

Acct ID: 521804 MTL: 071W340001600 Date: 1.20.20 Appr: JJS Prop Class: 641 RMV Prop Class: 401
 Situs: 1395 CASCADE HWY SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 67187 Year: 2026

Last Date Appraised: 03/09/2021 Appraiser: CLINT LUKE Tag: Y N Tag info:
 Owner: PETERSON, DENVER R & PETERSON, MONIKA Last Sales Date: Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITO INSP AV: 294805
 RMV Land: 524560 RMV Imp: 351190 RMV Total: 875750 MAV: 267060 MSAV: 27745 SAV: 49365
 Comment: LEVEL 3 3.9.21 CL10//

Owner called back, confirmed 24x30 UT3 Behind Home

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs CWO 3/6/26 Send inquiry letter, forestland has been mostly cut, not sure if they are replanting, farming or just letting it be idle ground

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	65000	04500	0

Land
 Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 28700 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 15-16: CYCLE WORK PER #94 CHG OSD// 00-01;4200028; UPDATE MARKET VALUE

Site: 2 Code Area: 04500 Size: 15.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 430860 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1974 / 00-01;4200028; UPDATE MARKET VALUE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 142 Year Blt: 1954 Eff Year Blt: 1977 Sq.Ft: 3257 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 314800
 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	2157	2	FB-2	1954	1977	FP - 1, ROOF, HVAC, KIT-, BATH - 2	Y N
Second Floor	4	Finished	1100	2	FB-1	1954	1977	HVAC, ROOF, FP - 1, BATH - 1	Y N
Carport Attached	4	Unfinished	400	0	0	1954	1977	ROOF	Y N

Accessories YIYP

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	134	1974	553	1	Y N
PATIO	4	288	1974	1188	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 200 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 1040
 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	200	0	0	1985	1985	FAIR	Y N

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

Bldg: 3 Code Area: 04500 Stat Class: 341 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 400 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 1430
 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	400	0	0	1972	1972		Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 300 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 25x12 RMV: 1440
 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
Multi-Purpose Bldg	4	Finished	300	0	0	1985	1985	FAIR

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1872 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x52 RMV: 24980
 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
General Purpose Bldg	5	Finished	1872	0	0	2004	2004	FAIR

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 7500
 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
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No floor data available

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
25-006433	85507	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX - 24 X 30 STORAGE BLDG, NO PLMG

351 6B S 24X30 Aug 2025 New 100%



ACCOUNT # 521 804 DATE: 1.20.20 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: _____

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 GB
 STAT / CLASS 351
 SIZE 24x30
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 100
 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: _____

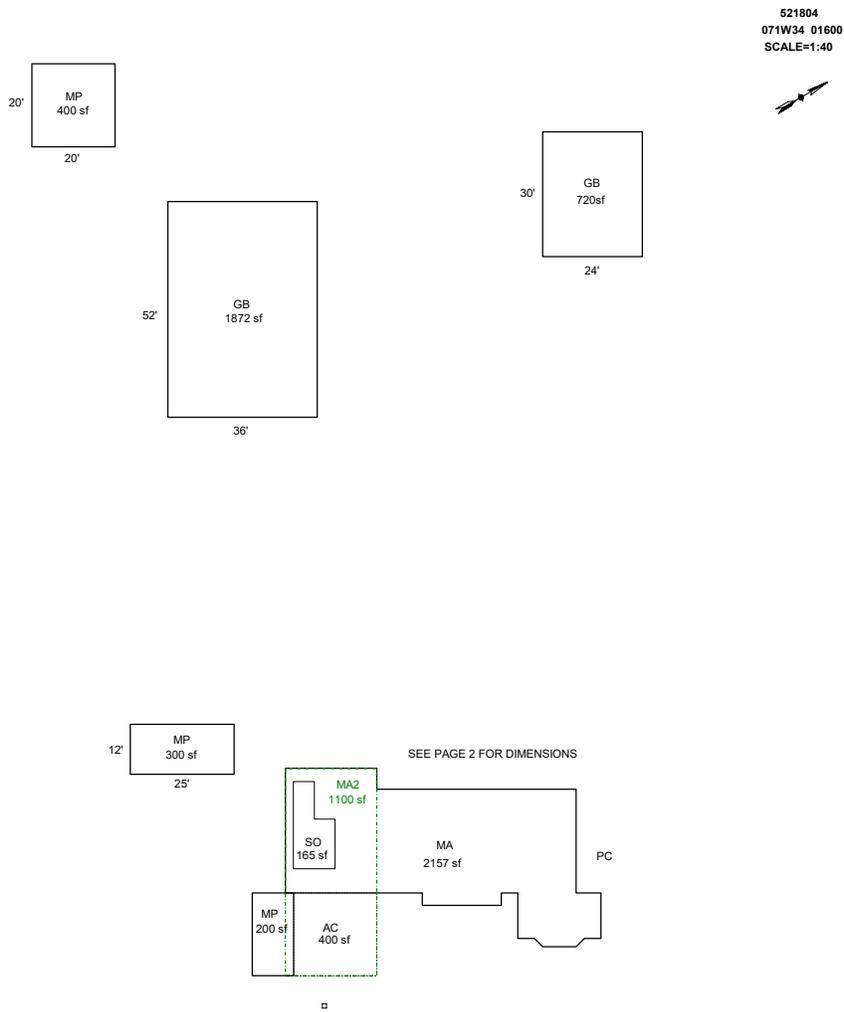
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521804 Parcel No.: 071W34 01600
 Property Address: 1395 CASCADE HY SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MP	1.0	200.0	60.0		DRAWN BY JRONDEMA 10/31/17 UPDATED BY JRONDEMA 2/7/18 UPDATED BY CLOBERG 02/20/26					
	MP	1.0	400.0	80.0							
	MP	1.0	300.0	74.0							
	GB	1.0	1872.0	176.0	2772.0						
GLA1	MA	1.0	2157.0	241.7	2157.0						
GLA2	MA2	1.0	1100.0	144.0	1100.0						
GAR	AC	1.0	400.0	80.0	400.0						
GB	GB	1.0	720.0	108.0	720.0						
OTH	SO	1.0	165.0	62.0	165.0						
	Net LIVABLE	cnt	2 (rounded)		4,377			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> 2.5.18 SR #94 TAGS JJS 01/20/26 </td> <td style="vertical-align: top;"> TAGS L2 </td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3
COMMENT TABLE 2	COMMENT TABLE 3										
2.5.18 SR #94 TAGS JJS 01/20/26	TAGS L2										
	Net BUILDING	cnt	0 (rounded)		2,772						

SKETCH/AREA TABLE ADDENDUM

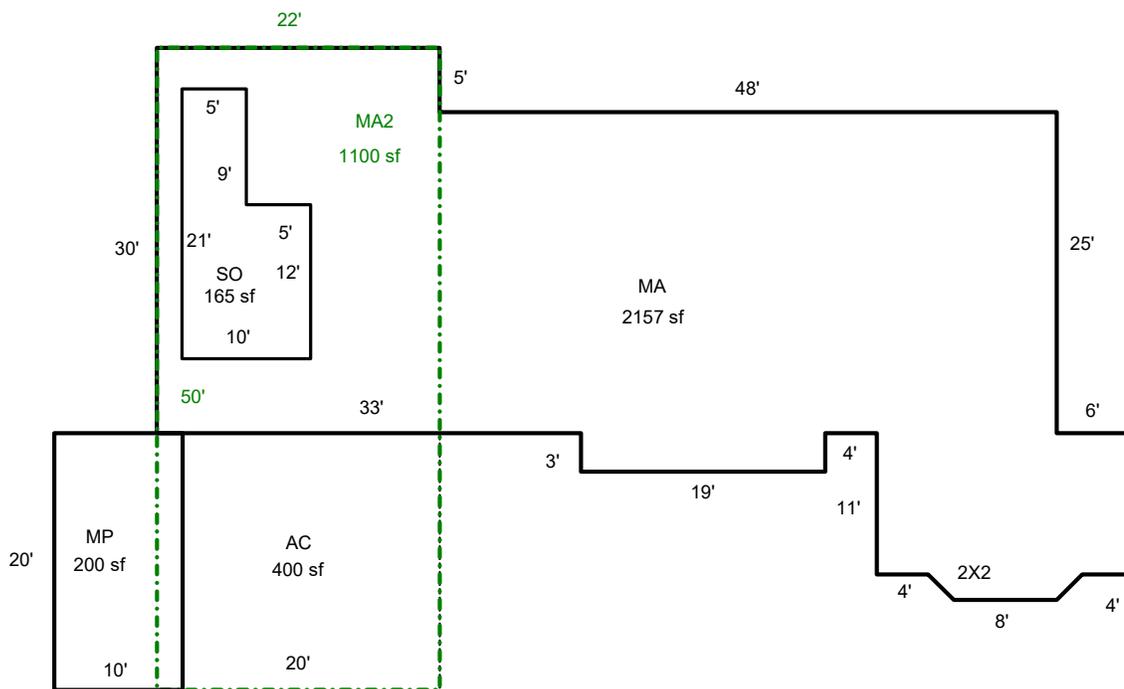
SUBJECT INFO

File No.: 521804 Parcel No.: 071W34 01600
 Property Address: 1395 CASCADE HY SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

521804
071W34 01600
SCALE=1:20

SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	200.0	60.0	200.0
GLA1	MA	1.0	2157.0	241.7	2157.0
GLA2	MA2	1.0	1100.0	144.0	1100.0
GAR	AC	1.0	400.0	80.0	400.0
OTH	SO	1.0	165.0	62.0	165.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/31/17
 UPDATED BY JRONDEMA 2/7/18
 UPDATED BY CLOBERG 02/20/26

COMMENT TABLE 2

2.5.18 SR #94 TAGS
 JJS 01/20/26

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	3,657
Net BUILDING	cnt	0	(rounded)	200

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W34 01600

File No R21804

SUBJECT

Property Address 1395 CASCADE HY SE

City SALEM

County MARION

State OR

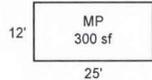
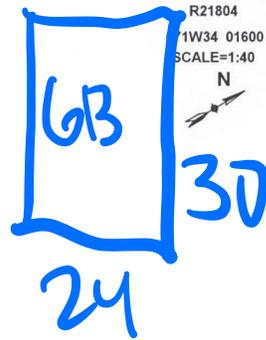
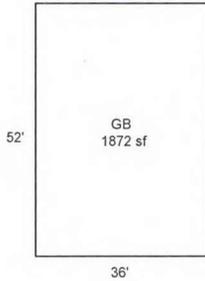
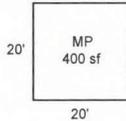
Zip 97317

Owner

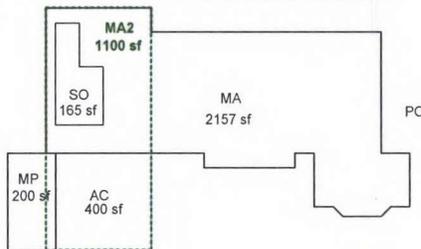
Client

Appraiser Name

IMPROVEMENTS SKETCH



SEE PAGE 2 FOR DIMENSIONS



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2157	242	2157
GLA2	MA2	1.00	1100	144	1100
GBA1	MP	1.00	200	60	
	MP	1.00	400	80	
	MP	1.00	300	74	
	GB	1.00	1872	176	2772
	GAR	AC	1.00	400	80
OTH	SO	1.00	165	62	165

Comment Table 1

DRAWN BY JRONDEMA 10/31/17
UPDATED BY JRONDEMA 2/7/18

Comment Table 2

2.5.18 SR #94 TAGS

JJS 1.2026 Tags LZ

Comment Table 3

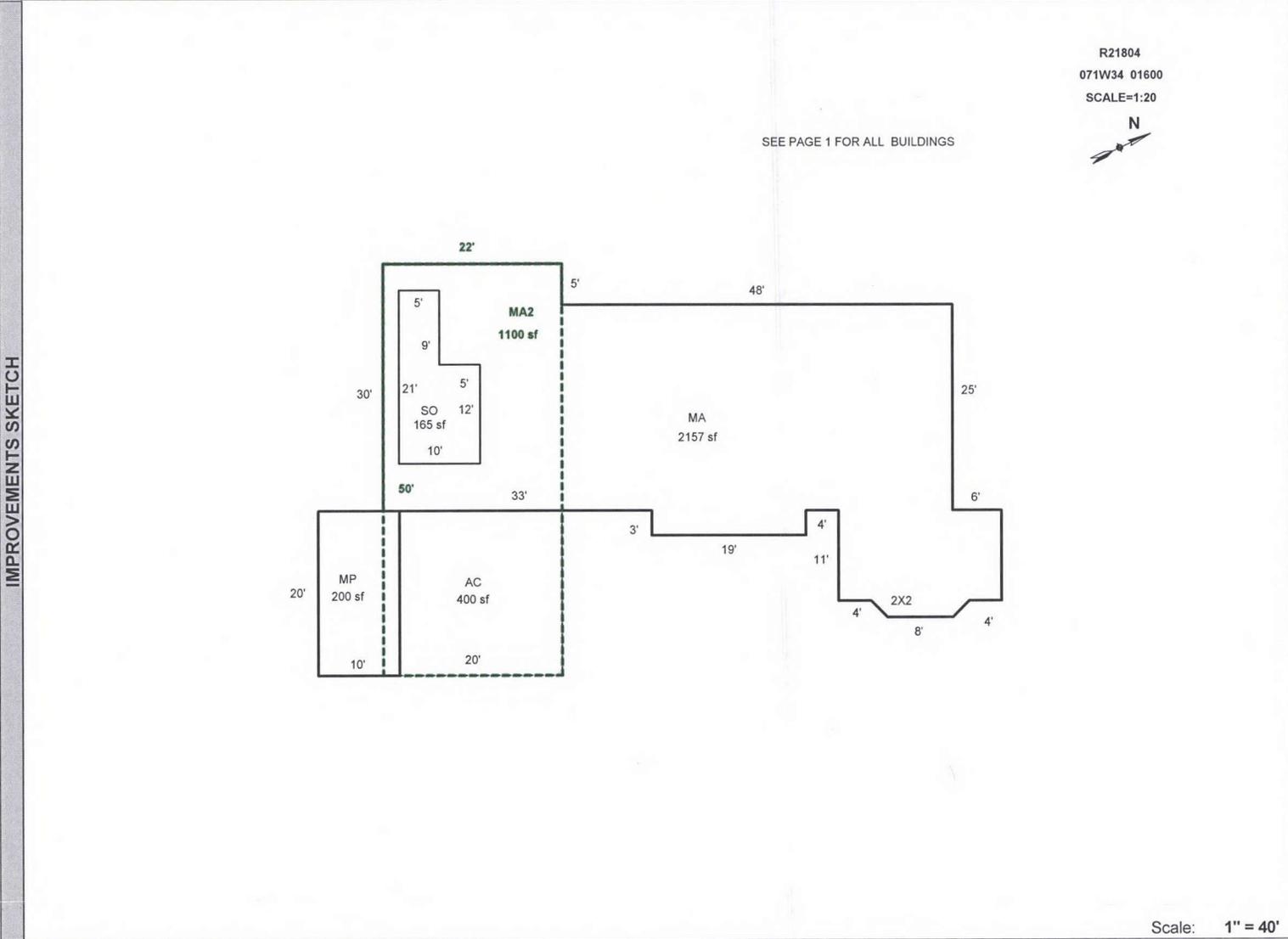
Net LIVABLE Area (rounded w/ factors) 3257
Net BUILDING Area (rounded w/ factors) 2772

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W34 01600

File No R21804

SUBJECT	Property Address 1395 CASCADE HY SE			
	City SALEM	County MARION	State OR	Zip 97317
	Owner			
	Client			
	Appraiser Name			



Scale: 1" = 40'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	2157	242	2157
	GLA2	MA2	1.00	1100	144	1100
	GBA1	MP	1.00	200	60	200
GAR	AC	1.00	400	80	400	
OTH	SO	1.00	165	62	165	
<p>Net LIVABLE Area (rounded w/ factors) 3257</p> <p>Net BUILDING Area (rounded w/ factors) 200</p>						

Comment Table 1	
DRAWN BY JRONDEMA 10/31/17 UPDATED BY JRONDEMA 2/7/18	

Comment Table 2	Comment Table 3
2.5.18 SR #94 TAGS	