

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025
 1/27
 Acct ID: 533090 MTL: 083W28CC00700 Date: 12/4/25 Appr: GRH Prop Class: 541 RMV Prop Class: ~~409~~ **401**
 Situs: _____ MaSaNh: 06 06 000 Unit: 96201 Year: 2025
 Last Date Appraised: 05/28/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - DISQUALIFICATION - FARM/FOREST (L4: IMAGERY ONLY REVIEW)
 Owner: TALLAN, TODD M Last Sales Date: 01/16/1989 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 63755
 RMV Land: 240100 RMV Imp: 95980 RMV Total: 336080 MAV: 0 MSAV: 1255 SAV: 2071
 Comment: 25-26: L3 05.28.25 GRH
 25-26: L2 01.16.25 GRH

CWO 3/5/26 Disqualify 0.25 acres change of use to res

MALSI complete

Farm ok: Christmas trees

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92430	16700

YIS @ 100%

Land

Site: 1 Code Area: 92430 Size: 1.46 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - Non EFU Description: FOUR HILL DRY RMV: 205100 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: Liability year - 1973 / 00-01: 02400230, UPDATE OF MKT VALUES /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL /03-04:(F) 02-0637: R/W TAKING, FROM 1.50 TO 1.46

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 672 % Complete: 35/65
 Desc: Multi Story above grade Dimensions: _____ RMV: 95980
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 45800 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	304	<u>432</u>	0	2024	2024	BTH - 1, KIT, HVAC, ROOF	Y N
Second Floor	4	Finished	368	<u>344</u>	0	2024	2024	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	720	<u>520</u>	0	2024	2024	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	6	<u>224</u>	192	2024	7722	0 Y N

plans show no entrence to garage sliding door is exit and entrence

Farm Notes

2025FARM

25-26: GIQ project. New Non-EFU SA owners as of May 2024, looks like acquired from relatives. Sending two letters 4-29-25: 1) First stating that we know the Xmas trees were planted in 2022 and won't be ready for harvest until 2029 but that we want THEM to know they have obligations if they want to remain SA. Sending several flyers including FAQ and Xmas trees. 2) Second letter stating they have built a new res and we have to DQS an acre w/Add Tax. Can't find any aerials that show where this new house is to measure homesite, but tagging for farm check next year as Xmas tree planting appears spotty. They may also qualify for a bit of woodlot.

5/28/25 L3 GRH FARM USE OK CHRISTMAS TREES ARE REPLANTED

Account number	
Design	Custom
Building Code	Yes
Size	1000
Footprint	Custom
Foundation	Yes
Siding	Hardi_with_minimal_masonry
Exterior Trim	All_sides_thick
Entry	Average_entry
Roof	Multiple_gables_or_hip
Doors windows	Walls_of_windows_high_end_doors
Bedrooms	1
Bathrooms	1.5
Heating	AC
CLASS	4+
	4.5

ADD + (PLUS) EXTERIOR CHARACTERISTICS CLASS CALCULATOR



Percent Complete Form

Account # 533090

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%		2%	55%	1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%		2%		2%	
2%	90%	2%	70%	2%	75%
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR GPH Date 1/16/26 YR For 25-26 % COMP 35
 APPR GPH Date 12/04/25 YR For 26-27 % COMP 65%
 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: _____

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

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
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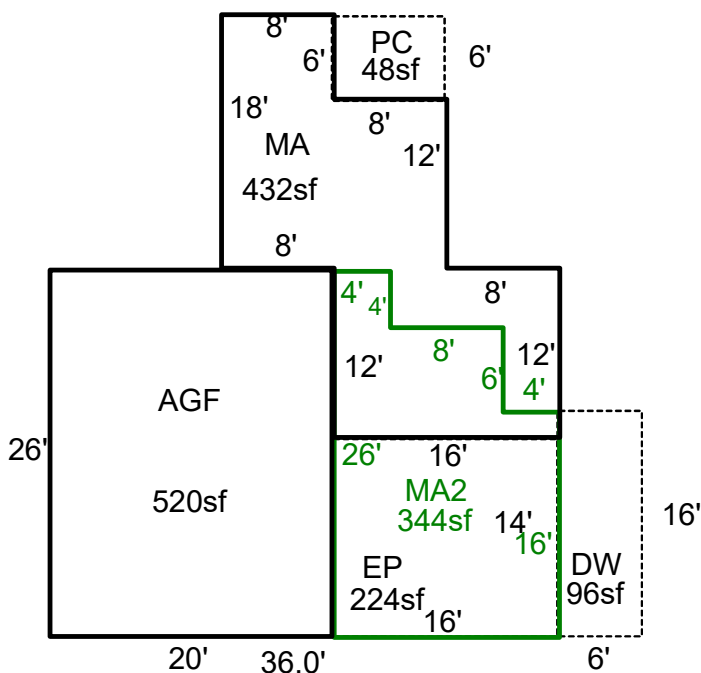
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533090 Parcel No.: 083W28CC00700
 Property Address: 1610 MARQUETTE LN S
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

533090
 083W28CC00700
 SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	520.0	92.0	520.0
MA	MA	1.0	432.0	108.0	432.0
MA2	MA2	1.0	344.0	84.0	344.0
P/P	DW	1.0	96.0	44.0	
	PC	1.0	48.0	28.0	
	EP	1.0	224.0	60.0	368.0

COMMENT TABLE 1

APEX BY CLOBERG 10/14/24 24-005974 MA
 UPDATED BY CLOBERG 02/24/25
 UPDATED BY WILLIAMS 1/27/26

COMMENT TABLE 2

GRH 01/16/25
 GRH 1/7/25

COMMENT TABLE 3

TAGS L2
 TAGS L3

Net LIVABLE	cnt	2	(rounded)	776
Net BUILDING	cnt	1	(rounded)	520

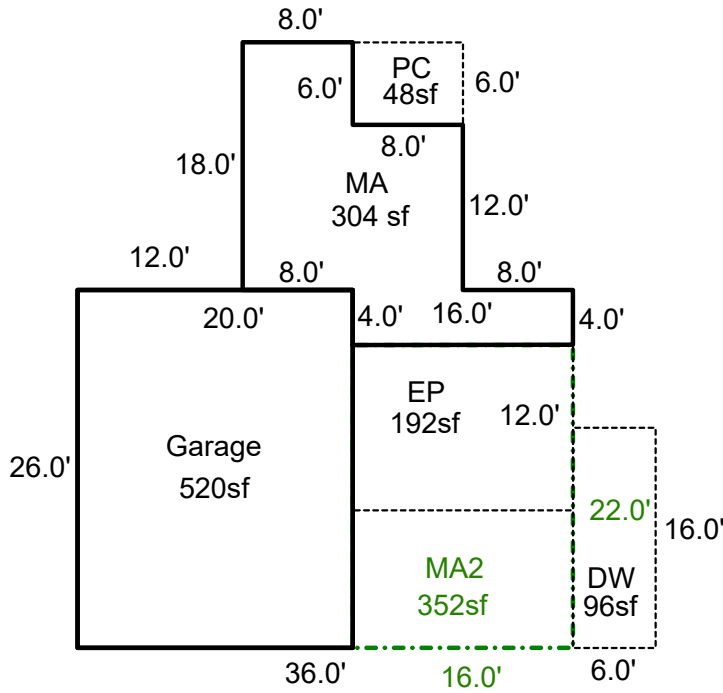
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SKETCH

533090
 083W28CC00700
 SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	303.8	92.0	303.8
GLA2	MA2	1.0	352.0	76.0	352.0
GAR	AGF	1.0	520.0	92.0	
	Garage	1.0	520.0	92.0	1040.0
P/P	DW	1.0	96.0	44.0	
	PC	1.0	48.0	28.0	
	EP	1.0	192.0	56.0	336.0

COMMENT TABLE 1

APEX BY CLOBERG 10/14/24 24-005974 MA
 UPDATED BY CLOBERG 02/24/25

COMMENT TABLE 2

GRH 01/16/25

GRH 1/07/25

COMMENT TABLE 3

TAGS L2

TAGS L3

Net LIVABLE cnt 0 (rounded) 656

Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#: 555-24-005974-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 7/31/2024
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 9/20/2024
 CATEGORY: Comprehensive EXPIRES: 3/23/2025

OFFICE: MC
 PARCEL#: 083W28CC00700 533090
 ACRES: 1.46
 SUBDIV: PP 1996-086
 LOT/BLOCK: 1 /
 ADDRESS: 1610 MARQUETTE LN S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	TALLAN, TODD M	303 CARNELIA ST SE SALEM, OR 97306	503-689-2879
OWNER	TALLAN, TODD M	303 CARNELIA ST SE SALEM, OR 97306	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	TALLAN, TODD M	303 CARNELIA ST SE SALEM, OR 97306	503-689-2879

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 1 BDRM 2 BATH

VALUATION: \$170,068.92

STORIES: 2

BATHS: 2

KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 1572

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	636 Sq Ft
U Utility, misc.	VB	936 Sq Ft
U Utility, misc. - half rate	VB	144 Sq Ft