

Summary Lead Appr: input Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 12/26/2025

Acct ID: 529937 MTL: 082W16A001200 Date: 1-13-26 Appr: WW Prop Class: 451 RMV Prop Class: 451
 Situs: 5309 WITZEL RD SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 94809 Year: 2026

Last Date Appraised: 10/10/2025 Appraiser: MATT LORD Tag: Y N Tag info: AG conversion to MA
 Owner: LEFFEL, ERIC MICHAEL Last Sales Date: 07/22/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 179520
 RMV Land: 234140 RMV Imp: 204360 RMV Total: 438500 MAV: 179520 MSAV: 0 SAV: 0
 Comment: 26-27: L3 MDL 10.10.25 SV

Change ag to ma

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05410	0

Land

Site: 1 Code Area: 05410 Size: 0.67 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 179140 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 2016-17 KH 90 ADDED TREE ADJ. // 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05410 Stat Class: 131 + Year Blt: 1970 Eff Year Blt: 1999 ✓ Sq.Ft: 1052 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 201650
 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	3 +	Finished	140	0	0	1970	1999	HVAC+, ROOF	Y N
First Floor	3 +	Finished	912	<u>2</u>	FB-2	1970	1999	FP - 1, HVAC+, KIT, BATH - 2, ROOF	Y N
Garage Attached	3 +	Unfinished	294	<u>1</u>	0	1970	1999	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1999	14172	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05410 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 216 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 2710
 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	216	0	0	2000	2000	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 6x6 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
Multi-Purpose Bldg	4	Finished	36	0	0	0	0		Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006314	85495	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	30000	0	R	GARAGE CONV TO MASTER BDRM, 1 BDRM IN HOME TO OFFICE. WILL STAY 2 BDRM SFD

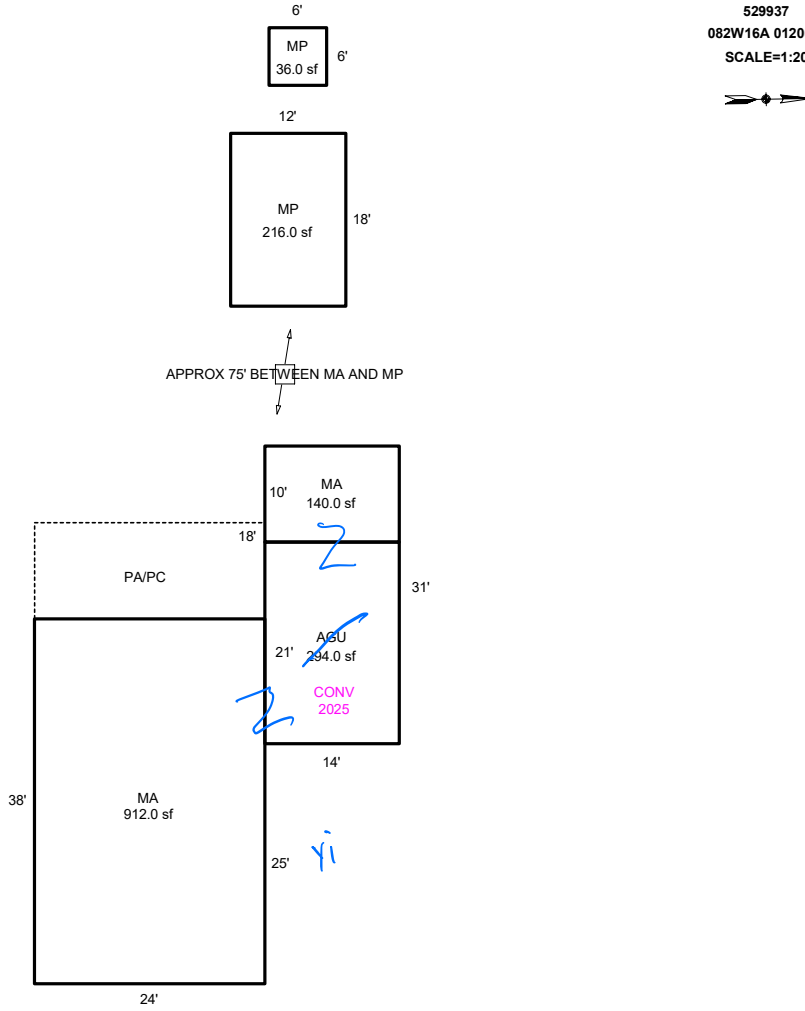


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 529937 Parcel No.: 082W16A 01200
 Property Address: 5309 WITZEL RD SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	216.0	60.0	252.0
	MP	1.0	36.0	24.0	
GLA1	MA	1.0	912.0	124.0	1052.0
	MA	1.0	140.0	48.0	
GAR	AGU	1.0	294.0	70.0	294.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/13/15
 UPDATED BY WWILLIAMS 10/30/25
 UPDATED BY CLOBERG 11/19/25 25-006314 AGU CONV

COMMENT TABLE 2

10.10.25 MDL

COMMENT TABLE 3

SV L3

Net LIVABLE	cnt	0	(rounded)	1,052
Net BUILDING	cnt	2	(rounded)	252