/2021 T42 PH

GRA 1/9/26

COMMENT TABLE 3

TAGS L2

TAGS L3

COMMENT TABLE 2

02/24/2021 T42 PH

9/13/21 L3 T-40 TAGS

COMMENT TABLE

TAGS L2