

Acct ID: 531716 MTL: 083W08C003400 Date: 12/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 2957 RANGE VIEW LN S SALEM OR 97302 10/8/25 MaSaNh: 06 06 004 Unit: 53866 Year: 2025

Last Date Appraised: 12/11/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
check for completion

Owner: KHANNA, ANIL & KHANNA, ANITA Last Sales Date: 05/31/2019 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 255000  
 RMV Land: 281400 RMV Imp: 264070 RMV Total: 545470 MAV: 118500 MSAV: 0 SAV: 0  
 Comment: 25-26: L2 12.11.24 GRH  
 24-25: L2 01.10.24 WW

*No change to House completion, update class*

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92430	10500

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDSS	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 123200	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments:	19-20: PER #35 ADD OSD.WELL / 18-19: PER #24 DEL RES, OSD//99-2000: PER #17 APPRAISER, CHG HOMESITE TO RENTAL HOMESITE /00-01; SEPERATED INCREMENT FROM HOMESITE /01-02; REAPPRAISAL, CHANGED HOMESITE FROM EFU HOMESITE TO UNZONED HOMESITE					
Site: 2	Code Area: 92430	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BDSS	Value Source: Rural at MKT	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 123200	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments:	18-19: DISQ FARM USE					

**Improvements - Residence / Manufactured Structures**

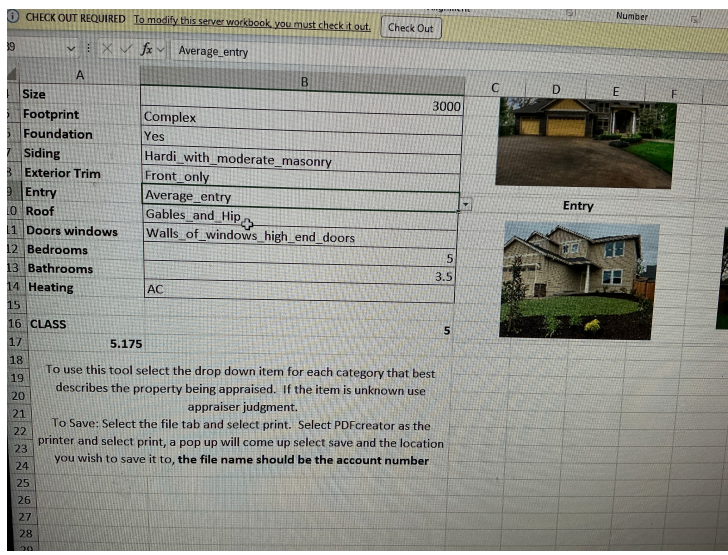
Bldg: 1 Code Area: 92430 Stat Class: 14152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 4022 % Complete: 35.00  
 Desc: One Story Only Dimensions: RMV: 264070  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 126000 Adjust: Adjust RMV: 0

*Floors Exterior custom design, with custom footprint, windows throughout in high mounts. class should of been 5*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y	N
First Floor	<u>5</u> 4+	Finished	2731	1	FB-1/ HB-1	2024	2024	ROOF, KIT, BATH+, BATH - 1, BTH - 1, HVAC	Y	N
Second Floor	4+	Finished	1291	4	FB-2	2024	2024	BATH - 2, HVAC	Y	N
Garage Attached	4+	Finished	1044	0	0	2024	2024	ROOF	Y	N

**Accessories**

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





10.8.25



12.04.25

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GPH TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY (+) - FLOOR MA1  
 AREA 2731 EFF AREA 2731 BED 1  
ROOF + HVAC +  
 BATH PKG: 1 BATH 1 BATH + 1 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: Add YI when completed.

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

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

STAT 152 QLTY (+) - FLOOR MA2  
 AREA 1201 EFF AREA 1201 BED 4  
ROOF + HVAC +  
 BATH PKG: 2 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % 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: \_\_\_\_\_

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

STAT \_\_\_\_\_ QLTY + - FLOOR AGF  
 AREA 1044 EFF AREA 1044 BED \_\_\_\_\_  
ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % 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: \_\_\_\_\_

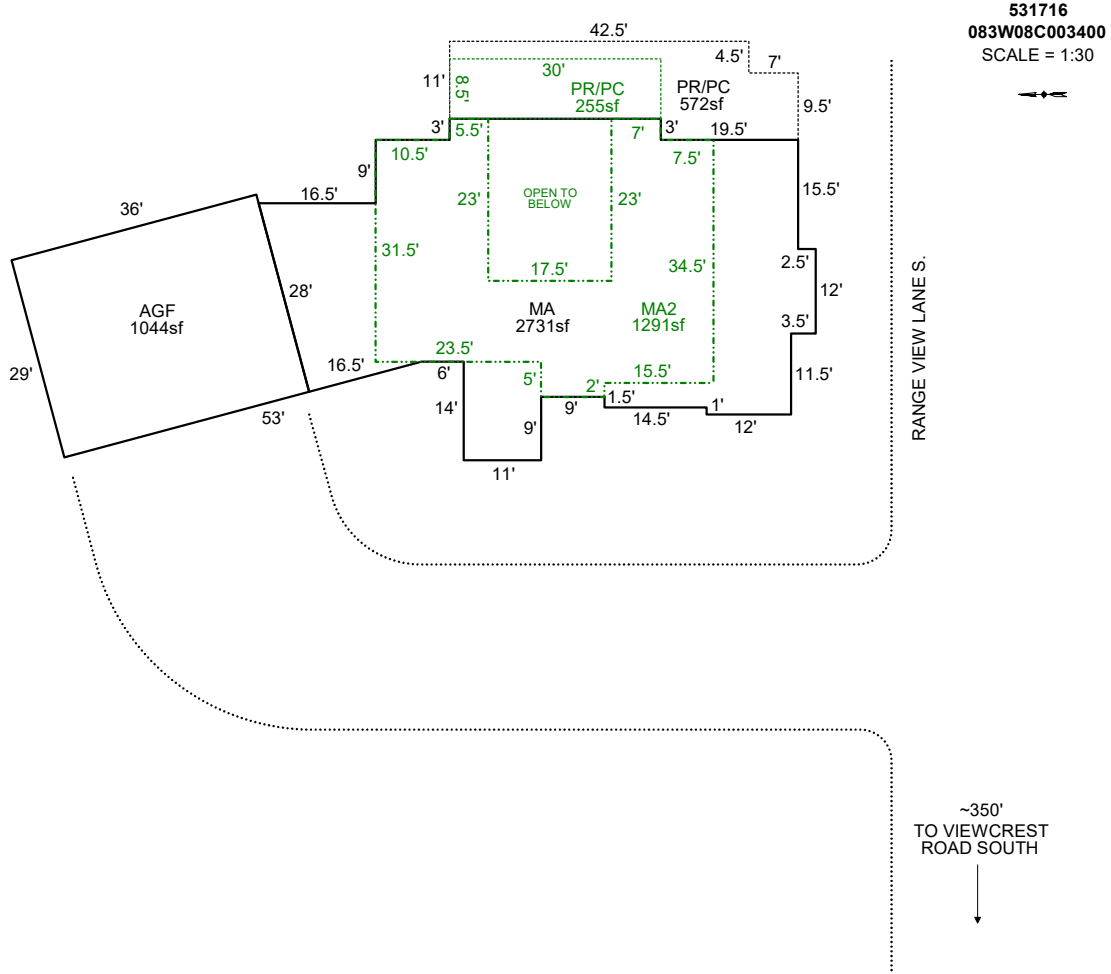
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 531716 Parcel No.: 083W08C003400  
 Property Address: 2957 RANGE VIEW LANE S.  
 City: SALEM County: MARION State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2731.5	258.8	2731.5
GLA2	MA2	1.0	1291.0	221.0	1291.0
GAR	AGF	1.0	1044.0	130.0	1044.0
P/P	PR/PC	1.0	571.5	127.0	
	PR/PC	1.0	255.0	77.0	826.5

### COMMENT TABLE 1

APEX BY CJURAN 12/11/2023 23-007342 MA  
 UPDATED BY WWILLIAMS 3/12/24  
 UPDATED BY CLOBERG 12/23/24

### COMMENT TABLE 2

WW 01.10.23  
 GRH 12/11/24

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

Net LIVABLE                      cnt                      0      (rounded)                      4,022

Percent Complete Form

Account # 531716

Additions

New Homes

*Siding no margin*

No Basement

Basement

% 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%		1%	
3%				3%	60%	2%	
5%	85%			5%	65%	4%	70%
2%	90%			2%	70%	2%	75%
2%				2%		2%	
				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 GRH Date 12/11/24 YR For 25-26 % COMP 35  
 APPR GRH Date 12/4/25 YR For 26-27 % COMP 35  
 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 \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# Assessor Monthly Issued Permit Report

For 11/1/2023 to 11/30/2023

PERMIT#: 555-23-007342-DWL STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 8/29/2023  
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 11/30/2023  
 CATEGORY: Comprehensive EXPIRES: 5/28/2024

OFFICE: MC  
 PARCEL#: 083W08C 03400 R31716  
 ACRES: 2  
 SUBDIV: PP 2018-021  
 LOT/BLOCK: 1 /  
 ADDRESS: 2957 RANGE VIEW LN S SALEM, OR 97302

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	CERVANTES GENERAL CONTRACTOR LLC	13800 ORCHARD KNOB RD DALLAS, OR 97338	5038496855
CCB	CERVANTES GENERAL CONTRACTOR LLC	13800 ORCHARD KNOD RD DALLAS, OR 97338	5038496855
OWNER	KHANNA, ANIL & KHANNA, ANITA	2170 RED OAK DR S SALEM, OR 97302	
SITE CONTACT	CERVANTES GENERAL CONTRACTOR LLC	13800 ORCHARD KNOB RD DALLAS, OR 97338	5038496855

CONST CAT: Single Family Dwelling  
 WORK TYPE: New  
 WORK DESC: NSFD 5 BDRM 4 BATH W/ PRAYER ROOM AND STUDY  
 VALUATION: \$708,064.05  
 STORIES: 2  
 BATHS: 4 KITCHENS: 1

## SQUARE FEET

HABITABLE:

EXISTING:

NEW:

**TOTAL SQ. FT.: 4701**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	3681 Sq Ft
U Utility, misc.	VB	1020 Sq Ft
U Utility, misc. - half rate	VB	727 Sq Ft